



**HOBE-ST. LUCIE  
CONSERVANCY DISTRICT**

**MARTIN COUNTY**

**LANDOWNERS' MEETING &  
REGULAR BOARD OF SUPERVISORS' MEETING  
JUNE 25, 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  
**LANDOWNERS' MEETING**  
June 25, 2025  
9:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Review of Election Procedures.....Page 2
- E. Election of Chair for Landowners Meeting
- F. Election of Secretary for Landowners' Meeting
- G. Approval of Minutes
  - 1. June 12, 2024 Landowners' Meeting Minutes.....Page 5
- H. Election of Supervisors
  - 1. Determine Number of Voting Units Represented or Assigned by Proxy.....Page 8
  - 2. Nomination for Supervisors
  - 3. Casting of Ballots.....Page 9
  - 4. Ballot Tabulations and Results
- I. Other Business
- J. Presentation of Reports
- 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:

05/29/2025, 06/05/2025

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 06/05/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

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KAITLYN FELTY  
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HOBE-ST. LUCIE CONSERVANCY  
DISTRICT  
NOTICE OF ANNUAL LANDOWN-  
ERS' MEETING AND  
BOARD OF SUPERVISORS'  
MEETING

NOTICE IS HEREBY GIVEN that the Annual Landowners' Meeting and Board of Supervisors' Meeting of the Hobe-St. Lucie Conservancy District (the "District") will be held on June 25, 2025, at 9:30 a.m., or as soon thereafter as can be heard, in a Conference Room of Becker Tree Farm located at 2400 SE Bridge Road, Hobe Sound, Florida 33455

The primary purpose of the Annual Landowners' Meeting is:

1. To elect one Supervisor;
2. To receive annual reports and taking such action with respect thereto as the Landowners may determine; and
3. To transact any such other business as may properly come before the Meeting.

The primary purpose of the Board of Supervisors' Meeting is:

1. To consider any business which may properly come before the Meeting.

A copy of the Agenda for these meetings may be obtained from the District's website ([www.hobestluciecd.org](http://www.hobestluciecd.org)) or by contacting the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922.

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 proceeding and such person may need to insure that a verbatim record of the proceeding 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 this meeting should contact the District Manager at 561-630-4922 and/or toll free number at 1-877-737-4922 at least forty-eight (48) hours prior to the date of the meeting.

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

HOBE-ST. LUCIE CONSERVANCY  
DISTRICT

[www.hobestluciecd.org](http://www.hobestluciecd.org)  
PUB 5/29 & 06/05/25  
TCN 11344781

## **ELECTION PROCEDURES**

### **1. Annual Landowner's Meeting**

In accordance with the provisions of Chapter 298, Florida Statutes, it is required that a meeting of the Landowners of the District to be held every year during the month of June for the purpose of electing Supervisors and hearing reports of the Board of Supervisors. The Landowners when assembled shall organize by electing a Chairperson who shall preside at the meeting with the Secretary or Assistant Secretary of the Board of Supervisors to be the Secretary of the Landowners meeting.

Those Landowners present or voting by proxy shall constitute a quorum at the meeting of the Landowners.

### **2. Voting**

At each Landowners meeting, each Landowner shall be entitled to cast one vote for each and every acre, or any fraction thereof, of land owned by him or her in the District and each Landowner shall be entitled to vote either in person or by representative present with a lawful written proxy.

### **3. Registration for Casting of Ballots**

The registration process for the casting of ballots by Landowners or their representatives holding their proxies shall be as follows:

(A) At the annual Landowner's meeting and prior to the commencement of the first casting of ballots for a Board of Supervisor position, each Landowner or their representative, if proxies are being submitted in lieu thereof, shall be directed to register their attendance, and the total number of votes by acreage to which each claims to be entitled, with the District's Manager, who will be in attendance at the meeting.

(B) At such registration, each Landowner or their representative with a lawful proxy, as the case may be, shall be provided a ballot for each Board of Supervisor position open for election upon which ballot a District representative will fill in the number of votes that such Landowner or their representative is registered to cast for each Board of Supervisor position open for election.

(C) All Landowner proxies shall be collected at the time of registration and retained with the Official Records of the District for subsequent certification or verification, if required.

### **4. Nominations for Supervisor**

Once the Landowners have organized by electing a Chairman and Secretary to conduct the election, the Chairman will call the nominations for Supervisors from the floor.

Nominations are not required to be seconded. After nominations are received, and the floor has been closed for nominations, those nominated will be asked if they accept the nominations (this will ensure those nominated for Supervisor wish to serve).

5. Casting of Ballots

Registration and the issuance of ballots shall cease once the Chairperson calls for the commencement of the casting of ballots for the election of a Board of Supervisor and thereafter no additional ballots shall be issued.

Taking each open Board of Supervisor position in the order determined by the Chairperson, the Landowners or their representatives, as the case may be, will be required to cast their ballots using the appropriate ballot for that particular Board of Supervisor position. Once the ballots have been cast, the Chairperson will call for a collection of the ballots for that particular open position by the Secretary.

6. Counting of Ballots

Following the collection of the ballots for a particular Board of Supervisor position, the Secretary or Assistant Secretary shall be responsible for the tabulation of ballots for that position in order to determine the total votes cast for each candidate that is seeking election to that particular open position and for determination of the number of votes cast for each candidate for such position.

The candidate receiving the highest number of votes for the particular Board of Supervisor position for which said votes were cast shall be declared by the Chairperson as elected for such Board of Supervisor position following the Secretary's submission of the tabulation for that election.

The process shall be repeated for each Board of Supervisor position open for election until balloting has been conducted for all such positions.

7. Contesting of Election Results

(A) Following the first election and announcement of the candidate receiving the highest number of votes, the Chairperson shall ask the Landowners present or those representatives holding proxies for Landowners, whether they wish to contest the election results. If no contests are received, said election results shall thereupon be certified and the newly elected Supervisor will thereupon take the Oath of Office and be seated as a member of the District's Board of Supervisors.

If there is a contest, the contest must be addressed to the Chairperson and thereupon the individual casting a ballot that is being contested will be required to provide proof of ownership or eligibility to vote the acreage for which they voted at the election within five (5) business days of the Landowner's meeting. The proof of ownership or eligibility to vote shall be submitted to the District Manager who will thereupon consult with the

District's general counsel and together they will review the material provided and attempt to determine the legality of the contested ballots. Once the contests are resolved, the Chairperson shall reconvene the Landowner's meeting and thereupon certify the election results with the newly elected Supervisor to thereupon take the oath of office and be seated as a member of the Board of Supervisors.

(B) If, following any balloting for a particular Board of Supervisor position, there is a contest of the election results, any subsequent ballot shall proceed but the results of the subsequent ballots for those subsequent Board of Supervisor position(s) shall be on a "conditional basis" pending resolution of the challenged ballot results. If the contest over the challenged balloting is resolved and the candidate that was initially announced as receiving the highest number of votes is elected, then the subsequent uncontested ballot(s) shall thereupon be closed and the candidate that received the highest number of votes during the subsequent balloting for a particular Board of Supervisor position shall thereupon take the Oath of Office and be seated as a member of the Board of Supervisors for that particular position.

If, however, there is a contest of the election results of any subsequent balloting, then the procedure for resolving the contest of such election shall be done in the same fashion as that set forth above for each such round of balloting so contested.

#### 8. Recessing of Annual Landowner's Meeting

In the event there is a contest of a ballot or of the election, the Landowner's meeting shall be recessed to a future time certain date and location at which time the election findings on the contest shall be reported in accordance with the procedure above and the newly elected Supervisor(s) shall thereupon take their Oath of Office.

#### 9. Miscellaneous Provisions

(A) Each Landowner shall only be entitled to vote in person or by means of a representative attending in person and holding a lawful written proxy in order to cast said Landowner's votes.

(B) Proxies will not require that proof of acreage ownership be attached. Rather, proof of ownership must be timely provided by the holder of the proxy if the proxy is contested in accordance with the procedure above.

(C) Owners whose assessments have not been paid for the previous year are not entitled to vote (See section 298.12 F.S.)

MINUTES OF THE ANNUAL LANDOWNERS MEETING OF  
HOBE-ST. LUCIE CONSERVANCY DISTRICT

JUNE 12, 2024

Pursuant to the above Notice published in The Stuart News on May 23, 2024 and May 30, 2024, the Annual Landowners' Meeting of Hobe-St. Lucie Conservancy District was held on June 12, 2024 at 9:30 A.M. at the Becker Tree Farm, located at 2400 SE Bridge Road, Hobe Sound, Florida 33455.

The President called the June 12, 2024, Annual Landowners Meeting of the Hobe-St. Lucie Conservancy District to order.

A motion was made, seconded and passed to elect Mr. Rick Melchiori to serve as Chairman of the Annual Landowners' Meeting. Mary M. Viator was elected to serve as the Secretary of the Annual Landowners Meeting.

The Notice of the Meeting was presented. Proof of Publication is attached hereto.

Roll call was taken. The following Landowners were found to be present, either in person or by proxy:

Becker B-14	1532.00
Becker B-13	800.00
Grove XXIII et. al.	225.00
TOTAL	<u>2557.00</u>

The Chairman announced that a quorum was present.

ELECTION PROCEDURES:

The District Manager stated that proposed Election Procedures, in conjunction with the Annual Landowners' Meeting, were included in the Agenda packet for consideration.

The Election Procedures were reviewed by Legal.

There being no further discussion, the Election Procedures were unanimously adopted which included remote participation of proxy holders.

#### ELECTION OF SUPERVISOR:

The Chairman called for nominations for Supervisor for a three-year term.

The term of Mr. Edward Weinberg expires as of this meeting.

Nominations:

Mr. Weinberg was nominated.

There being no further nominations, nominations were closed.

The landowners cast their ballots as follows:

Mr. Edward Weinberg received 2557 votes.

There being no objections, Mr. Weinberg was elected as Supervisor to serve a three-year term expiring in 2027.

#### APPROVAL OF MINUTES:

The Minutes of the Annual Landowners Meeting held on June 28, 2023 were approved.

#### ENGINEER'S REPORT:

The District Engineer commented on the overall status of the works of the District.

#### ATTORNEY'S REPORT:

The Attorney presented the Annual Attorney's Report. The District operates under Chapter 298 and the District's Special Act(s) as enacted by the Florida Legislature. The District is required to operate in the "Sunshine." Each Supervisor files a Financial Disclosure and the District files Annual Financial Statements and an Annual Audit is performed.

There followed a general discussion as to the affairs of the District.

The Chairman announced that the Board of Supervisor's Meeting will convene immediately following the adjournment of the Annual Landowner's Meeting.



ADJOURN:

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

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Chairman

---

Secretary

**LANDOWNER PROXY  
HOBE-ST. LUCIE CONSERVANCY DISTRICT  
LANDOWNERS' MEETING**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ ("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Hobe-St. Lucie Conservancy District to be held on June 25, 2025 at 9:30 a.m. at the Conference Room, Becker Tree Farm, 2400 SE Bridge Road, Hobe Sound, Florida 33455. and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may be legally considered at said meeting.

This proxy is to continue in full force and effect from the hereof until the conclusion of the above noted landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

**Parcel Description\***

**# of Acres**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

\* Insert in the space above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. [If more space is needed, identification of Parcels owned may be incorporated by reference to an attachment hereto.]

Pursuant to section 298 Florida Statutes (2023), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

**TOTAL NUMBER OF AUTHORIZED VOTES: \_\_\_\_\_**

**Please note that each eligible acre of land or fraction thereof is entitled to only one vote, for example, a husband and wife are together entitled to only one vote per their residence if it is located on one acre or less of real property.**

**If the Legal Owner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g. bylaws, corporate resolution, etc.)**

**BALLOT**

**BALLOT # \_\_\_\_\_**

**HOBE-ST. LUCIE  
CONSERVANCY DISTRICT  
LANDOWNERS' MEETING**

**ELECTION OF BOARD SUPERVISORS**

**JUNE 25, 2025**

The undersigned certifies that he/she is the owner (\_\_\_\_) or duly authorized **representative of lawful proxy of an owner** (\_\_\_\_) of land in the **Hobe-St. Lucie Conservancy District**, constituting \_\_\_\_\_ acre(s) and hereby casts up to the corresponding number of his/her vote(s) for the following candidate/candidates to hold the above-named open position:

**Name of Candidate**

**Number of Votes**

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Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Street Address or Tax Parcel Id Number for your Real Property:

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**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**  
June 25, 2025  
9:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 11
- 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 12
- 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 Approval of Amendment to Agreement to Include the Uniform Collection of Non-Ad Valorem Special Assessments.....Page 17
  - 2. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Budget.....Page 30
  - 3. Consider Resolution No. 2025-03 – Accepting Phase 3 Public Improvements and Authorizing Disbursement No. 3.....Page 41
  - 4. Discussion Regarding Conveying District Owned Property.....Page 55
- I. Administrative Matters
  - 1. Engineer's Report
  - 2. Attorney's Report
  - 3. Manager's Report
  - 4. Field Operations Report.....Page 65
- 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

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**AMENDMENT TO AGREEMENT TO INCLUDE THE UNIFORM COLLECTION OF  
NON-AD VALOREM SPECIAL ASSESSMENTS**

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THIS AGREEMENT made and entered into this 4th day of June, 2025, by and between the Hobe-St. Lucie Conservancy District ("District"), whose address is 2501 Burns Road, Suite A, Palm Beach Gardens, Florida 33410, and the Honorable Ruth Pietruszewski, the state Constitution's Tax Collector in and for the Martin County political subdivision, whose address is 3485 SE Willoughby Boulevard, Stuart, Florida 34990 ("Tax Collector").

**WHEREAS**, the Martin County Tax Collector and Hobe-St. Lucie Conservancy District previously entered into an Agreement in 1990 to implement the Hobe-St. Lucie Conservancy District's special assessment billing which shall meet the applicable requirements of Florida Statutes 197.363 and/or 197.3632 for the implementation of the District's special assessments billing; and

**WHEREAS**, Hobe-St. Lucie Conservancy District has in the past adopted and levied non-ad valorem assessments. Hobe-St. Lucie Conservancy District in 1990 adopted and levied non-ad valorem assessments for 1991-1992 Fiscal Year for financing, maintenance and construction of the Water Management Plan(s) of the District and such other lawful purposes which the District is empowered to provide as authorized by law which the District would intend to continue to use for each year until discontinued for a year; and

**WHEREAS**, the Board of Supervisors of the Hobe-St. Lucie Conservancy District, having reviewed the methods of collecting non-ad valorem assessments as provided by

Section 197.3632, Florida Statutes, have determined that it is in the best interest of the landowners and residents within the District to use the uniform method of collection for such non-ad valorem assessments as have been or may be levied by the District with said method of collection to be carried out in accordance with Section 197.3632, Florida Statutes, and shall apply to all lands located within the boundaries of Hobe-St. Lucie Conservancy District, as set forth in the attached Exhibit “A”; and

**WHEREAS**, the Board of Supervisors of Hobe-St. Lucie Conservancy District have been further determined that the District intends to continue to use the optional method of collection for such non-ad valorem assessments to all remaining lands located within the boundaries of Hobe-St. Lucie Conservancy District as have been or may be levied by the District with said method of collection to be carried out in accordance with Section 197.363, Florida Statutes, until discontinued for a year; and

**WHEREAS**, the non-ad valorem assessments to be levied by the District pursuant to the optional method of collecting non-ad valorem assessments in accordance with 197.363, Fla. Statutes shall continue to apply to all those remaining lands located within the boundaries of Hobe-St. Lucie Conservancy District.

## **SECTION I**

### **Purpose**

1. The District is authorized to impose and to levy, and by appropriate Resolution has expressed its intent to use the statutory uniform methodology form of collection of, non-ad valorem assessments for certain projects or improvements (“Assessments”), by Chapter 76-441, as amended, Laws of Florida, Sections 197.3631, 197.3632 and 197.3635, Florida Statutes, and rules adopted by the District, and other applicable provision of law.

2. The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall, pursuant to Section 197.3632, Florida Statutes, collect and enforce those certain non-ad valorem special assessments imposed and levied by District.

3. District acknowledges that the Tax Collector has no duty, authority or responsibility in the imposition and levy of any non-ad valorem assessments, including the District's "Assessments," and that it is the sole responsibility and duty of the District to follow all procedural and substantive requirements for the imposition and levy of constitutionally lienable non-ad valorem assessments, including the Assessments.

## **SECTION II**

### **Term**

The term of this Agreement shall commence upon execution, effective for 2025, and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each, unless the District shall inform the Tax Collector, as well as Property Appraiser and the Department of Revenue, by January 10<sup>th</sup> of that calendar year, that the District intends to discontinue to use the uniform methodology for such Assessments using form DR-412 promulgated by the Florida Department of Revenue.

## **SECTION III**

### **Duties and Responsibilities of District**

The District shall:

1. Reimburse the Tax Collector for the actual costs of collection of the non-ad valorem assessments, which reimbursement amount will not exceed two (2) percent of the amount of the Assessments collected and remitted pursuant to Section

197.3632(8)(c), Florida Statutes;

2. Reimburse Tax Collector for necessary administrative costs for the collection and enforcement of the Assessments by the Tax Collector under the uniform methodology, pursuant to Section 197.3632(2), Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.

3. Pay for or alternatively reimburse the Tax Collector for any separate tax bill (not the tax notice) necessitated by any subsequent inability of the Tax Collector to merge the non-ad valorem special assessment roll as certified pursuant to Section 197.3532(7), Florida Statutes, and Rule 12D-18.004(2) Florida Administrative Code.

4. Upon being billed timely, pay directly for necessary advertising relating to implementation of the uniform non-ad valorem special assessment law pursuant to Sections 197.3632 and 197.3635, Florida statutes, and Rule 12D-18.004(2), Florida Administrative Code.

5. Timely certify the applicable non-ad valorem assessment roll to the Tax Collector in accordance with the requirements of Section 197.3632(10), Florida Statutes, and Rule 12D-18.006, Florida Administrative Code.

6. To the extent provided by law, indemnify and hold harmless Tax Collector to the extent of any legal or quasi-judicial action which may be filed in local, state or federal courts or administrative agency against Tax Collector regarding the imposition, levy, roll preparation and certification of the Assessments; District shall pay for or reimburse Tax Collector for fees and costs (including attorney's fees and costs) for

services rendered by the Tax Collector with regard to any such legal or quasi-judicial action.

#### **SECTION IV** **Duties of the Tax Collector**

1. The Tax Collector shall take all actions legally required to collect the Assessments pursuant in accordance with Chapter 197, Florida Statutes.

2. The Tax Collector agrees to cooperate with the District in implementation of the uniform methodology for collecting Assessments pursuant to and as limited by Sections 197.3632 and 197.3635, Florida Statutes.

3. If the Tax Collector discovers errors or omissions on such roll, Tax Collector may request that the District file a corrected roll or a correction of the amount of any assessment. The District shall bear the cost of any such error or omission.

4. Tax Collector hereby agrees to accept the Intent Resolution No. 2025-01 attached hereto and incorporated as part of this agreement as Exhibit A, as required by Section 197.3632(3)(a), Florida Statutes.

5. In all other aspects, the non-ad valorem assessments to be levied by the District pursuant to the optional method of collecting non-ad valorem assessments in accordance with 197.363, Fla. Stat. shall continue to apply to all those remaining lands located within the boundaries of Hobe-St. Lucie Conservancy District.

#### **SECTION V** **Miscellaneous**

1. This Agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, except in writing and signed by the parties hereto.

2. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect.

3. This Agreement shall be governed by the laws of the State of Florida.

4. This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original, but all of which together will constitute but one and the same instrument.

5. Written notice shall be given to the parties at the following address, or such other place or person as each of the parties shall designate by similar notice:

- a. As to Tax Collector: Ruth Peitruszewski  
Martin County Tax Collector  
3485 SE Willoughby Boulevard  
Stuart, Florida 34990
- b. As to District: Rick Melchiori, President  
District of Key West  
Hobe-St. Lucie Conservancy District  
2501 Burns Road, Suite A  
Palm Beach Gardens, Florida 33410

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]  
Signature Page to Follow



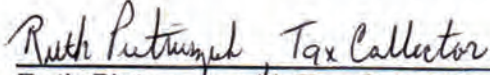
IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

ATTEST:

  
Signature

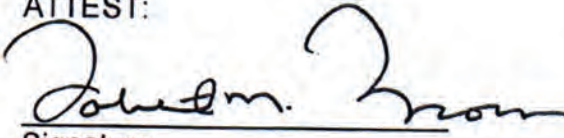
Chelsea Coffin  
Printed Name

MARTIN COUNTY TAX COLLECTOR

  
Ruth Pietruszewski, Tax Collector

06/04/25  
Date

ATTEST:

  
Signature

ROBERT M. BROWN  
Printed Name

HOBE-ST. LUCIE CONSERVANCY  
DISTRICT

  
Rick Melchiori, President

23 May 2025  
Date

# EXHIBIT A

## 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.

WHEREAS, Chapter 197, Florida Statutes, sets forth certain requirements which must be met by the District prior to the levy and collection of non-ad valorem assessments; and

WHEREAS, in accordance with Section 197.3632, Florida Statutes, the Hobe-St. Lucie conservancy District has caused to be published notice of its intent to use the uniform method for collecting non-ad valorem assessments weekly in THE TREASURE COAST NEWSPAPER, a newspaper of general circulation within the county contained within the boundaries of the District, for four consecutive weeks; and

WHEREAS, the Board of Supervisors of the Hobe-St. Lucie Conservancy District has held a public hearing on February 26, 2025 at 9:30 a.m. in the Conference Room of Becker Tree Farm located at 2400 SE Bridge Road, Hobe Sound, Florida 33455, as stated in the above referenced public notice; and

WHEREAS, the Board of Supervisors of the Hobe-St. Lucie Conservancy District, having reviewed the methods of collecting non-ad valorem assessments as provided by Section 197.3632, Florida Statutes, have determined that it is in the best interest of the landowners and residents within the District to use the uniform method of collection for such non-ad valorem assessments as have been or may be levied by the District with said method of collection to be carried out in



accordance with Section 197.3632, Florida Statutes, and have been further determined that, in the alternative if for any reason it is determined that the District is unable to use the uniform method of collecting said assessments as set forth in Section 197.3632, Florida Statutes, then the District intends to use the optional method of collection for such non-ad valorem assessments as have been or may be levied by the District with said method of collection to be carried out in accordance with Section 197.363, Florida Statutes, until discontinued for a year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HOBE-ST. LUCIE CONSERVANCY DISTRICT as follows:

1. The proposed uniform method of collecting non-ad valorem assessments as have been or may be levied by the District with said method of collection to be carried out in accordance with Section 197.3632, Florida Statutes which the District would intend to continue to use for each year until discontinued for a year is hereby approved and adopted by the Board of Supervisors. In the alternative, if for any reason it is determined that the District is unable to use the uniform method of collection for such assessments as set forth in Section 197.3632, Florida Statutes, then the proposed optional method of collection for such non-ad valorem assessments as have been or may be levied by the District with said method of collection to be carried out in accordance with Section 197.363, Florida Statutes which the District would intend to continue to use for each year until discontinued for a year, is hereby approved and adopted by the Board of Supervisors.

2. Hobe-St. Lucie Conservancy District has in the past adopted and levied non-ad valorem assessments. Hobe-St. Lucie Conservancy District in 1991 adopted and levied non-ad valorem assessments for 1991-1992 Fiscal Year for financing, maintenance and construction of the Water Management Plan(s) of the DISTRICT and such other lawful purposes which the DISTRICT is

empowered to provide as authorized by law which the DISTRICT would intend to continue to use for each year until discontinued for a year.

The aforementioned non-ad valorem assessments have been or will be adopted and levied for one of the following reasons:

1. They are required to be levied for the first time, or they are existing and have been previously placed on the roll and collected.
2. They were or are being increased beyond the maximum rate authorized by law at the time of their initial imposition.
3. They were or are related to a change in the boundaries of the Hobe-St. Lucie Conservancy District.
4. They were or are related to a change in the purpose of an existing assessment or in the use of the revenue from such assessment.

3. The non-ad valorem assessments to be levied by the District pursuant to the uniform method of collecting non-ad valorem assessments shall apply to all lands located within the boundaries of Hobe-St. Lucie Conservancy District, as set forth in the attached Exhibit "A".

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Martin County Property Appraiser, Martin County Tax Collector and the Florida Department of Revenue.

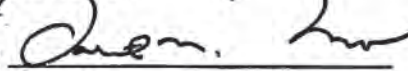
THIS RESOLUTION PASSED AND ADOPTED THIS 26<sup>TH</sup> DAY OF  
FEBRUARY, 2025.

Hobe-St. Lucie Conservancy District

By 

\_\_\_\_\_  
President

ATTEST:



\_\_\_\_\_  
Secretary



## LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 26, 23 & 14 TOWNSHIP 39, RANGE 41, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 39, RANGE 41, CERTIFIED CORNER RECORD DOCUMENT #094549, THENCE NORTH 00°12'22" WEST, ALONG THE WEST LINE OF SECTION 26, A DISTANCE OF 65.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF BRIDGE ROAD AND SAID WEST SECTION LINE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°12'22" WEST, DEPARTING SAID NORTH RIGHT OF WAY LINE AND ALONG SAID WEST LINE OF SECTION 26, A DISTANCE OF 2574.78 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 26; THENCE NORTH 00°10'04" WEST ALONG SAID WEST LINE OF SECTION 26, A DISTANCE OF 2639.77 FEET TO THE NORTHWEST CORNER OF SAID SECTION 26, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SECTION 23; THENCE NORTH 00°29'52" WEST ALONG SAID WEST LINE OF SECTION 23, A DISTANCE OF 2664.71 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE NORTH 00°30'02" WEST ALONG SAID WEST LINE OF SECTION 23, A DISTANCE OF 2664.46 FEET TO THE NORTHWEST CORNER OF SAID SECTION 23, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SECTION 14; THENCE NORTH 00°21'35" EAST ALONG SAID WEST LINE OF SECTION 14, A DISTANCE OF 275.02 FEET; THENCE SOUTH 89°45'19" EAST, DEPARTING SAID WEST LINE OF SECTION 14, A DISTANCE OF 595.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, THE CHORD FOR SAID CURVE BEARS NORTH 69°56'32" EAST, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 114°20'41", A DISTANCE OF 165.64 FEET TO A POINT OF COMPOUND CURVATURE, SAID COMPOUND CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 117.00 FEET, THE CHORD FOR SAID CURVE BEARS SOUTH 36°52'12" EAST, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 36°52'12", A DISTANCE OF 75.29 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89°45'19" EAST, A DISTANCE OF 1836.71 FEET; THENCE NORTH 00°14'41" EAST, A DISTANCE OF 152.97 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 135.00 FEET, THE CHORD FOR SAID CURVE BEARS NORTH 21°58'27" WEST, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 44°26'15", A DISTANCE OF 104.70 FEET TO A POINT OF COMPOUND CURVATURE, SAID COMPOUND CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 125.00 FEET, THE CHORD FOR SAID CURVE BEARS NORTH 23°04'14" WEST, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 134°31'36", A DISTANCE OF 293.49 FEET TO THE END OF SAID CURVE; THENCE NORTH 00°21'28" EAST, A DISTANCE OF 3223.58 FEET; THENCE SOUTH 89°59'08" EAST, A DISTANCE OF 2634.74 FEET TO A POINT ON THE EAST LINE OF SECTION 14; THENCE SOUTH 00°04'46" WEST ALONG SAID EAST LINE OF SECTION 14, A DISTANCE OF 1329.94 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 14; THENCE SOUTH 00°25'19" EAST ALONG SAID EAST LINE OF SECTION 14, A DISTANCE OF 2653.85 FEET TO THE SOUTHEAST SECTION CORNER OF SECTION 14, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SECTION 23; THENCE SOUTH 00°12'43" WEST ALONG SAID EAST LINE OF SECTION 23, A DISTANCE OF 2652.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 00°18'32" EAST ALONG SAID EAST LINE OF SECTION 23, A DISTANCE OF 2639.72 FEET TO THE SOUTHEAST CORNER OF SECTION 23, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SECTION 26; THENCE SOUTH 00°02'49" EAST ALONG SAID EAST LINE OF SECTION 26, A DISTANCE OF 2663.50 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 26; THENCE SOUTH 00°05'39" WEST ALONG SAID EAST LINE OF SECTION 26, A DISTANCE OF 2585.79 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF BRIDGE ROAD, SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 21,550.90 FEET, THE CHORD FOR SAID CURVE BEARS SOUTH 88°25'24" WEST, THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND DEPARTING SAID EAST LINE OF SECTION 26, HAVING A CENTRAL ANGLE OF 00°48'21", A DISTANCE OF 303.15 FEET TO THE END OF SAID CURVE; THENCE SOUTH 88°01'13" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 245.67 FEET TO A POINT, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 11,394.20 FEET, THE CHORD FOR SAID CURVE BEARS SOUTH 89°07'55" WEST, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 02°13'24", A DISTANCE OF 442.15 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°45'23" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2328.48 FEET; THENCE NORTH 00°14'37" EAST DEPARTING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1255.00 FEET; THENCE NORTH 89°45'23" WEST, A DISTANCE OF 660.00 FEET; THENCE SOUTH 00°14'37" WEST, A DISTANCE OF 1255.00 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 89°45'23" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1320.51 FEET TO THE POINT OF BEGINNING.

TOTAL AREA IN METES & BOUNDS DESCRIPTION= 66,685,519 SQUARE FEET OR 1,530.89 ACRES ±

SEC 14, 23, 26, TWP. 39 S., RGE. 41 E.

REV: ---

FIELD: --

DRAWN: DAB

APPR:



**HIGGINS ENGINEERING, INC.**

4623 FOREST HILL BLVD.  
WEST PALM BEACH, FLORIDA 33415  
561-439-7807

0718-B Amended Wtr Cont Plan Exhs 1-5-22\Exh 2 Leg\_Loc BH.dwg

Unit of Development No.1A

Hobe-St. Lucie  
Conservancy District  
Martin County, Florida

SCALE: N/A

DATE: OCT. 2021

P.A.NO.

DR. NO.

EXHIBIT A



**Unit 1**

All of those certain pieces, parcels, and tracts of land in Martin County included and contained within the following described boundary lines:

The South three-quarters (S 3/4) of Section 14, all of Section 23 and all of Section 26, Township 39 South, Range 41 East, Martin County, Florida, LESS AND EXCEPTING road right-of-way for State Road 708 (Bridge Road)

NOTE: BASE INFORMATION OBTAINED FROM MOORE BOOKS DATE: Feb. 2007

SHEET 1 OF 2  
SEC. 2, TWP. 40S., RGE. 40 E.

REV: ---	 <b>HIGGINS ENGINEERING, INC.</b> 4623 FOREST HILL BLVD. WEST PALM BEACH, FLORIDA 33415 ENGINEERING BUSINESS NO. 4209 561-439-7807	Unit No. 1	SCALE: N/A
FIELD: ---		Hobe-St. Lucie	DATE: Feb. 2007
DRAWN: PBT		Conservancy District	P.A.N.O.
APPR: MHC		Martin County, Florida	DR. NO. A-

0718-4 WCP. Ect. 11/04/07 Feb 07 1-3 dms

EXHIBIT "A"

**RESOLUTION NO. 2025-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HOBE-ST. LUCIE CONSERVANCY DISTRICT APPROVING A BUDGET FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Hobe-St. Lucie Conservancy District (“District”) is required by Chapter 298, *Florida Statutes*, to approve a Budget for each fiscal year; and,

**WHEREAS**, the Budget for Fiscal Year 2025/2026 has been prepared and considered by the Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HOBE-ST. LUCIE CONSERVANCY DISTRICT THAT:**

**Section 1.** The Budget for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

**PASSED, ADOPTED and EFFECTIVE** this 25<sup>th</sup> day of June, 2025.

**ATTEST:**

**HOBE-ST. LUCIE  
CONSERVANCY DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice Chairman



# Hobe St. Lucie Conservancy District

**Budget**  
**Fiscal Year 2025/2026**  
**October 1, 2025 - September 30, 2026**

# **CONTENTS**

- I     OPERATING AND MAINTENANCE BUDGET - UNIT 1**
- II    OPERATING, MAINTENANCE, AND DEBT BUDGET - UNIT 1 A**
- III   OPERATING AND MAINTENANCE BUDGET - UNIT 2**
- IV    OPERATING AND MAINTENANCE BUDGET - UNIT 3**
- V     OPERATING AND MAINTENANCE BUDGET - BALANCE OF THE DISTRICT**
- VI    OPERATING AND MAINTENANCE BUDGET - UNIT 5**
- VII   OPERATING AND MAINTENANCE BUDGET - OVERALL DISTRICT**
- VIII ASSESSMENTS**

**O&M BUDGET**  
**HOBE ST. LUCIE CONSERVANCY DISTRICT - UNIT 1**  
**FISCAL YEAR 2025/2026**  
**October 1, 2025 - September 30, 2026**

	UNIT OF DEVELOPMENT #1  2023/2024 ACTUAL	UNIT OF DEVELOPMENT #1  2024/2025 ACTUAL 10/1/2024 - 5/31/25	UNIT OF DEVELOPMENT #1  2024/2025 BUDGET	UNIT OF DEVELOPMENT #1 245.09 ACRES FISCAL YEAR 2025/2026 ANNUAL BUDGET
<b>REVENUES</b>				
Shared Administrative Assessments	3,122	3,603	3,504	3,603
Shared Overall Maintenance Assessments	8,712	6,482	6,306	6,483
Unit Specific Admin & Maintenance Assessments	1,268	2,625	2,553	2,625
Surplus Carryover	0	0	0	0
Carryover Projects Not Completed	0	0	0	0
Other Income	0	0	0	0
Interest Income	721	1,367	98	643
Delinquent/Past Due Collection	0	0		
<b>TOTAL REVENUES</b>	<b>\$ 13,823</b>	<b>\$ 14,077</b>	<b>\$ 12,462</b>	<b>\$ 13,353</b>
<b>EXPENDITURES</b>				
<b>SHARED ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees/Costs	0	0	0	0
Management	783	522	783	831
Legal Fees	4,827	648	950	1,009
Engineering	1,524	373	1,114	1,184
Assessment Roll	93	0	93	99
Audit Fees	62	0	66	70
Office Expense	0	0	0	0
Insurance	126	131	136	145
Legal Advertisements	409	37	33	36
Miscellaneous	18	12	23	25
Postage	3	0	6	6
Office Supplies	28	13	38	40
Dues & Subscriptions	3	3	3	3
Website	47	31	47	49
Contingency - SFWMD Non Payment Remedy	0	0	0	0
Shortfall - SFWMD	0	0	0	0
<b>TOTAL SHARED ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 7,923</b>	<b>\$ 1,771</b>	<b>\$ 3,292</b>	<b>\$ 3,497</b>
<b>UNIT SPECIFIC ADMIN &amp; MAINTENANCE EXPENDITURES</b>				
Aquatic Weed Control	0	0	0	0
Canals & Ditches	0	0	0	0
Roadways & Right of Ways	0	0	0	0
Pumps & Wells Maintenance	0	0	0	0
Electricity/Utilities	0	0	0	0
Engineering	0	0	0	0
Water Samples	0	0	0	0
Law Maintenance / Landscape	0	0	0	0
Maintenance Management (SDS)	0	0	0	0
Miscellaneous Maintenance	0	3,999	0	500
Repairs & Maintenance - Equipment	0	0	0	0
Canal Area Maintenance - Culvert Replacement	0	0	0	0
Maintenance Contingency		0	0	0
Maintenance Management (Grassroots)	600	1,050	2,500	2,500
Capital Improvements	0	0	0	0
<b>TOTAL UNIT SPECIFIC ADMIN &amp; MAINT EXPENDITURES</b>	<b>\$ 600</b>	<b>\$ 5,049</b>	<b>\$ 2,500</b>	<b>\$ 3,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 8,523</b>	<b>\$ 6,820</b>	<b>\$ 5,792</b>	<b>\$ 6,497</b>
<b>EXCESS/SHORTFALL</b>	<b>\$ 5,300</b>	<b>\$ 7,257</b>	<b>\$ 6,669</b>	<b>\$ 6,856</b>
County Assessment Fees	(170)	(250)	(247)	(254)
Discounts For Early Payments	(497)	(467)	(495)	(508)
<b>Net Excess/Shortfall</b>	<b>\$ 4,633</b>	<b>\$ 6,540</b>	<b>\$ 5,927</b>	<b>\$ 6,094</b>
Transfer to Shared Overall Maintenance	(8,189)	(6,093)	(5,927)	(6,094)
<b>Net Excess/Shortfall</b>	<b>\$ (3,556)</b>	<b>\$ 447</b>	<b>\$ -</b>	<b>\$ -</b>

Available Cash Balance 10/1/24	\$ 9,738.93
Net Income as of 5/31/25	\$ 447.13
Available Cash Balance 5/31/25	\$ 10,186.06

**O&M & DEBT BUDGET**  
**HOBE ST. LUCIE CONSERVANCY DISTRICT - UNIT 1 A**  
**FISCAL YEAR 2025/2026**  
**October 1, 2025 - September 30, 2026**

	UNIT OF DEVELOPMENT # 1 A  2023/2024 ACTUAL	UNIT OF DEVELOPMENT # 1 A  2024/2025 ACTUAL 10/1/2024 - 5/31/25	UNIT OF DEVELOPMENT # 1 A  2024/2025 BUDGET	UNIT OF DEVELOPMENT # 1 A 1,136.44 ACRES FISCAL YEAR 2025/2026 ANNUAL BUDGET
<b>REVENUES</b>				
Shared Administrative Assessments	19,914	22,485	22,504	16,706
Shared Overall Maintenance Assessments	56,100	40,456	40,492	30,059
Unit Specific Admin & Maintenance Assessments	4,162	5,220	162,672	335,102
Unit Specific Debt Assessments	0	0	0	4,503,169
Surplus Carryover	0	0	0	0
Carryover Projects Not Completed	0	0	0	0
Other Income	0	0	0	0
Interest Income	908	8,777	71	514
Other Assessment - Prior Year Shortfal	0	157,311	0	0
<b>TOTAL REVENUES</b>	<b>\$ 81,084</b>	<b>\$ 234,250</b>	<b>\$ 225,740</b>	<b>\$ 4,885,550</b>
<b>EXPENDITURES</b>				
<b>SHARED ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees/Costs	0	0	0	0
Management	5,025	3,350	5,025	3,854
Legal Fees	210,373	83,858	6,101	4,680
Engineering	49,549	11,564	7,154	5,488
Assessment Roll	598	0	598	459
Audit Fees	395	0	421	323
Office Expense	0	0	0	0
Insurance	809	841	874	671
Legal Advertisements	92	239	216	165
Miscellaneous	115	78	150	115
Postage	18	0	38	29
Office Supplies	180	81	240	184
Dues & Subscriptions	21	21	21	16
Website	299	199	299	229
Contingency	0	0	0	0
Shortfall	0	0	0	0
<b>TOTAL SHARED ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 267,476</b>	<b>\$ 100,232</b>	<b>\$ 21,137</b>	<b>\$ 16,213</b>
<b>UNIT SPECIFIC ADMIN &amp; MAINTENANCE EXPENDITURES</b>				
Aquatic Weed Control	0	0	0	0
Canals & Ditches	0	0	0	0
Roadways & Right of Ways	0	0	0	0
Pumps & Wells Maintenance	0	0	0	0
Electricity/Utilities	0	0	0	0
Engineering	0	0	0	0
Water Samples	0	0	0	0
Law Maintenance / Landscape	0	0	0	0
Maintenance Management (SDS)	0	0	0	0
Miscellaneous	0	0	0	0
Repairs & Maintenance - Equipment	0	0	0	0
Canal Area Maintenance - Culvert Replacement	0	0	0	0
Maintenance Contingency	0	0	0	0
Maintenance Management (Grassroots)	3,600	2,100	5,000	5,000
Capital Improvements	0	0	0	0
Bond Related Admin	0	0	0	10,000
Additional Legal and Engineering	0	0	0	150,000
Unit Prior Year Shortfall	0	0	148,000	150,000
<b>TOTAL UNIT SPECIFIC ADMIN &amp; MAINT EXPENDITURES</b>	<b>\$ 3,600</b>	<b>\$ 2,100</b>	<b>\$ 153,000</b>	<b>\$ 315,000</b>
<b>UNIT SPECIFIC DEBT EXPENDITURES</b>				
Principal Payments				\$ 825,000
Interest Payments				\$ 3,407,979
<b>TOTAL UNIT SPECIFIC DEBT EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,232,979</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 271,076</b>	<b>\$ 102,332</b>	<b>\$ 174,137</b>	<b>\$ 4,564,192</b>
<b>EXCESS/SHORTFALL</b>	<b>\$ (189,992)</b>	<b>\$ 131,919</b>	<b>\$ 51,603</b>	<b>\$ 321,357</b>
County Assessment Fees	(1,092)	(4,419)	(4,513)	(97,701)
Discounts For Early Payments	(3,192)	(9,019)	(9,027)	(195,401)
<b>Net Excess/Shortfall</b>	<b>\$ (194,277)</b>	<b>\$ 118,481</b>	<b>\$ 38,063</b>	<b>\$ 28,255</b>
Transfer to Overall Maintenance	(52,734)	(38,029)	(38,063)	(28,255)
<b>Net Excess/Shortfall</b>	<b>\$ (247,011)</b>	<b>\$ 80,451</b>	<b>\$ -</b>	<b>\$ -</b>

Available Cash Balance 10/1/24	\$ (170,987.60)
Net Income as of 5/31/25	\$ 80,451.44
Available Cash Balance 5/31/25	\$ (90,536.16)

**O&M BUDGET**  
**HOBE ST. LUCIE CONSERVANCY DISTRICT - UNIT 2**  
**FISCAL YEAR 2025/2026**  
**October 1, 2025 - September 30, 2026**

	UNIT OF DEVELOPMENT #2  2023/2024 ACTUAL	UNIT OF DEVELOPMENT #2  2024/2025 ACTUAL 10/1/2024 - 5/31/25	UNIT OF DEVELOPMENT #2  2024/2025 BUDGET	UNIT OF DEVELOPMENT #2 2,823.50 ACRES FISCAL YEAR 2025/2026 ANNUAL BUDGET
<b>REVENUES</b>				
Shared Administrative Assessments	36,853	41,512	41,651	0
Shared Overall Maintenance Assessments	103,899	74,678	74,944	0
Unit Specific Admin & Maintenance Assessments	9,544	15,217	15,272	0
Surplus Carryover	0	0	0	125,080
Carryover Projects Not Completed	0	0	0	0
Other Income	0	0	0	0
Interest Income	29,825	16,245	959	1,000
Delinquent/Past Due Collection	0	0		
<b>TOTAL REVENUES</b>	<b>\$ 180,121</b>	<b>\$ 147,651</b>	<b>\$ 132,827</b>	<b>\$ 126,080</b>
<b>EXPENDITURES</b>				
<b>SHARED ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees/Costs	0	0	0	0
Management	9,299	6,199	9,299	9,576
Legal Fees	6,268	7,752	11,292	11,628
Engineering	10,800	4,434	13,241	13,635
Assessment Roll	1,107	0	1,107	1,140
Audit Fees	731	0	780	803
Office Expense	0	0	0	0
Insurance	1,497	1,557	1,618	1,666
Legal Advertisements	170	443	399	411
Miscellaneous	213	144	277	285
Postage	34	1	70	72
Office Supplies	334	150	442	456
Dues & Subscriptions	39	39	39	40
Website	554	369	554	570
Contingency - SFWMD Non Payment Remedy	0	0	0	0
Shortfall - SFWMD	0	0	0	0
<b>TOTAL SHARED ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 31,047</b>	<b>\$ 21,088</b>	<b>\$ 39,117</b>	<b>\$ 40,282</b>
<b>UNIT SPECIFIC ADMIN &amp; MAINTENANCE EXPENDITURES</b>				
Aquatic Weed Control	0	0	0	0
Canals & Ditches	0	0	0	0
Roadways & Right of Ways	0	0	0	0
Pumps & Wells Maintenance	0	0	0	0
Electricity/Utilities	327	218	350	350
Engineering	0	0	0	0
Water Samples	0	0	0	0
Law Maintenance / Landscape	0	0	0	0
Maintenance Management (SDS)	0	0	0	0
Miscellaneous Maintenance	0	1,400	0	0
Repairs & Maintenance - Equipment	0	0	0	0
Canal Area Maintenance - Culvert Replacement	0	0	0	0
Maintenance Contingency	0	0	0	0
Maintenance Management (Grassroots)	8,400	4,200	15,000	15,000
Capital Improvements	0	0	0	0
<b>TOTAL UNIT SPECIFIC ADMIN &amp; MAINT EXPENDITURES</b>	<b>\$ 8,727</b>	<b>\$ 5,818</b>	<b>\$ 15,350</b>	<b>\$ 15,350</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 39,774</b>	<b>\$ 26,906</b>	<b>\$ 54,467</b>	<b>\$ 55,632</b>
<b>EXCESS/SHORTFALL</b>	<b>\$ 140,347</b>	<b>\$ 120,745</b>	<b>\$ 78,359</b>	<b>\$ 70,447</b>
County Assessment Fees	(2,034)	(2,576)	(2,637)	0
Discounts For Early Payments	(6,012)	(5,256)	(5,275)	0
<b>Net Excess/Shortfall</b>	<b>\$ 132,301</b>	<b>\$ 112,914</b>	<b>\$ 70,447</b>	<b>\$ 70,447</b>
Transfer to Overall Maintenance	(97,665)	(70,197)	(70,447)	(70,447)
<b>Net Excess/Shortfall</b>	<b>\$ 34,636</b>	<b>\$ 42,716</b>	<b>\$ -</b>	<b>\$ -</b>

Available Cash Balance 10/1/24	\$ 458,155.97
Net Income as of 5/31/25	\$ 42,716.49
Available Cash Balance 5/31/25	\$ 500,872.46

**CAPITAL IMPROVEMENT PROJECTS**

	UNIT OF DEVELOPMENT #2 CIP  2023/2024 ACTUAL	UNIT OF DEVELOPMENT #2 CIP  2024/2025 ACTUAL 10/1/2024 - 5/31/25	UNIT OF DEVELOPMENT #2 CIP  2024/2025 BUDGET	UNIT OF DEVELOPMENT #2 CIP  FISCAL YEAR 2025/2026 ANNUAL BUDGET
<b>REVENUES</b>				
Interest Income	34,208	6,093	2,000	2,000
<b>TOTAL REVENUES</b>	<b>\$ 34,208</b>	<b>\$ 6,093</b>	<b>\$ 2,000</b>	<b>\$ 2,000</b>
<b>EXPENDITURES</b>				
Capital Improvements	0	0	0	0
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EXCESS/SHORTFALL</b>	<b>\$ 34,208</b>	<b>\$ 6,093</b>	<b>\$ 2,000</b>	<b>\$ 2,000</b>

Available Cash Balance 10/1/24	\$ 893,825.36
Net Income as of 5/31/25	\$ 6,093.14
Available Cash Balance 5/31/25	\$ 899,918.50

**O&M BUDGET**  
**HOBE ST. LUCIE CONSERVANCY DISTRICT - UNIT 3**  
**FISCAL YEAR 2025/2026**  
**October 1, 2025 - September 30, 2026**

	UNIT OF DEVELOPMENT #3  2023/2024 ACTUAL	UNIT OF DEVELOPMENT #3  2024/2025 ACTUAL 10/1/2024 - 5/31/25	UNIT OF DEVELOPMENT #3  2024/2025 BUDGET	UNIT OF DEVELOPMENT #3 747.20 ACRES FISCAL YEAR 2025/2026 ANNUAL BUDGET
<b>REVENUES</b>				
Shared Administrative Assessments	9,753	10,985	10,984	10,984
Shared Overall Maintenance Assessments	27,497	19,762	19,763	19,763
Unit Specific Admin & Maintenance Assessments	4,788	4,790	4,790	4,790
Surplus Carryover	0	0	0	0
Carryover Projects Not Completed	0	0	0	0
Other Income	0	0	0	0
Interest Income	6,696	4,284	487	833
Delinquent/Past Due Collection	0	0		
<b>TOTAL REVENUES</b>	<b>\$ 48,734</b>	<b>\$ 39,821</b>	<b>\$ 36,024</b>	<b>\$ 36,370</b>
<b>EXPENDITURES</b>				
<b>SHARED ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees/Costs	0	0	0	0
Management	2,452	1,635	2,452	2,534
Legal Fees	1,653	2,031	2,978	3,077
Engineering	3,101	1,170	3,491	3,608
Assessment Roll	292	0	292	302
Audit Fees	193	0	206	212
Office Expense	0	0	0	0
Insurance	395	411	427	441
Legal Advertisements	45	117	105	109
Miscellaneous	56	38	73	75
Postage	9	0	18	19
Office Supplies	88	40	116	121
Dues & Subscriptions	10	10	10	11
Website	146	97	146	151
Contingency - SFWMD Non Payment Remedy	0	0	0	0
Shortfall - SFWMD	0	0	0	0
<b>TOTAL SHARED ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 8,440</b>	<b>\$ 5,548</b>	<b>\$ 10,314</b>	<b>\$ 10,660</b>
<b>UNIT SPECIFIC ADMIN &amp; MAINTENANCE EXPENDITURES</b>				
Aquatic Weed Control	0	0	0	0
Canals & Ditches	0	0	0	0
Roadways & Right of Ways	0	0	0	0
Pumps & Wells Maintenance	0	0	0	0
Electricity/Utilities	0	0	0	0
Engineering	0	0	0	0
Water Samples	0	0	0	0
Law Maintenance / Landscape	0	0	0	0
Maintenance Management (SDS)	0	0	0	0
Miscellaneous Maintenance	0	0	0	0
Repairs & Maintenance - Equipment	0	0	0	0
Canal Area Maintenance - Culvert Replacement	0	0	0	0
Maintenance Contingency	0	0	0	0
Maintenance Management (Grassroots)	4,200	2,800	5,000	5,000
Capital Improvements	0	0	0	0
<b>TOTAL UNIT SPECIFIC ADMIN &amp; MAINT EXPENDITURES</b>	<b>\$ 4,200</b>	<b>\$ 2,800</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 12,640</b>	<b>\$ 8,348</b>	<b>\$ 15,314</b>	<b>\$ 15,660</b>
<b>EXCESS/SHORTFALL</b>	<b>\$ 36,094</b>	<b>\$ 31,473</b>	<b>\$ 20,710</b>	<b>\$ 20,710</b>
County Assessment Fees	(569)	(697)	(711)	(711)
Discounts For Early Payments	(1,681)	(1,421)	(1,421)	(1,421)
<b>Net Excess/Shortfall</b>	<b>\$ 33,844</b>	<b>\$ 29,355</b>	<b>\$ 18,578</b>	<b>\$ 18,578</b>
Transfer to Overall Maintenance	(25,847)	(18,576)	(18,578)	(18,578)
<b>Net Excess/Shortfall</b>	<b>\$ 7,997</b>	<b>\$ 10,779</b>	<b>\$ -</b>	<b>\$ -</b>

Available Cash Balance 10/1/24	\$ 89,042.41
Net Income as of 5/31/25	\$ 10,778.61

Available Cash Balance 5/31/25	\$ 99,821.02
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**CAPITAL IMPROVEMENT PROJECTS**

	UNIT OF DEVELOPMENT #3 CIP  2023/2024 ACTUAL	UNIT OF DEVELOPMENT #3 CIP  2024/2025 ACTUAL 10/1/2024 - 5/31/25	UNIT OF DEVELOPMENT #3 CIP  2024/2025 BUDGET	UNIT OF DEVELOPMENT #3 CIP FISCAL YEAR 2025/2026 ANNUAL BUDGET
<b>REVENUES</b>				
Interest Income	33	5	5	5
<b>TOTAL REVENUES</b>	<b>\$ 33</b>	<b>\$ 5</b>	<b>\$ 5</b>	<b>\$ 5</b>
<b>EXPENDITURES</b>				
Capital Improvements	0	0	0	0
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EXCESS/SHORTFALL</b>	<b>\$ 33</b>	<b>\$ 5</b>	<b>\$ 5</b>	<b>\$ 5</b>

Available Cash Balance 10/1/24	\$ 839.81
Net Income as of 5/31/25	\$ 4.98

Available Cash Balance 5/31/25	\$ 844.79
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**O&M BUDGET**  
**HOBE ST. LUCIE CONSERVANCY DISTRICT - BALANCE OF THE DISTRICT**  
**FISCAL YEAR 2025/2026**  
**October 1, 2025 - September 30, 2026**

	BALANCE OF DISTRICT  2023/2024 ACTUAL	BALANCE OF DISTRICT  2024/2025 ACTUAL 10/1/2024 - 5/31/25	BALANCE OF DISTRICT  2024/2025 BUDGET	BALANCE OF DISTRICT 4026.50 ACRES FISCAL YEAR 2025/2026 ANNUAL BUDGET
<b>REVENUES</b>				
Shared Administrative Assessments	48,709	54,491	59,418	59,190
Shared Overall Maintenance Assessments	136,412	98,047	106,912	106,501
Unit Specific Admin & Maintenance Assessments	144,344	72,210	78,739	78,436
Surplus Carryover	0	0	100,000	105,000
Carryover Projects Not Completed	0	0	0	0
Other Income	0	0	0	0
Interest Income	96,699	23,174	4,938	2,077
Delinquent/Past Due Collection	0	0		
<b>TOTAL REVENUES</b>	<b>\$ 426,164</b>	<b>\$ 247,922</b>	<b>\$ 350,007</b>	<b>\$ 351,204</b>
<b>EXPENDITURES</b>				
<b>SHARED ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees/Costs	0	0	0	0
Management	13,266	8,844	13,266	13,656
Legal Fees	9,656	10,986	16,109	16,583
Engineering	16,775	6,330	18,889	19,444
Assessment Roll	1,579	0	1,580	1,626
Audit Fees	1,042	0	1,112	1,145
Office Expense	0	0	0	0
Insurance	2,136	2,222	2,309	2,376
Legal Advertisements	243	632	570	586
Miscellaneous	304	205	395	406
Postage	49	1	99	102
Office Supplies	477	214	632	650
Dues & Subscriptions	55	55	55	57
Website	789	526	790	813
Unit 6 Expenses	44,961	28,245	0	0
Shortfall - SFWMD		0	0	0
<b>TOTAL SHARED ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 91,332</b>	<b>\$ 58,260</b>	<b>\$ 55,805</b>	<b>\$ 57,445</b>
<b>UNIT SPECIFIC ADMIN &amp; MAINTENANCE EXPENDITURES</b>				
Aquatic Weed Control	33,000	28,169	37,000	37,000
Canals & Ditches	38,265	3,860	15,000	15,000
Roadways & Right of Ways	24,175	19,080	17,000	17,000
Pumps & Wells Maintenance	1,750	0	0	0
Electricity/Utilities	0	0	0	0
Engineering	0	0	0	0
Water Samples	0	0	0	0
Law Maintenance / Landscape	0	0	5,000	5,000
Maintenance Management (SDS)	0	0	0	0
Miscellaneous Maintenance	15,172	0	80,000	80,000
Repairs & Maintenance - Equipment	0	0	0	0
Canal Area Maintenance - Culvert Replacement	0	36,500	10,000	10,000
Maintenance Shortfall - SFWMD	0	0	0	0
Maintenance Management (Grassroots)	4,200	2,450	15,000	15,000
Capital Improvements	21,808	27,390	0	0
<b>TOTAL UNIT SPECIFIC ADMIN &amp; MAINT EXPENDITURES</b>	<b>\$ 138,370</b>	<b>\$ 117,449</b>	<b>\$ 179,000</b>	<b>\$ 179,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 229,702</b>	<b>\$ 175,709</b>	<b>\$ 234,805</b>	<b>\$ 236,445</b>
<b>EXCESS/SHORTFALL</b>	<b>\$ 196,462</b>	<b>\$ 72,213</b>	<b>\$ 115,201</b>	<b>\$ 114,758</b>
County Assessment Fees	(4,742)	(4,600)	(4,901)	(4,883)
Discounts For Early Payments	(12,722)	(8,826)	(9,803)	(9,765)
<b>Net Excess/Shortfall</b>	<b>\$ 178,998</b>	<b>\$ 58,786</b>	<b>\$ 100,497</b>	<b>\$ 100,111</b>
Transfer to Overall Maintenance	(128,227)	(92,164)	(100,497)	(100,111)
<b>Net Excess/Shortfall</b>	<b>\$ 50,771</b>	<b>\$ (33,378)</b>	<b>\$ -</b>	<b>\$ -</b>

Available Cash Balance 10/1/24	\$ 1,627,742.09
Net Income as of 5/31/25	\$ (33,378.05)
Available Cash Balance 5/31/25	\$ 1,594,364.04

**O&M BUDGET**  
**HOBE ST. LUCIE CONSERVANCY DISTRICT - UNIT 5**  
**FISCAL YEAR 2025/2026**  
**October 1, 2025 - September 30, 2026**

	UNIT OF DEVELOPMENT #5  2023/2024 ACTUAL	UNIT OF DEVELOPMENT #5  2024/2025 ACTUAL 10/1/2024 - 5/31/25	UNIT OF DEVELOPMENT #5  2024/2025 BUDGET	UNIT OF DEVELOPMENT #5 3,404.86 ACRES FISCAL YEAR 2025/2026 ANNUAL BUDGET
<b>REVENUES</b>				
Shared Administrative Assessments	0	0	0	0
Shared Overall Maintenance Assessments	0	0	0	0
Unit Specific Admin & Maintenance Assessments	0	0	0	0
Surplus Carryover	0	0	46,008	47,576
Carryover Projects Not Completed	0	0	0	0
Other Income	0	0	0	0
Interest Income	22,362	19,521	1,000	1,000
Delinquent/Past Due Collection	0	0		
<b>TOTAL REVENUES</b>	<b>\$ 22,362</b>	<b>\$ 19,521</b>	<b>\$ 47,008</b>	<b>\$ 48,576</b>
<b>EXPENDITURES</b>				
<b>SHARED ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees/Costs	0	0	0	0
Management	11,175	7,450	11,175	11,548
Legal Fees	7,532	9,255	13,570	14,022
Engineering	14,130	5,331	15,911	16,442
Assessment Roll	1,330	0	1,330	1,375
Audit Fees	877	0	936	968
Office Expense	0	0	0	0
Insurance	1,799	1,872	1,945	2,009
Legal Advertisements	205	532	480	496
Miscellaneous	256	172	333	344
Postage	41	1	84	87
Office Supplies	401	180	532	550
Dues & Subscriptions	47	47	47	48
Website	665	443	665	687
Contingency - SFWMD Non Payment Remedy	0	0	0	0
Shortfall - SFWMD	0	0	0	0
<b>TOTAL SHARED ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 38,459</b>	<b>\$ 25,282</b>	<b>\$ 47,008</b>	<b>\$ 48,576</b>
<b>UNIT SPECIFIC ADMIN &amp; MAINTENANCE EXPENDITURES</b>				
Aquatic Weed Control	0	0	0	0
Canals & Ditches	0	0	0	0
Roadways & Right of Ways	0	0	0	0
Pumps & Wells Maintenance	0	0	0	0
Electricity/Utilities	0	0	0	0
Engineering	0	0	0	0
Water Samples	0	0	0	0
Law Maintenance / Landscape	0	0	0	0
Maintenance Management (SDS)	0	0	0	0
Miscellaneous Maintenance	0	0	0	0
Repairs & Maintenance - Equipment	0	0	0	0
Canal Area Maintenance - Culvert Replacement	0	0	0	0
Maintenance Contingency	0	0	0	0
Maintenance Management (Grassroots)	0	0	0	0
Capital Improvements	0	0	0	0
<b>TOTAL UNIT SPECIFIC ADMIN &amp; MAINT EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 38,459</b>	<b>\$ 25,282</b>	<b>\$ 47,008</b>	<b>\$ 48,576</b>
<b>EXCESS/SHORTFALL</b>	<b>\$ (16,097)</b>	<b>\$ (5,761)</b>	<b>\$ -</b>	<b>\$ (0)</b>
County Assessment Fees	-	-	-	0
Discounts For Early Payments	-	-	-	0
<b>Net Excess/Shortfall</b>	<b>\$ (16,097)</b>	<b>\$ (5,761)</b>	<b>\$ -</b>	<b>\$ -</b>
Transfer to Overall Maintenance	-	-	-	-
<b>Net Excess/Shortfall</b>	<b>\$ (16,097)</b>	<b>\$ (5,761)</b>	<b>\$ -</b>	<b>\$ -</b>

Available Cash Balance 10/1/24	\$ 376,195.77
Net Income as of 5/31/25	\$ (5,761.05)
Available Cash Balance 5/31/25	\$ 370,434.72



**O&M BUDGET**  
**HOBE ST. LUCIE CONSERVANCY DISTRICT - OVERALL DISTRICT**  
**FISCAL YEAR 2025/2026**  
October 1, 2025 - September 30, 2026

	OVERALL DISTRICT	OVERALL DISTRICT	OVERALL DISTRICT	OVERALL DISTRICT
	2023/2024 ACTUAL	2024/2025 ACTUAL 10/1/2024 - 5/31/25	2024/2025 BUDGET	9,391.95 ACRES FISCAL YEAR 2025/2026 ANNUAL BUDGET
<b>REVENUES</b>				
Unit 1 Transfer	8,189	6,093	5,927	6,094
Unit 1 A Transfer	52,734	38,029	38,063	28,255
Unit 2 Transfer	97,665	70,197	70,447	70,447
Unit 3 Transfer	25,847	18,576	18,578	18,578
Unit BOD Transfer	128,227	92,164	100,497	100,111
Unit 5 Transfer	0	0	0	0
Other Income / Carryover	6,685	0	249,988	260,015
Interest Income	0	0	0	0
Delinquent/Past Due Collection	0	0		
<b>TOTAL REVENUES</b>	<b>\$ 319,347</b>	<b>\$ 225,060</b>	<b>\$ 483,500</b>	<b>\$ 483,500</b>
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees/Costs	0	0	0	0
Management	0	0	0	0
Legal Fees	0	0	0	0
Engineering	0	0	0	0
Assessment Roll	0	0	0	0
Audit Fees	0	0	0	0
Office Expense	0	0	0	0
Insurance	0	0	0	0
Legal Advertisements	0	0	0	0
Miscellaneous	0	0	0	0
Postage	0	0	0	0
Office Supplies	0	0	0	0
Dues & Subscriptions	0	0	0	0
Website	0	0	0	0
Contingency - SFWMD Non Payment Remedy	0	0	0	0
Shortfall - SFWMD	0	0	0	0
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>MAINTENANCE EXPENDITURES</b>				
Aquatic Weed Control	61,030	37,025	65,000	65,000
Canals & Ditches	82,138	5,512	25,000	25,000
Roadways & Right of Ways	46,190	11,350	45,000	45,000
Pumps & Wells Maintenance	54,603	7,381	25,000	25,000
Electricity/Utilities	114,038	77,098	100,000	100,000
Engineering	14,305	0	15,000	15,000
Water Samples	0	0	1,500	1,500
Law Maintenance / Landscape	8,210	0	75,000	75,000
Maintenance Management (SDS)	0	0	5,000	5,000
Miscellaneous Maintenance	10,317	8,775	20,000	20,000
Repairs & Maintenance - Equipment	325	0	5,000	5,000
Canal Area Maintenance - Culvert Replacement	0	0	12,000	12,000
Maintenance Shortfall - SFWMD	0	0	0	0
Maintenance Management (Grassroots)	63,000	42,000	65,000	65,000
Capital Improvements	297,009	17,985	25,000	25,000
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 751,164</b>	<b>\$ 207,126</b>	<b>\$ 483,500</b>	<b>\$ 483,500</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 751,164</b>	<b>\$ 207,126</b>	<b>\$ 483,500</b>	<b>\$ 483,500</b>
<b>EXCESS/SHORTFALL</b>	<b>\$ (431,817)</b>	<b>\$ 17,933</b>	<b>\$ -</b>	<b>\$ -</b>
County Assessment Fees	-	-	-	-
Discounts For Early Payments	-	-	-	-
<b>Net Excess/Shortfall</b>	<b>\$ (431,817)</b>	<b>\$ 17,933</b>	<b>\$ -</b>	<b>\$ -</b>

Available Cash Balance 10/1/24	\$	950,401.11
Net Income as of 5/31/25	\$	17,933.32
Available Cash Balance 5/31/25	\$	968,334.43

**Hobe-St. Lucie Conservancy District  
Assessment Breakdown 2025-2026**

**2025 / 2026 Proposed Assessments**

<b>Administrative &amp; Maintenance Assessments</b>						
	<b>Unit 1</b>	<b>Unit 1 A</b>	<b>Unit 2</b>	<b>Unit 3</b>	<b>Unit 5</b>	<b>Balance of the District</b>
Acres	<u><b>245.09</b></u>	<u><b>1,136.44</b></u>	<u><b>2,823.50</b></u>	<u><b>747.2</b></u>	<u><b>3,404.86</b></u>	<u><b>4,026.50</b></u>
Shared Administrative Assessments (per acre)	\$14.70	\$14.70	\$0.00	\$14.70	\$0.00	\$14.70
Shared Overall Maintenance Assessments (per acre)	\$26.45	\$26.45	\$0.00	\$26.45	\$0.00	\$26.45
Unit Specific Admin & Maintenance Assessments (per acre)	\$10.71	\$294.87	\$0.00	\$6.41	\$0.00	\$19.48
<b>Total Assessment (per acre)</b>	<u><b>\$51.86</b></u>	<u><b>\$336.02</b></u>	<u><b>\$0.00</b></u>	<u><b>\$47.56</b></u>	<u><b>\$0.00</b></u>	<u><b>\$60.63</b></u>
<b>Total Assessment</b>	<b>\$12,710</b>	<b>\$381,867</b>	<b>\$0</b>	<b>\$35,537</b>	<b>\$0</b>	<b>\$244,127</b>
<b>Debt Assessments</b>						
	<b>Unit 1</b>	<b>Unit 1 A</b>	<b>Unit 2</b>	<b>Unit 3</b>	<b>Unit 5</b>	<b>Balance of the District</b>
Methodology Units	<u><b>0.00</b></u>	<u><b>494.00</b></u>	<u><b>0.00</b></u>	<u><b>0</b></u>	<u><b>0.00</b></u>	<u><b>0.00</b></u>
Unit Specific Debt Assessments (per methodology unit)	\$0.00	\$9,115.73	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Assessment</b>	<b>\$0</b>	<b>\$4,503,171</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Combined Unit of Development Assessments</b>						
	<b>Unit 1</b>	<b>Unit 1 A</b>	<b>Unit 2</b>	<b>Unit 3</b>	<b>Unit 5</b>	<b>Balance of the District</b>
<b>Total Assessment</b>	<b>\$12,710</b>	<b>\$4,885,037</b>	<b>\$0</b>	<b>\$35,537</b>	<b>\$0</b>	<b>\$244,127</b>

**2024 / 2025 Actual Assessments**

	<b>Unit 1</b>	<b>Unit 1 A</b>	<b>Unit 2</b>	<b>Unit 3</b>	<b>Unit 5</b>	<b>Balance of the District</b>
Acres	<u><b>238.40</b></u>	<u><b>1,530.89</b></u>	<u><b>2,833.42</b></u>	<u><b>747.2</b></u>	<u><b>3,404.86</b></u>	<u><b>4,042.04</b></u>
Administrative Assessment (per acre)	\$14.70	\$14.70	\$14.70	\$14.70	\$0.00	\$14.70
Overall Admin./Maint. Assessment (per acre)	\$26.45	\$26.45	\$26.45	\$26.45	\$0.00	\$26.45
Maintenance & Other Assessment (per acre)	\$10.71	\$106.26	\$5.39	\$6.41	\$0.00	\$19.48
<b>Total Assessment (per acre)</b>	<u><b>\$51.86</b></u>	<u><b>\$147.41</b></u>	<u><b>\$46.54</b></u>	<u><b>\$47.56</b></u>	<u><b>\$0.00</b></u>	<u><b>\$60.63</b></u>
<b>Total Assessment</b>	<b>\$12,363</b>	<b>\$225,668</b>	<b>\$131,867</b>	<b>\$35,537</b>	<b>\$0</b>	<b>\$245,069</b>

**RESOLUTION NO. 2025 – 03**

**RESOLUTION OF THE BOARD OF SUPERVISORS  
OF HOBE-ST. LUCIE CONSERVANCY DISTRICT  
APPROVING THE THIRD AMENDMENT TO PUBLIC  
IMPROVEMENT ACQUISITION AGREEMENT  
(DISBURSEMENT #3)**

**WHEREAS**, HOBE-ST. LUCIE CONSERVANCY DISTRICT (“District”) is an independent special district organized and validly existing under the Constitution and Laws of the State of Florida, including applicable provisions of Chapter 298, Florida Statutes, as amended, and Chapter 2005-239, Laws of Florida and Chapter 2007-296, Laws of Florida; and

**WHEREAS**, District has found that it is in the best interests of the land within the District's Unit of Development No. 1 A ("Unit No. 1A") to construct, acquire, operate, maintain and/or convey to other governmental entities certain hereinafter identified public infrastructure facilities, works and improvements, together with provision of associated services rendered in regard thereto, including components thereof, that will serve the District and benefit the real property located within Unit No. 1A. These public infrastructure facilities, works and improvements and associated services, including components thereof, relating thereto may include but are not limited to potable water, sewer, stormwater drainage systems and facilities, and other public improvements, all as such services, facilities, and improvements being more specifically identified in the Water Control Plan for Unit of Development No. 1A, adopted by District's Board of Supervisors on June, 22, 2022, as may be amended from time to time, (referred to hereafter collectively as the "Water Control Plan" or the "Project"); and

**WHEREAS**, in order to effectuate transfer, in one or more installments or conveyances, of all of Developer's right, title and interest in those public infrastructure improvements (and associated services relating thereto) (hereafter referred to individually or collectively as the “Public Improvements”) identified in the Water Control Plan from Developer to District, the Parties executed that certain Public Improvement Acquisition Agreement, dated May 13, 2024 (hereafter referred to as the “Acquisition Agreement”), which established the terms and conditions of the transfer to District of public improvements as set forth therein; and

**WHEREAS**, the specific Public Improvements initially proposed to be transferred to the District were identified in Exhibit "A" to the Acquisition Agreement; and

**WHEREAS**, effective June 12, 2024, the Parties executed that certain First Amendment to the Acquisition Agreement, which revised the list of then-completed Public Improvements or components thereof to be acquired by the District (hereafter referred to as the “Phase 1 Public Improvements”) and established an agreed maximum amount to be paid to Developer for said Phase 1 Public Improvements; and

**WHEREAS**, effective December 18, 2025, the Parties executed that certain Second Amendment to the Acquisition Agreement, which revised the list of then-completed Public Improvements or components thereof to be acquired by the District (hereafter referred to as the “Phase 2 Public Improvements”) and established an agreed maximum amount to be paid to Developer for said Phase 2 Public Improvements; and

**WHEREAS**, Developer has asked District to accept Developer's right, title and interest in those additional completed Public Improvements or components thereof, identified herein in the attached

25-0625

**EXHIBIT “B”** to this Resolution (hereafter referred to collectively as the “Phase 3 Public Improvements”) for an agreed maximum amount to be paid to Developer for said Phase 3 Public Improvements as provided herein, which agreed maximum purchase price shall not exceed the amount specified in this Third Amendment to the Acquisition Agreement (**Exhibit “A”** to this Resolution); and

**WHEREAS**, District will accept ownership and control of the Phase 3 Public Improvements upon the same terms and conditions as the Phases 1 and 2 Public Improvements specified in the Acquisition Agreement, except as may be expressly modified in this Third Amendment to the Acquisition Agreement; and

**WHEREAS**, prior to a payment by District to Developer for acquisition of the Phase 3 Public Improvements, District's Engineer ("District Engineer") will be required to verify by one or more written signed and sealed certifications to the District that: (a) the Phase 3 Public Improvements being acquired by District are part of the Project and (b) the purchase price to be paid by District for acquisition of the Phase 3 Public Improvements does not exceed the lower of: (i) the actual cost of design, implementation and construction of such Phase 3 Public Improvements or (ii) District Engineer's estimated fair market value of such Phase 3 Public Improvements.

**NOW, THEREFORE**, be it resolved by the Board of Supervisors of **HOBE-ST. LUCIE CONSERVANCY DISTRICT** as follows:

1. That the Board of Supervisors hereby approves the Third Amendment to Public Improvement Acquisition Agreement (Distribution #3) as set forth in **EXHIBIT “A”** to this Resolution, subject to final review by the District’s Legal Counsel and District Engineer.
2. The President is authorized to execute such documents as necessary to satisfy the requirements and purposes of the Acquisition Agreement.
3. This Resolution shall be filed with the Secretary of Hobe-St. Lucie Conservancy District.
4. All Resolutions and parts of Resolutions in conflict herewith are hereby repealed.
5. This Resolution shall take effect immediately upon its adoption.

THIS RESOLUTION PASSED AND WAS ADOPTED UNANIMOUSLY BY THE BOARD OF SUPERVISORS OF HOBE-ST. LUCIE CONSERVANCY DISTRICT ON JUNE 25, 2025.

**HOBE-ST. LUCIE CONSERVANCY  
DISTRICT**

ATTEST:

\_\_\_\_\_  
Rick Melchiori  
President

\_\_\_\_\_  
Robert M. Brown  
Secretary

(DISTRICT SEAL)

**EXHIBIT “A” TO RESOLUTION 2025-03  
THIRD AMENDMENT TO  
PUBLIC IMPROVEMENT ACQUISITION AGREEMENT  
(DISTRIBUTION #3)**

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**HOBE-ST. LUCIE CONSERVANCY DISTRICT  
UNIT OF DEVELOPMENT 1A  
THIRD AMENDMENT TO  
PUBLIC IMPROVEMENT ACQUISITION AGREEMENT**

**THIS THIRD AMENDMENT TO PUBLIC IMPROVEMENT ACQUISITION AGREEMENT** is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by and between **HOBE-ST. LUCIE CONSERVANCY DISTRICT**, an independent special district of the State of Florida, with offices c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 (hereafter referred to as "District"), and **ATLANTIC FIELDS DEVELOPMENT, LLC** and **DISCOVERY HOBE SOUND INVESTORS, LLC**, both Delaware limited liability companies registered to do business in the State of Florida (hereafter referred to individually or collectively as "Developer") with offices at 14605 North 73<sup>Rd</sup> Street, Phoenix, Arizona 85260-3105, (all of whom together may be referred to herein as "Parties" or individually as a "Party").

**RECITALS**

**WHEREAS**, District has found that it is in the best interests of the land within the District's Unit of Development No. 1 A ("Unit No. 1A") to construct, acquire, operate, maintain and/or convey to other governmental entities certain hereinafter identified public infrastructure facilities, works and improvements, together with provision of associated services rendered in regard thereto, including components thereof, that will serve the District and benefit the real property located within Unit No. 1A. These public infrastructure facilities, works and improvements and associated services, including components thereof, relating thereto may include but are not limited to potable water, sewer, stormwater drainage systems and facilities, and other public improvements, all as such services, facilities, and improvements being more specifically identified in the Water Control Plan for Unit of Development No. 1A, initially adopted by District's Board of Supervisors on June, 22, 2022, as subsequently amended from time to time, (referred to hereafter collectively as the "Water Control Plan" or the "Project"); and

**WHEREAS**, in order to effectuate transfer, in one or more installments or conveyances, of all of Developer's right, title and interest in those public infrastructure improvements (and associated services relating thereto) (hereafter referred to individually or collectively as the "Public Improvements") identified in the Water Control Plan from Developer to District, the Parties executed that certain Public Improvement Acquisition Agreement, dated May 13, 2024 (hereafter referred to as the "Acquisition Agreement"), which established the terms and conditions of the transfer to District of public improvements as set forth therein; and

**WHEREAS**, the specific Public Improvements initially proposed to be transferred to the District were identified in Exhibit "A", attached to the Acquisition Agreement; and

**WHEREAS**, effective June 12, 2024, the Parties executed that certain First Amendment to the Acquisition Agreement, which revised the list of Public Improvements (Exhibit "A", thereto) to be acquired by District (hereafter referred to as the "Phase 1 Public Improvements") and

established an agreed maximum amount to be paid to Developer for said Phase 1 Public Improvements; and

**WHEREAS**, effective December 18, 2024, the Parties executed that certain Second Amendment to the Acquisition Agreement, which revised the list of Public Improvements (Exhibit “A”) to be acquired by the District (referred to therein as the “Phase 2 Public Improvements”) and established an agreed maximum amount to be paid to Developer for said Phase 2 Public Improvements; and

**WHEREAS**, Developer has asked District to accept Developer's right, title and interest in those additional Public Improvements, identified herein in the attached **EXHIBITS “A-1” and “A-2”** (hereafter referred to as the “Phase 3 Public Improvements”) for the maximum amount to be paid to Developer for said Phase 3 Public Improvements as provided herein; and

**WHEREAS**, District will accept ownership and control of the Phase 3 Public Improvements upon the same terms and conditions as specified in the Acquisition Agreement, except as expressly modified in the First and Second Amendments and this Third Amendment thereto; and

**WHEREAS**, prior to a payment by District to Developer for acquisition of the Phase 3 Public Improvements, District's Engineer ("District Engineer") will be required to verify by one or more written signed and sealed certifications to the District that: (a) the Phase 3 Public Improvements being acquired by District are part of the Project and (b) the purchase price to be paid by District for acquisition of the Phase 3 Public Improvements does not exceed the lower of: (i) the actual cost of design, implementation and construction of such Phase 3 Public Improvements or (ii) District Engineer's estimated fair market value of such Phase 3 Public Improvements.

**NOW, THEREFORE**, in consideration of the mutual covenants herein contained, and for Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and subject to the terms and conditions set forth herein, the parties agree as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct to the best of the knowledge of the Parties hereto, and by this reference are incorporated herein as a material part of this Agreement.

**SECTION 2. RESTATEMENT AND RATIFICATION OF TERMS AND CONDITIONS.** All terms and conditions of the Agreement, as amended by the First and Second Amendments thereto, shall remain in full force and effect, except to the extent expressly modified by this Third Amendment.

**SECTION 3. PAYMENT FOR PHASE 3 PUBLIC IMPROVEMENTS.**

3.1 Subject to and in accordance with the terms of the Bond sale documents and any applicable State or Federal laws, rules, regulations, District agrees to pay Developer as complete and total payment for all the Developer's rights or interest in the Phase 3 Public Improvements constructed or installed by Developer an amount not to exceed **ALL FUNDS REMAINING IN THE BOND PROCEEDS CONSTRUCTION ACCOUNT (EST. TO BE APPROXIMATELY THREE MILLION FIVE HUNDRED THIRTY THOUSAND DOLLARS (\$3,530,000))**, with the exact purchase price to be based on a signed and sealed

certification of the District Engineer (the "Purchase Price").

3.2 Payment of the Purchase Price shall occur as provided in Sections 3.1 and 3.2 of the Agreement, as amended.

3.3 Upon this Phase 3 Disbursement, all bond funds will be expended. Developer is obligated to complete all Water Control Plan Improvements regardless of the availability of bond proceeds pursuant to that certain Landowner's Agreement by and between District and Discovery Hobe Sound Investors, LLC dated March 27, 2024; as amended by the First Amendment thereto dated April 24, 2024; and that certain Public Improvement Acquisition Agreement by and between Discovery Hobe Sound Investors, LLC and Atlantic Fields Development, LLC, as amended.

**IN WITNESS WHEREOF**, the parties have executed this Second Amendment to the Public Improvement Acquisition Agreement on the dates hereafter written.

Executed by **District** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

(SEAL)

**HOBE-ST. LUCIE CONSERVANCY DISTRICT**,  
an Independent Special District of the State of Florida.

By: \_\_\_\_\_  
Rick Melchiori  
Its: President

ATTEST:

By: \_\_\_\_\_  
Secretary

STATE OF FLORIDA  
MARTIN COUNTY

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2025, by Rick Melchiori, as President, for Hobe-St. Lucie Conservancy District.

(Notary Seal)

\_\_\_\_\_  
Notary Public State of Florida

\_\_\_\_\_  
Print/Type/Stamp Name

☐ Personally Known OR ☐ Produced Identification  
Type of Identification Produced \_\_\_\_\_.

Executed by the **Landowner** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

WITNESSES

**DISCOVERY HOBE SOUND INVESTORS, LLC**, a Delaware limited liability company, registered to do business in Florida

\_\_\_\_\_  
Name Signed

By: **DISCOVERY MANAGERS, LLC**, a Delaware limited liability company

\_\_\_\_\_  
Name Printed

Its: **Manager**

\_\_\_\_\_  
Name Signed

By: \_\_\_\_\_  
- Name Signed

\_\_\_\_\_  
Name Printed

\_\_\_\_\_  
Name Printed

Its: **Authorized Person**

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, 2025, before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Notary Seal]

\_\_\_\_\_  
Notary Public



Executed by the **Landowner** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

WITNESSES

**ATLANTIC FIELDS DEVELOPMENT, LLC**, a Delaware limited liability company, registered to do business in Florida

Name Signed \_\_\_\_\_

Name Printed

By:

Name Signed \_\_\_\_\_

Name Signed \_\_\_\_\_

Name Printed

Name Printed

Its: Authorized Person

## **ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 )  
COUNTY OF \_\_\_\_\_ ) SS.

On \_\_\_\_\_, 2025, before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Notary Seal]

Notary Public

**EXHIBIT “A1”**  
**DISCOVERY PLANNED UNIT DEVELOPMENT**  
**HSLCD UNIT OF DEVELOPMENT 1A**  
**ACQUISITION OF PUBLIC IMPROVEMENTS, PHASE 3**

Water Control Plan  
Components to Be Acquired  
By HSLCD



Description	Work Completed (Pay App #28)	Less 10% Retainage	Phase #1 Funding	Phase #2 Funding	Phase #3 Request *
1400 Excavation	\$ 31,308,262	\$ 3,130,826	\$ 15,717,083	\$ 8,552,707	\$ 3,907,646
1450 Embankment	\$ 6,993,734	\$ 699,373	\$ 1,746,410	\$ 3,156,637	\$ 1,391,314
2100 Drainage	\$ 18,600,777	\$ 1,860,078	\$ 13,694,803	\$ 784,913	\$ 2,260,983
1000 Mobilization	\$ 277,117	\$ 27,712	\$ -	\$ 237,875	\$ 11,530
1100 Erosion Control	\$ 505,158	\$ 50,516	\$ -	\$ 260,295	\$ 194,348
1200 Clear Grub and Burn	\$ 1,695,646	\$ 169,565	\$ -	\$ 1,602,200	\$ (76,119)
1300 Strip Site and Use in Green Areas	\$ 450,338	\$ 45,034	\$ -	\$ 405,304	\$ -
1600 Finish Grade	\$ 1,352,194	\$ 135,219	\$ -	\$ 845,275	\$ 371,700
1500 Grade Lots	\$ 965,587	\$ 96,559	\$ -	\$ 333,713	\$ 535,316
<b>Total</b>	<b>\$ 62,148,813</b>	<b>\$ 6,214,881</b>	<b>\$ 31,158,295</b>	<b>\$ 16,178,918</b>	<b>\$ 8,596,718</b>

\* Funding not to exceed District's undisbursed and legally available Series 2024 Bond proceeds

**EXHIBIT "A2"**  
**DISCOVERY PLANNED UNIT DEVELOPMENT**  
**HSLCD UNIT OF DEVELOPMENT 1A**  
**ACQUISITION OF PUBLIC IMPROVEMENTS, PHASE 3**

**Water Control Plan  
Components  
(Contractor Designations)**

**Water Control Plan  
Component  
Designations**

		<b>A</b>		<b>B = A * 10%</b>	<b>C</b>	<b>D = A - B - C</b>		
<b>Job #</b>	<b>Job Name</b>	<b>Work Completed (Pay App #28)</b>	<b>Less 10% Retainage</b>		<b>Phase #1 Funding</b>	<b>Phase #2 Funding</b>	<b>Phase #3 Request *</b>	
1400 D-E025001-110-008	Excavation	\$ 28,891,940	\$ 2,889,194	\$	\$ 15,717,083	\$ 7,128,450	\$ 3,157,214	1400
1450 D-E025001-110-009	Embankment	\$ 4,309,259	\$ 430,926	\$	\$ 1,746,410	\$ 1,121,116	\$ 1,010,808	1450
2100 D-E025001-110-018	Drainage - Master System	\$ 18,600,777	\$ 1,860,078	\$	\$ 13,694,803	\$ 784,913	\$ 2,260,983	2100
1450 D-E025001-110-010	Embankment - Golf	\$ 2,684,475	\$ 268,448	\$	\$ -	\$ 2,035,521	\$ 380,506	1450
1000 D-E025001-110-001	Mobilization	\$ 277,117	\$ 27,712	\$	\$ -	\$ 237,875	\$ 11,530	1000
1100 D-E025001-110-002	Erosion Control	\$ 505,158	\$ 50,516	\$	\$ -	\$ 260,295	\$ 184,348	1100
1200 D-E025001-110-003	Clear and Burning	\$ 1,344,514	\$ 134,451	\$	\$ -	\$ 1,191,742	\$ 18,320	1200
1200 D-E025001-110-004	Pipe Removal	\$ 85,000	\$ 6,500	\$	\$ -	\$ 58,500	\$ -	1200
1200 D-E025001-110-005	Fence Removal	\$ 69,300	\$ 6,930	\$	\$ -	\$ 62,370	\$ -	1200
1400 D-E025001-110-006	Roads	\$ 452,000	\$ 45,200	\$	\$ -	\$ 406,800	\$ -	1400
1300 D-E025001-110-007	Disc	\$ 450,338	\$ 45,034	\$	\$ -	\$ 405,304	\$ -	1300
1600 D-E025001-110-012	Fine Grade - Lake Slopes	\$ 450,944	\$ 45,094	\$	\$ -	\$ 192,910	\$ 212,940	1600
1600 D-E025001-110-011	Fine Grade - Lots / Roadways	\$ 901,250	\$ 90,125	\$	\$ -	\$ 652,365	\$ 158,760	1600
1200 D-E025001-110-015	Mill Existing Roadway	\$ 108,416	\$ 10,842	\$	\$ -	\$ 97,574	\$ -	1200
1200 D-E025001-110-015	Subgrade	\$ 108,416	\$ 10,842	\$	\$ -	\$ 192,014	\$ (94,439)	1200
1400 D-E025001-110-024	Base Rock	\$ 1,964,322	\$ 196,432	\$	\$ -	\$ 1,017,457	\$ 750,433	1400
1500 D-E025001-200-04	Survey	\$ 965,587	\$ 96,558	\$	\$ -	\$ 333,713	\$ 535,316	1500
<b>Total</b>		<b>\$ 62,148,813</b>	<b>\$ 6,214,881</b>	<b>\$</b>	<b>\$ 31,158,295</b>	<b>\$ 16,178,918</b>	<b>\$ 8,596,718</b>	

\* Funding not to exceed District's undisbursed and legally available Series 2024 Bond proceeds

**EXHIBIT “B” TO RESOLUTION 2025-03**

**THE ADDITIONAL COMPLETED PUBLIC IMPROVEMENTS  
(PHASE 3 DISTRIBUTION)**

**DISCOVERY PLANNED UNIT DEVELOPMENT  
HSLCD UNIT OF DEVELOPMENT 1A  
ACQUISITION OF PUBLIC IMPROVEMENTS, PHASE 3**

Water Control Plan  
Components to Be Acquired  
By HSLCD



Description	Work Completed (Pay App #28)	Less 10% Retainage	Phase #1 Funding	Phase #2 Funding	Phase #3 Request *
1400 Excavation	\$ 31,308,262	\$ 3,130,826	\$ 15,717,083	\$ 8,552,707	\$ 3,907,646
1450 Embankment	\$ 6,993,734	\$ 699,373	\$ 1,746,410	\$ 3,156,637	\$ 1,391,314
2100 Drainage	\$ 18,600,777	\$ 1,860,078	\$ 13,694,803	\$ 784,913	\$ 2,260,983
1000 Mobilization	\$ 277,117	\$ 27,712	\$ -	\$ 237,875	\$ 11,530
1100 Erosion Control	\$ 505,158	\$ 50,516	\$ -	\$ 260,295	\$ 194,348
1200 Clear Grub and Burn	\$ 1,695,646	\$ 169,565	\$ -	\$ 1,602,200	\$ (76,119)
1300 Strip Site and Use in Green Areas	\$ 450,338	\$ 45,034	\$ -	\$ 405,304	\$ -
1600 Finish Grade	\$ 1,352,194	\$ 135,219	\$ -	\$ 845,275	\$ 371,700
1500 Grade Lots	\$ 965,587	\$ 96,559	\$ -	\$ 333,713	\$ 535,316
<b>Total</b>	<b>\$ 62,148,813</b>	<b>\$ 6,214,881</b>	<b>\$ 31,158,295</b>	<b>\$ 16,178,918</b>	<b>\$ 8,596,718</b>

\* Funding not to exceed District's undisbursed and legally available Series 2024 Bond proceeds

## **DISBURSEMENT APPROVAL FOR SERIES 2024 PROJECT ACCOUNT**

The Bank of New York Mellon Trust Company, N.A., as trustee  
Attention: Corporate Trust Department

Re: \$60,370,000.00 Hobe-St. Lucie Conservancy District, Improvement Bonds, Unit of  
Development No. 1A, Series 2024 (the "Bonds")

Pursuant to the provisions of the Amended and Restated Resolution No. 2024-04 of Hobe-St. Lucie Conservancy District (the "Issuer") adopted March 27, 2024, as may be amended, supplemented and restated, including by Amended and Restated Resolution No. 2024-05 of the Issuer (collectively, the "Resolution"), you are hereby requested and directed to disburse from the Series 2024 Project Account referred to in the Resolution the amounts indicated below. Capitalized terms used herein not otherwise defined herein shall have the meanings ascribed thereto in the Resolution.

The undersigned hereby certifies:

1. This is Disbursement Approval number **3**
2. The name and address of the person(s), firm(s), or corporation(s) to whom the disbursement(s) is (are) due is (are), and the amount(s) thereof is (are) as follow(s):

### **See attached Disbursement Detail**

**Total Amount Due this Disbursement = \$8,596,718.00**

The undersigned further certifies that:

1. This requisition is for a Cost of the Series 2024 Project payable from the Series 2024 Project Account that has not previously been paid; and
2. Each disbursement set forth above is a proper charge against the Series 2024 Project Account.

**Pay from 2024 Project Fund Account # 00761908**

Each disbursement set forth above is made as payment of a portion of the purchase price for the Series 2024 Project pursuant to a written agreement between the District and the other party named therein receiving payment and the undersigned represents that such agreement has not been modified or amended and is in full force and effect on the date hereof.

**HOBE-ST. LUCIE CONSERVANCY  
DISTRICT**

By: \_\_\_\_\_  
President, Board of Supervisors

Date: June 25, 2025



Hobe-St. Lucie Conservancy District  
c/o Special District Services, Inc.,  
2501A Burns Road  
Palm Beach Gardens, FL 22410

Date: June 24, 2025

Re: Letter from Developer Requesting Acceptance of Completed Public Improvement


To whom it may concern:

ATLANTIC FIELDS DEVELOPMENT, LLC and DISCOVERY HOBE SOUND INVESTORS, LLC, Delaware limited liability companies registered to do business in the State of Florida (hereafter referred to individually or together as the "Developer") desires to convey to the HOBE-ST. LUCIE CONSERVANCY DISTRICT ((hereafter referred to as the "District") all the Developer's right, title and interest in completed public infrastructure improvements and associated services relating to the following cost codes outlined in Pay Application #28 (Exhibit A) (collectively, the "Public Improvements").

Item #	Description	Work Completed (Pay App #28)	Less 10% Retainage	Phase #1 Funding	Phase #2 Funding	Phase #3 Request *
1400	Excavation	\$ 31,308,262	\$ 3,130,826	\$ 15,717,083	\$ 8,552,707	\$ 3,907,646
1450	Embankment	\$ 6,993,734	\$ 699,373	\$ 1,746,410	\$ 3,156,637	\$ 1,391,314
2100	Drainage	\$ 18,600,777	\$ 1,860,078	\$ 13,694,803	\$ 784,913	\$ 2,260,983
1000	Mobilization	\$ 277,117	\$ 27,712	\$ -	\$ 237,875	\$ 11,530
1100	Erosion Control	\$ 505,158	\$ 50,516	\$ -	\$ 260,295	\$ 194,348
1200	Clear Grub and Burn	\$ 1,695,646	\$ 169,565	\$ -	\$ 1,602,200	\$ (76,119)
1300	Strip Site and Use in Green Areas	\$ 450,338	\$ 45,034	\$ -	\$ 405,304	\$ -
1600	Finish Grade	\$ 1,352,194	\$ 135,219	\$ -	\$ 845,275	\$ 371,700
1500	Grade Lots	\$ 965,587	\$ 96,559	\$ -	\$ 333,713	\$ 535,316
	<b>Total</b>	<b>\$ 62,148,813</b>	<b>\$ 6,214,881</b>	<b>\$ 31,158,295</b>	<b>\$ 16,178,918</b>	<b>\$ 8,596,718</b>
	* Funding not to exceed District's undisbursed and legally available Series 2024 Bond proceeds					

Subject to and in accordance with the terms of the Bond sale documents and the Public Improvements Acquisition Agreement, the Developer requests that the District acquires all of the Developer's rights or interest in the completed Public Improvements constructed or installed by the Developer in an amount that equals all **the remaining available bond proceeds plus interest (approximately \$3.5 million).**

Sincerely,

DocuSigned by:  
  
E3FEF9BEF22C4B3... VP, Development  
**Authorized Signatory of the Developer**

DocuSigned by:  
  
85EE54214EA7400... Director, Finance  
**Authorized Signatory of the Developer**





June 19, 2025

Via email: [MMcElligott@sdsinc.org](mailto:MMcElligott@sdsinc.org)

Hobe-St. Lucie Conservancy District (HSLCD)  
c/o Special District Services  
2501A Burns Road  
Palm Beach Gardens, FL 33410

Attn: Michael McElligott

Dear Sirs,

This office has reviewed the cost estimates and various reports associated with the Unit 1A Bond funds. The bond issue amount is \$60,370,000.00 and the implementation cost of the Unit 1A Water Control Plan is estimated to be \$165,189,979.00. The Bond fund balance is approximately \$3,510,443 which has been requested by the developer to be released although the Water Control Plan facilities have not been totally completed. However, the attached table does show the water control plan components that have been completed. We are of the opinion that these funds can be released with the provision that the Developer, Atlantic Fields, will fund the completion of the Unit 1A Water Control Plan facilities.

If you have any questions or need additional information, please do not hesitate to contact us.

Very truly yours,

A handwritten signature in blue ink that reads "Robert W. Higgins". The signature is fluid and cursive, with a long horizontal stroke at the end.

Robert W. Higgins, P.E.  
FL Professional Engineer No. 22364

Vice President  
Higgins Engineering & Surveying, LLC.  
[bhiggins@higginseng.com](mailto:bhiggins@higginseng.com)

cc HSLCD Board of Supervisors:  
Mary Viator, Esquire ([viator@caldwellpacetti.com](mailto:viator@caldwellpacetti.com))

UNIT 1A  
WATER CONTROL PLAN

June 2025

Cost of Construction Elements Within the HSLCD Unit A

Item No.	Description	Amount
1000	Mobilization	956,000
1100	Erosion Control	89,357
1200	Clear Grub and Burn	3,771,000
1300	Strip Site and Use in Green Areas	2,448,000
2100	Drainage Lake Interconnects	30,000,000
Total		37,264,357



**June 15, 2025**

**Ray Spear**

6072 Eagles Nest Drive  
Jupiter, FL 33458  
spear@thegrassrootscorp.com  
561-262-3429

**Board of Supervisors**

Hobe St. Lucie Conservancy District  
2501-A Burns Road  
Palm Beach Gardens, FL. 33418

**RE: Proposal to Purchase 40+ Acre Parcel of Land from the Hobe St. Lucie Conservancy District**

Dear Members of the HSLCD Board,

I am writing to formally request the purchase of the surplus, 40+ acre parcel of land on the NE corner of the Nine-Gem property, currently owned by the Hobe St. Lucie Conservancy District.

I have a deep respect for the district's mission of preserving water and land resources. In acquiring this property, I would be committed to maintaining the integrity and stewardship of the land in accordance with the district's core values. My intent in acquiring this land is twofold. One, to use it for recreational purposes such as camping, hunting and other outdoor pursuits. Second, cattle operations which involves the raising, the grazing and the management of livestock. The property would be put to productive use, ensuring the land remains active and maintained,

It is my understanding that the property has significant limitations. It is indefinitely zoned for agricultural use, with no buildable points and no possibilities for residential or commercial development. The sale of this surplus property would generate a one-time income for the district, while allowing the board to efficiently off load a nonperforming asset. As well it creates an annual positive tax revenue to the district's operational budget. My offer to purchase this property is **\$175,000.00**, which I feel is fair market value for comparable, restricted agriculture land. In addition, the relationship established between us would ensure the transaction was streamlined, efficient, and with minimal delays, ultimately benefiting all parties involved.

Please consider this letter as a formal request to initiate dialogue on the purchase of this property. I am happy to further discuss this proposal with the Board and answer questions, or provide any additional documentation required.

To summarize my offer:

- **Property:** 40+ acre surplus parcel on the NE corner of the Nine-Gem property.
- **Benefit to District:** sale generates income and long term annual tax increase on surplus, highly restricted property. With my familiarity of the property and the district my acquisition would make the transaction streamlined, quick and efficient.
- **Proposed Use:** The proposed use of the property is for both recreational uses and cattle operations. The property will be managed to support both uses in a way that balances land conservation with productive agricultural activity.
- **Offer Price:** \$175,000.00
- **Due Diligence:** I welcome the opportunity to work with the board on all aspects of due diligence to help ensure a smooth, quick, and efficient property sale.

Thank you for your time and consideration. I look forward to working together on this opportunity.

Sincerely,

*Ray Spear*

Ray Spear  
The Grassroots Corporation, owner

**Attachments:**

Martin County 40 acre aerial map

SFWMD canal reroute map

Martin County 40 acre corner map

Martin County Property Appraiser – value and sales history

Martin County Property information

# Martin County, FL





Basic Info

<b>PIN</b> 13-40-41-000-000-00060-0	<b>AIN</b> 75159	<b>Situs Address</b> UNASSIGNED	<b>Website Updated</b> 6/16/25
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General Information

CHANGE MAILING ADDRESS	SIGN UP FOR PROPERTY FRAUD ALERT
<b>Property Owners</b> HOBE-ST LUCIE CONSERVANCY DIST	<b>Parcel ID</b> 13-40-41-000-000-00060-0
<b>Mailing Address</b> 2501A BURNS RD PALM BEACH GARDENS FL 33410	<b>Account Number</b> 75159
<b>Tax District</b> DISTRICT THREE MSTU	<b>Property Address</b> UNASSIGNED
	<b>Legal Description</b> N 100, E 100, 100 STRIP ALG W/LN TURNPIK...
	<b>Use Code/Property Class</b> 9400 - 9400 Right of way streetsRoads
	<b>Neighborhood</b> 63000 Western Agricultural Areas
	<b>Legal Acres</b> 64.39
	<b>Ag Use Size (Acre\Sq Ft)</b> N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.							

Current Sale

<b>Sale Date</b> 6/8/01	<b>Grantor (Seller)</b> DAVID LEE, LTD LIABILITY CO	<b>Doc Num</b> JKB
<b>Sale Price</b> \$ 102,100	<b>Deed Type</b> Special Warranty Deed	<b>Book &amp; Page</b> <u>1559.0464</u>

Legal Description

N 100, E 100, 100 STRIP ALG W/LN TURNPIKE, S 114 OF W 2327.75, ALL LYING WLY OF FLA TURNPIKE & ALL AS IN OR 452/455 & N 15 OF S 129 OF W 2327.75 & 41.79 AC PARCEL BOTH DESC IN OR 1559/464
The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

# Improvements

<b>PIN</b>	<b>Situs Address</b>	<b>Website Updated</b>
13-40-41-000-000-00060-0	UNASSIGNED	6/16/25

<b>AIN</b>	<b>Use Code/Property Class</b>	<b>Total Finished Area</b>	<b>Max Stories</b>
75159	N/A	0 SF	0

Features/Yard Items			
Type	Qty	Size	Unit of Measure
			Year Bld



# Sales History

<b>PIN</b> 13-40-41-000-000-00060-0	<b>AIN</b> 75159	<b>Situs Address</b> UNASSIGNED	<b>Website Updated</b> 6/16/25
--	---------------------	------------------------------------	-----------------------------------

<b>Sale Date</b>	<b>Sale Price</b>	<b>Grantor (Seller)</b>	<b>Deed Type</b>	<b>Doc Num</b>	<b>Book &amp; Page</b>
6/8/01	\$ 102,100	DAVID LEE, I TD LIABILITY CO	Special Warranty Deed	JKB	<u>1559.0464</u>
12/27/72	\$ 0	SELLER - see file for name	Special Warranty Deed	JKB	<u>0352.0455</u>


*This section is not intended to be a chain of title. Sales do not generally appear until approximately 1 to 3 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.*

# Value History

PIN	AIN	Situs Address	Website Updated
13-40-41-000-000-00060-0	75159	UNASSIGNED	6/16/25

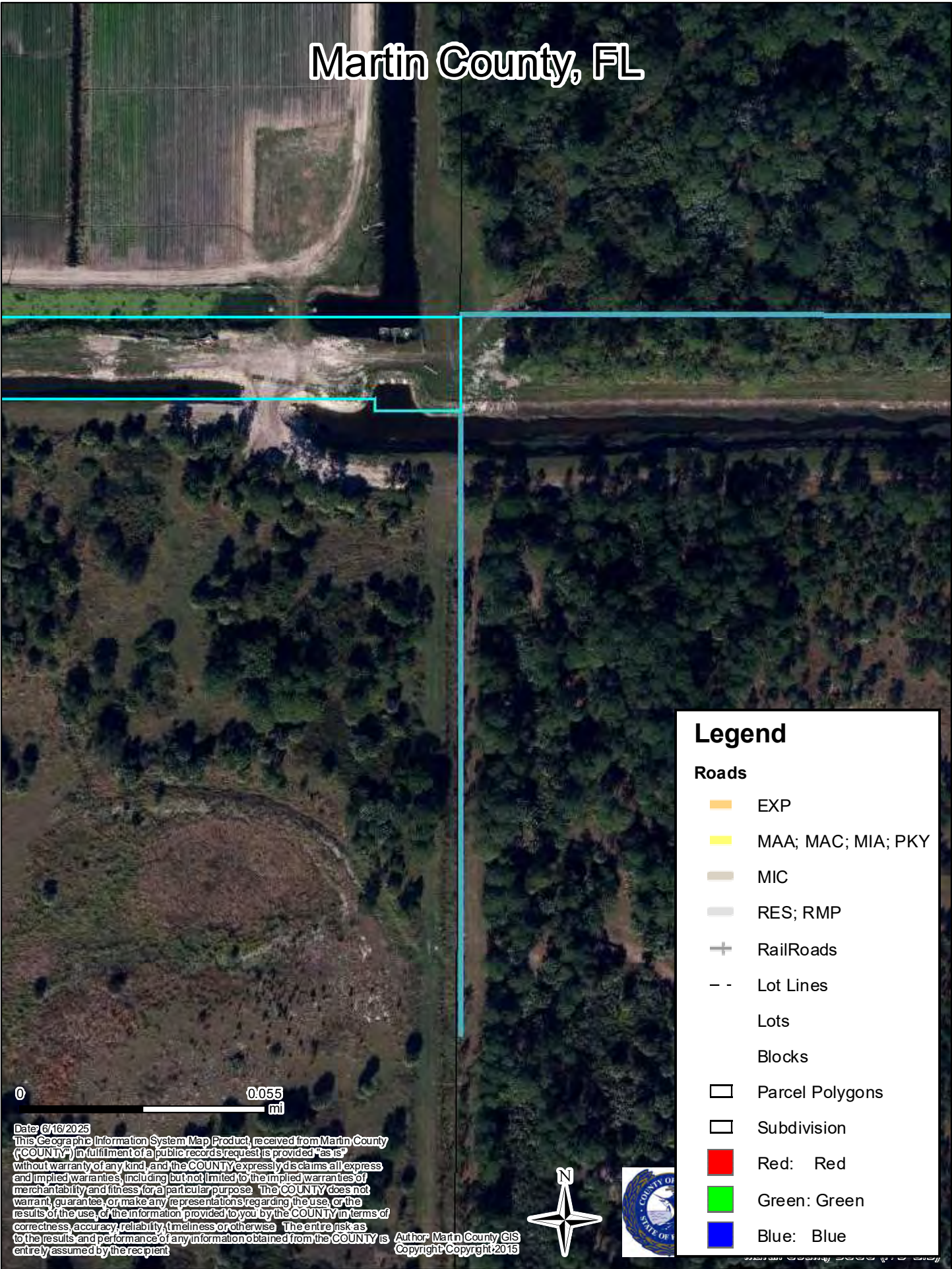
Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2024	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2023	\$ 100	\$ 0	\$ 100	\$ 0	\$ 100	\$ 100	\$ 0
2022	\$ 100	\$ 0	\$ 100	\$ 0	\$ 100	\$ 100	\$ 0
2021	\$ 100	\$ 0	\$ 100	\$ 0	\$ 100	\$ 100	\$ 0
2020	\$ 100	\$ 0	\$ 100	\$ 0	\$ 100	\$ 100	\$ 0
2019	\$ 100	\$ 0	\$ 100	\$ 0	\$ 100	\$ 100	\$ 0
2018	\$ 100	\$ 0	\$ 100	\$ 0	\$ 100	\$ 100	\$ 0
2017	\$ 100	\$ 0	\$ 100	\$ 0	\$ 100	\$ 100	\$ 0
2016	\$ 100	\$ 0	\$ 100	\$ 0	\$ 100	\$ 100	\$ 0
2015	\$ 96,590	\$ 0	\$ 96,590	\$ 43,471	\$ 53,119	\$ 53,119	\$ 0
2014	\$ 48,290	\$ 0	\$ 48,290	\$ 0	\$ 48,290	\$ 48,290	\$ 0

**WARNING:** Significant tax increases often occur when sold. The Taxable Value and Taxes, noted above, may reflect exemptions, classifications and value limitations that will be removed at the time of sale. Homestead exemptions, agricultural classifications, and assessed value limitations are NOT transferable to the new owner. Following a sale, a property's assessed value is reset to the market value & the new owner must reapply for homestead exemption & agricultural classification.

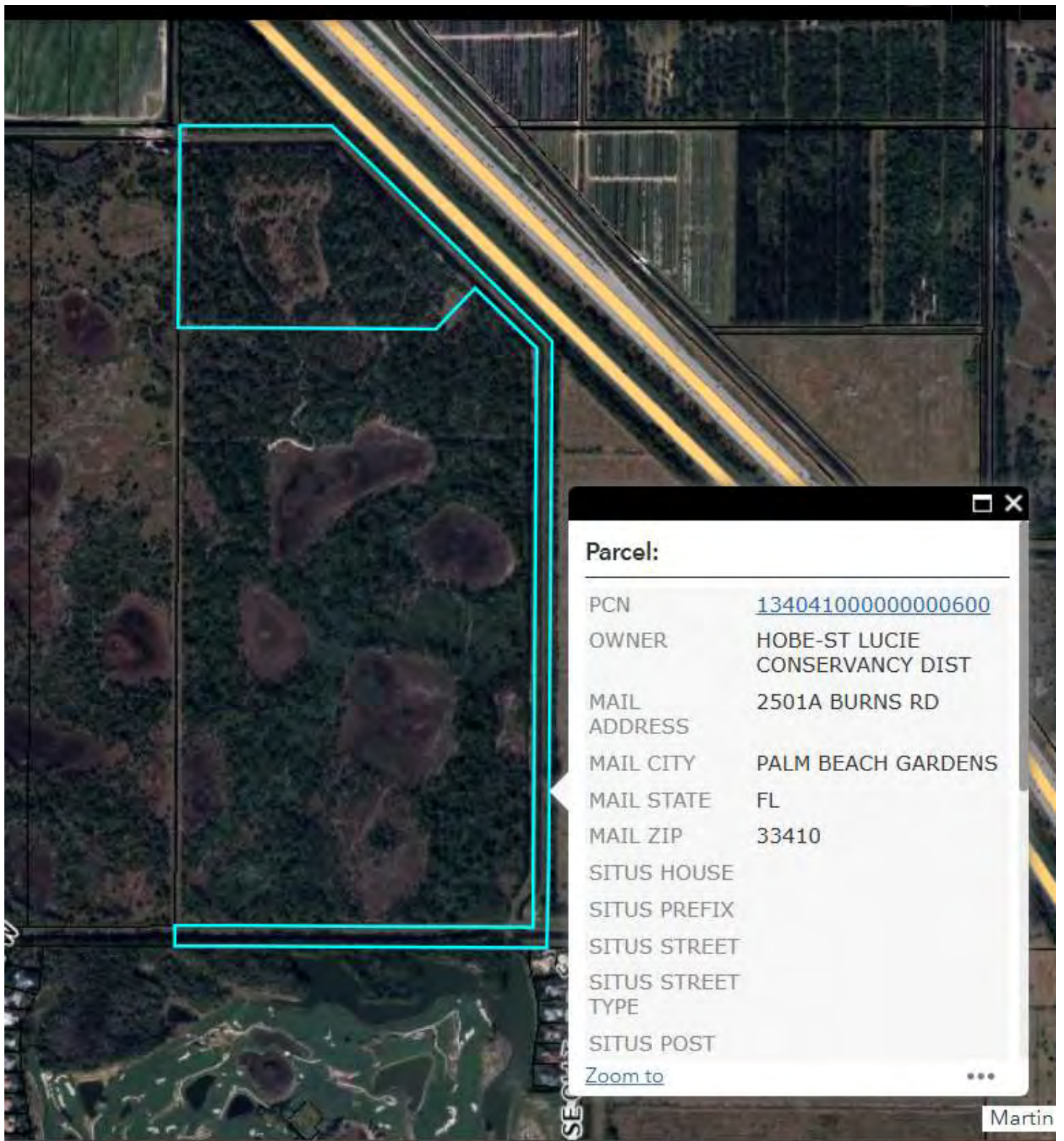
Martin County Property Information Lookup			
<b>General Information</b>		<b>Property Location Map</b>	
Parcel #	<a href="#">13404100000000600</a>		
Owner Name:	HOBE-ST LUCIE CONSERVANCY DIST		
Owner Address:	2501A BURNS RD PALM BEACH GARDENS, FL 33410		
Site Address:	/		
<a href="#">Storm Surge Evacuation Zone:</a>	N/A		
<a href="#">Flood Zone - BFE:</a>	X - N/A' NAVD		
FIRM Panel:	<a href="#">12085C0315G</a> , <a href="#">12085C0505G</a>		
Urban Service District:	Outside		
Municipality:	Unincorporated Martin County		
Taxing District:	District 3		
<a href="#">ISO-PPC Rating:</a>	2		
<a href="#">Subdivision infill applicability:</a>	N/A		
Development Imposed Conditions:	Residential Fire Sprinklers Not Required		
<b>Building Design Wind Speed</b>			
Occupancy Category I,II,III/IV:	150, 160, 170		
<b>Land Use</b>		<b>Election Information</b>	
Land Use information can change frequently, please verify with the <a href="#">Martin County Growth Management Department</a> at 772-288-5495		Voter Precinct: 21	
Zoning:	A-2	Commission District: 3	
Zoning Details:	N/A	<a href="#">Commissioner:</a> Blake Capps 772-288-5400	
Future Landuse	AGRICULTURAL	<a href="#">Clerk of Circuit Court:</a> Carolyn Timmann 772-288-5576	
Landuse Details:	N/A	<a href="#">County Sheriff:</a> John Budensiek 772-220-7000	
<b>Community Redevelopment</b>		<a href="#">Property Appraiser:</a> Jenny Fields 772-288-5608	
		<a href="#">School Superintendent:</a> Michael Maine 772-219-1200	
		<a href="#">Supervisor of Elections:</a> Vicki Davis 772-288-5637	
		<a href="#">Tax Collector:</a> Ruth Pietruszewski 772-288-5600	
		<b>Utilities &amp; Solid Waste</b>	
CRA: N/A		Service:    Utility:    Availability:    Phone:	
CRA Regulating Plan: N/A		Water:    N/A    N/A    N/A	
<b>Schools</b>		Sewer:    N/A    N/A    N/A	
School information obtained from the <a href="#">Martin County School District</a> system, 772-219-1200		Recycle Collection:    Recycle Monday	
Elementary School:		Trash Collection:    Garbage Monday and Thursday	
Middle School:	Dr. David L. Anderson Middle School	Yard Waste Collection:    Yard Waste Wednesday	
High School:	South Fork High School		
Created: June , 16th, 2025 8:02 AM			
<b>Disclaimer:</b> The Geographic Information System map product, received from Martin County, ("COUNTY") is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient. Please contact the responsible Martin County Department for specific determinations.			



# Martin County, FL







15367 Orange Ave.  
Ft. Pierce, FL 34945

Date	Estimate #
5/15/2025	3331

Project

Page 65



# Thomas V. Messier

24101 SW Martin Hwy  
Okeechobee, FL 34974



Cell phone: (772) 260-5173

Email: [tvmessier@gmail.com](mailto:tvmessier@gmail.com)

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## PROPOSAL

**Date:** 05/22/2025

**Sold To:** Hobe St Lucie

**Job Site:** L-35

**Attention:** Ray Spears

**Description:**

- Clean 10,730 ft of L-35
- Grade material removed from canal

<b>Clean / Grade: \$47,600.00</b>
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- Sod one row at top of bank

<b>Sod: \$32,000.00</b>
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