



# **HOBE-ST. LUCIE CONSERVANCY DISTRICT**

## **MARTIN COUNTY**

**REGULAR BOARD OF SUPERVISORS' MEETING  
MAY 28, 2025  
9:30 A.M.**

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

**[www.hobestluciecd.org](http://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**  
May 28, 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. April 23, 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. Status Update on Unit 6 Water Control Plan
- H. New Business
  - 1. Consider Resolution No. 2025-02 – Accepting Phase 3 Public Improvements and Authorizing Disbursement No. 3
  - 2. Discussion Regarding Fiscal Year 2025/2026 Proposed Budget.....Page 7
- 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



Florida  
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

## 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

My commission expires

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HOBE-ST. 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.

HOBE-ST. LUCIE CONSERVANCY  
DISTRICT  
www.hobestlucied.org  
Pub: October 10, 2024  
TCN10647755

KAITLYN FELTY  
Notary Public  
State of Wisconsin

MINUTES OF THE BOARD OF SUPERVISORS MEETING  
OF HOBE-ST. LUCIE CONSERVANCY DISTRICT  
April 23, 2025

Pursuant to the above Notice, the Board of Supervisors of Hobe-St. Lucie Conservancy District held its Board of Supervisors Meeting on April 23, 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 Ed Weinberg, Supervisors; Michael McElligott of Special District Services, Inc. as District Manager; Bob Higgins and Patrick Helms of Higgins Engineering & Surveying, LLC; and Mary M. Viator and Frank Palen (via telephone) District Attorneys of Caldwell Pacetti Edwards Schoech & Viator LLP; Mr. Ray Spears, the Grassroots Corp and Paul Whalen.

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. Weinberg, seconded by Mr. Melchiori and unanimously passed approving the Minutes of the February 26, 2025 Board of Supervisors Board Meeting.

## G. OLD BUSINESS

### 1. Status Update Regarding RG Reserve

The District Engineer indicated he had updated SFWMD on this matter. It appears RG Reserves is trying to avoid an obligation. The Landowners are not doing mitigation based on credits to be released.

The Board deferred action at this time.

### 2. Update Regarding Access to Elise J. Property:

The District Engineer stated there was no word.

The Board deferred action at this time.

## H. NEW BUSINESS

### 1. Consider Resolution 2025-2 Accepting Phase 3 Public Improvements and Authorizing Disbursement No. 3

The District Attorney commented the Unit 1A landowners had initiated proceedings to convey the remaining Public Improvements to the District and requested final Disbursement for the Series 2024 Project Account upon final completion of the Public Improvements.

The Attorney explained for Phase 3, the need to identify the Improvements to be transferred to the District and the purchase price to be determined in accordance with the “Public Improvement Acquisition Agreement”. The Phase 3 Transfer should include the components of the Discovery PUD SWMS and any Improvements required to be transferred to the District in accordance with the Unit 1A Amended and Restated Water Control Plan. These Improvements need to be described and certified by the District Engineer to be “functional, complete and operational”. The purchase price for Phase 3 will need to be certified by the District Engineer,

but payment for the Phase 3 Improvements may not exceed the amount of the District's undisbursed and legally available Series 2024 Bond proceeds.

The Board discussed the request for final Disbursement No. 3. Following Board discussion, the Request for reimbursement for expenses (Distribution No. 3) was withdrawn.

The Board discussed the need to clarify the parameters to distribute Bond Funds for reimbursement of completed components of the stormwater drainage system and facilities identified in the Unit 1A Water Control Plan.

## 2. Unit of Development No. 6 – Water Control Plan

The Board discussed the status of the Unit No. 6 Water Control Plan.

The Water Control Plan for Unit 6 was presented to the Board.

The District Engineer explained the purpose of this Water Control Plan is to modify the Balance of the District improvements to separate outlands owned by SFWMD and the State. The facilities currently operated and/or maintained by HSLCD will not be modified, and there are no development plans for Unit 6 at this time, however there may be modification as a result of the Loxahatchee River Restoration Plan (LRWRP) Flowway 3 Project. LRWRP is a part of the Comprehensive Everglades Restoration Plan (CERP).

Future Modifications to Unit 6 may include removal of flashboard risers and filling of internal north/south laterals to provide flow in and around Unit 6 to the LRWRP Flowway 3 Project. The north and south boundaries of Unit 6 are intended to remain the same.

The land area within Unit of Development No. 6 encompasses approximately 3,224.20 acres and is located within Township 40 South, Range 41 East the unincorporated area of Martin County, Florida. All of Unit of Development No. 6 lies within the original HSLCD "Balance of the District". A location map of Unit of Development No. 6 in relation to the

boundaries of HSLCD was shown. The Legal Description and map for this Unit of Development was also shown.

Lands that are in the remainder of the Balance of the District will flow through Unit 6 to the original outfall canal on the east boundary.

The property is located totally within the Hobe-St. Lucie conservancy District and contains perimeter agricultural canals and a relocatable drainage easement which are dedicated to and maintained by the Hobe-St. Lucie Conservancy District.

The Board discussed the need for TIIFT to be in agreement. The Board directed the Water Control Plan be brought back and request SFWMD to address the inclusion of the TIIFT and Hobe-St. Lucie Conservancy District lands.

## 1. ADMINISTRATIVE MATTERS

### 1. District Engineer's Report

The District Engineer commented on Unit 2. The dike from Pratt Whitney needs to be brought down. Capital Improvements to District owned facilities were addressed.

Mr. Weinberg stated the wells are not working and there is a need for a backup source.

### 2. District Attorney's Report

The District Attorney commented the Legislation Session has commenced.

### 3. Manager's Report

The District Manager reminded the Board that Form 1 Financial Disclosure is due by the end of June.

The District Manager stated he will be bringing back the Budget to the Board.

### 4. Field Operations Report

Mr. Spears commented on the L35 which needs to be drained to clear it out. He stated the cost will exceed the canal cleaning budget. This is only for the canal along I-95.

Mr. Spears stated he sprayed and the weeds burned out the pump.

Mr. Spears further commented on the Unit 3 Outfall Structure.

Mr. Spears addressed the Gulfstream Canal and the limits of the HSLCD ROW which goes into the Park (100-200 yards).

#### BOARD MEMBER COMMENTS

Mr. Weinberg commented on using the Unit 2 excess funds to 1) Reduce assessments; 2) Buy down the assessments; 3) and Construct on Capital Improvements.

#### NEXT MEETING

The Board confirmed the next Board Meetings were scheduled for May 28, 2025 and June 25, 2025.

#### ADJOURN

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

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary



**DISCUSSION REGARDING FY 2025/2026  
PROPOSED BUDGET**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**