



**HOBE-ST. LUCIE
CONSERVANCY DISTRICT**

MARTIN COUNTY

**REGULAR BOARD OF SUPERVISORS' MEETING
APRIL 23, 2025
9:30 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.hobestluciecd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
HOBE-ST. LUCIE CONSERVANCY DISTRICT
Conference Room at Becker Tree Farm
2400 SE Bridge Road
Hobe Sound, Florida 33455
REGULAR BOARD OF SUPERVISORS' MEETING
April 23, 2025
9:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. February 26, 2025 Regular Board of Supervisors Meeting Minutes.....Page 2
- G. Old Business
 - 1. Status Update Regarding RG Reserve
 - 2. Update Regarding Access to Elise J Property
 - 3. Update Regarding Unit of Development No. 6
- H. New Business
 - 1. Consider Resolution No. 2025-02 – Accepting Phase 3 Public Improvements and Authorizing Disbursement No. 3.....Page 9
- I. Administrative Matters
 - 1. Engineer’s Report
 - 2. Attorney’s Report
 - 3. Manager’s Report
 - 4. Field Operations Report
- J. Board Member Comments
- K. Adjourn

AFFIDAVIT OF PUBLICATION

Laura Archer
Peter Pimentel
Hobe-St. Lucie Conservancy District
2501 Burns RD # A
Palm Beach Gardens FL 33410-5207

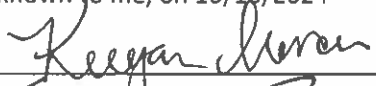
STATE OF WISCONSIN, COUNTY OF BROWN

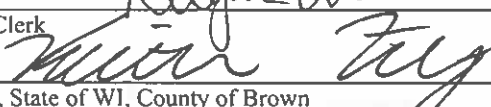
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

10/10/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/10/2024



Legal Clerk


Notary, State of WI, County of Brown
3-7-27

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HOBEST. LUCIE CONSERVANCY DISTRICT
FISCAL YEAR 2024/2025
REGULAR MEETING SCHEDULE
NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Hobe-St. Lucie Conservancy District will hold Regular Meetings in the Conference Room at Becker Tree Farm located at 2400 SE Bridge Road, Hobe Sound, Florida 33455 at 9:30 a.m. on the following dates:
October 23, 2024
November 20, 2024
December 18, 2024
January 22, 2025
February 26, 2025
March 26, 2025
April 23, 2025
May 28, 2025
June 25, 2025
July 23, 2025
August 27, 2025
September 24, 2025

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

HOBEST. LUCIE CONSERVANCY DISTRICT
www.hobestlucied.org
Pub: October 10, 2024
TCN10647755

MINUTES OF THE BOARD OF SUPERVISORS MEETING
OF HOBE-ST. LUCIE CONSERVANCY DISTRICT
February 26, 2025

Pursuant to the above Notice, the Board of Supervisors of Hobe-St. Lucie Conservancy District held its Board of Supervisors Meeting on February 26, 2025 at 9:30 A.M. at the Becker Tree Farm & Nursery located at 2400 SE Bridge Road, Hobe Sound, Florida 33455.

Present were Rick Melchiori and Robert Brown, Supervisors; Michael McElligott of Special District Services, Inc. as District Manager; Patrick Helms of Higgins Engineering, Inc.; and Mary M. Viator and Frances Bethel as Attorneys of Caldwell Pacetti Edwards Schoech & Viator LLP and Mr. Ray Spears.

A. CALL TO ORDER

The Board of Supervisors Meeting was called to order by President Melchiori.

B. PROOF OF PUBLICATION

C. ESTABLISHMENT OF QUORUM

The President announced a quorum was present and it was in order to transact any business to come before the Board.

D. ADDITIONS OR DELETIONS TO AGENDA

None.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

None.

F. APPROVAL OF MINUTES

A motion was made by Mr. Brown, seconded by Mr. Melchiori and unanimously passed approving the Minutes of the December 18, 2024 Board of Supervisors Board Meeting.

G. PUBLIC HEARING – NOTICE OF INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

1. Proof of Publication: The Proof of Publication of the subject Public Hearing was presented.

2. Receive Public Comments on Resolution 2025-01 Expressing the Intent of HSLCD to Use the Uniform Method of Collecting the Non-Ad Valorem Assessments.

The Attorney announced that it was the appropriate to hold a Public Hearing to consider the Intent of the District to use the Uniform Method of Collecting the Non-Ad Valorem Assessments.

The Public Hearing was called to order.

The Attorney explained the purpose of the Public Hearing was to consider the adoption of Resolution No. 2025-01 Expressing the Intent of HSLCD to use the Uniform Method of Collecting the Non-Ad Valorem Assessments in accordance with Section 197.3632 Florida Statutes as may be levied by the District.

There was no Public Comment.

3. Consider Resolution No. 2025-01 – Expressing the Intent of HSLCD to Use the Uniform Method of Collecting the Non-Ad Valorem Assessments

The Attorney presented the proposed Resolution Expressing the Intent of HSLCD to Use the Uniform Method of Collecting the Non-Ad Valorem Assessments. The purpose of this Public Hearing applies to how the District’s assessments are collected and enforced.

Section 197.3632 to 197.3635, Florida Statutes, is referred to as the Uniform Method for the levy, collection and enforcement of Non-Ad Valorem Assessments. As defined in Section 197.3632(1)(d) F.S., the procedure applies to Non-Ad Valorem Assessments which are not based

on millage and which can become a lien against the homestead as permitted in Section 4, Article X of the State Constitution. The District's special assessments would fall within this category for Units 1 and 1A.

The Attorney confirmed that no written objections were filed or presented at or before the Public Hearing.

A motion was made by Mr. Brown, seconded by Mr. Melchiori and unanimously passed to approve Resolution No. 2025-01.

RESOLUTION NO. 2025 - 01

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HOBE-ST. LUCIE CONSERVANCY DISTRICT EXPRESSING THE INTENT OF SAID DISTRICT TO USE THE UNIFORM METHOD OF COLLECTING THE NON-AD VALOREM ASSESSMENTS LEVIED BY THE DISTRICT AS PROVIDED BY CHAPTER 197.3632, FLORIDA STATUTES, AND IN THE ALTERNATIVE TO USE THE OPTIONAL METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS AS PROVIDED BY CHAPTER 197.363, FLORIDA STATUTES; EXPRESSING THE NEED FOR THE LEVY OF THE NON-AD VALOREM ASSESSMENTS AND SETTING FORTH THE LEGAL DESCRIPTION OF THE BOUNDARIES OF THE REAL PROPERTY SUBJECT TO THE LEVY OF SAID NON-AD VALOREM ASSESSMENTS.

(Copy filed in District Records)

4. Consider Approval of Agreement between the District and The Martin County Property Appraiser.

The Attorney requested approval of the Agreement between the District and the Martin County Property Appraiser.

A motion was made by Mr. Brown, seconded by Mr. Melchiori and unanimously passed approving the Agreement between the Martin County Property Appraiser and the District.

5. Consider Approval of Amendment to Agreement between the District and The Martin County Tax Collector

The Attorney requested approval of the Amendment to Agreement between the District and Martin County Tax Collector.

A motion was made by Mr. Brown, seconded by Mr. Melchiori and unanimously passed approving the Amendment to the Agreement between the District and Martin County Tax Collector.

H. OLD BUSINESS

1. Status Update Regarding RG Reserve

The Board deferred action at this time.

2. Update Regarding Access to Elise J. Property:

The Board deferred action at this time.

I. NEW BUSINESS

1. Sale of Tract SP1 to SFWMD & TIITF

Mr. Melchiori explained the Exchange of Real Property between Discovery Hobe Sound Investors LLC, South Florida Water Management District and the Board of Trustees the of Internal Improvement Trust Fund of the State of Florida. The following documents relate to the conveyance of certain real property interests from the developer of Discovery PUD to SFWMD and TIITF pursuant to a separate agreement on the proposed actions for the Board's consideration as follows:

A. Consider Joining in a Partial Replat of the Plat of Discovery. Authorize the President to execute the Partial Replat of the Plat of Discovery to be submitted to Martin County.

1. Only the Signature Block and an extract of the revised Certificate of Ownership and Dedications affecting the District which were attached.
2. The dedications are not being changed in substance; only applied to the same tract with revised boundaries.

3. The signature sheet will be provided by the Developer.
4. Only Water Management Tract L1A, owned in fee by HSLCD is being replated, along with the location of certain previously-approved utility easements affected by tract boundary changes.

B. Consider Conveyance of and Authorize the President to Execute a “Perpetual Drainage, Irrigation, and Access Easement”: The Board was requested to authorize the President to execute Perpetual Drainage, Irrigation and Access Easement from HSLCD’s Water Management Tracts L13 and L14 to serve Tract SP1, which is being conveyed to SFWMD and TIITF by separate agreement between those state agencies and the Developer.

1. The Easement will allow SFWMD and other state agencies to use Tracts L13 and L14 for drainage, irrigation and access for maintenance purposes.

C. Consider and Authorize the President to execute a First Amendment to a certain Notice and Disclosure of Taxing Authority for Unit 1 Assessments. The Board was requested to Authorize the President to execute a First Amendment to a certain Notice and Disclosure of Taxing Authority for Unit 1 Assessments recorded in Official Record Book 3274, Page 600, Public Records of Martin County.

D. Consider and Authorize the President to execute a First Amendment to a certain Notice and Disclosure of Taxing Authority for Unit 1A Assessments. The Board was requested to Authorize the President to execute a First Amendment to a certain Notice and Disclosure of Taxing Authority for Unit 1A Assessments recorded in Official Record Book 3418, Page 1155, Public Records of Martin County.

Items 1C and 1D above are at the request of SFWMD and TIITF. They reflect an intent to take

further actions to delete certain parcels or other interests in real property in the Discovery PUD being acquired by SFWMD and TITF from District assessments. Amendment of the recorded notices will allow these state agencies to delete certain title objections to their acquisition. These actions do not by themselves affect the District's taxing authority. A change in the District's non-ad valorem assessments requires compliance with the procedural requirements of Section 298, Florida Statutes and the District's Special Act.

E. Confirmation from the District Engineer of Requested Actions. Confirmation from the District Engineer was needed certifying that the District Engineer reviewed the proposed actions and confirming that disposition of the affected real property interests is consistent with and/or unnecessary for implementation of the adopted Water Control Plans for Unit 1 and Unit 1A.

Following discussion by the Board, a motion was made by Mr. Brown, and seconded by Mr. Melchiori, and unanimously passed approving the Exchange of Real Property between Discovery Hobe Sound Investors LLC, South Florida Water Management District and Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, as outlined above, subject to Legal & Engineering review. Mr. Melchiori announced a Conflict of Interest. Form 8B was filed with District records.

The Board further directed the District Engineer to initiate the process to waive the District's non-ad valorem assessments in Tracts L13 and L14 for the above identified governmental lands in the Discovery PUD being acquired by SFWMD and TITF.

1. ADMINISTRATIVE MATTERS

1. District Engineer's Report

The District Engineer commented on the Replat.

2. District Attorney's Report

The District Attorney commented the Unit 1A landowner will be proceeding to convey the remaining Phase 3 Public Improvements to the District and request Disbursement #3 for the Series 2024 Project Account upon final completion of the Phase 3 Public Improvements.

3. Manager’s Report

None.

4. Field Operations Report

Mr. Spears commented on the Highway Structure/Aluminum Catwalk Structure at the intersection of the Tree Farm access.

BOARD MEMBER COMMENTS

The Board inquired as to the status of the Unit 6 Water Control Plan.

NEXT MEETING

The Board confirmed the next Board Meeting was scheduled for March 26, 2025.

ADJOURN

There being no further business to come before the Board, the Meeting was adjourned.

President

Secretary

**CONSIDER RESOLUTION NO. 2025-02
ACCEPTING PHASE 3 PUBLIC IMPROVEMENTS
AND AUTHORIZING DISBURSEMENT NO. 3**

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UNDER SEPARATE COVER**