HOBE-ST. LUCIE
CONSERVANCY DISTRICT

MARTIN COUNTY

RECONVENED LANDOWNERS' MEETING
&
REGULAR BOARD OF SUPERVISORS' MEETING
JULY 29, 2026
9:30 A.M.

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

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

AGENDA
HOBE-ST. LUCIE CONSERVANCY DISTRICT
Conference Room at Becker Tree Farm
2400 SE Bridge Road
Hobe Sound, Florida 33455
RECONVENED LANDOWNERS' MEETING
July 29, 2026
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 24, 2026 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

Publication Date	Subcategory
2026-07-15	Miscellaneous Notices

HOBE-ST. LUCIE
CONSERVANCY DISTRICT
NOTICE OF RECONVENED ANNUAL LANDOWNERS MEETING AND
BOARD OF SUPERVISORS
MEETING

NOTICE IS HEREBY GIVEN that the Reconvened Annual Landowners Meeting and Board of Supervisors Meeting of the Hobe-St. Lucie Conservancy District (the District) will be held on July 29, 2026, 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 Reconvened 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 Districts website (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
PUBLISH: STUART NEWS 07/08/26 & 07/15/26 #1246157

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 un-contested 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. <u>Recessing of Annual Landowner's Meeting</u>

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. <u>Miscellaneous Provisions</u>

(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 24, 2026

Pursuant to the above Notice published in The Stuart News on June 18, 2026 and June 22, 2026, the Annual Landowners' Meeting of Hobe-St. Lucie Conservancy District was held on June 24, 2026 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 24, 2026, 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-13	800.00
Grove XXIII et. al.	225.00
Midbrook 1st Realty Corp	2824.00
Atlantic Fields / Master Association	127.00
Discovery/Hobe Sound Investments LLC	389.00
Atlantic Field Club LLC	445.00
TOTAL	4810.00

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.

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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. Melchiori expires as of this meeting.

Nominations:

Mr. Rick Melchiori was nominated.

There being no further nominations, nominations were closed.

The landowners cast their ballots as follows:

Mr. Melchiori received 4810 votes.

There being no objections, Mr. Melchiori was elected as Supervisor to serve a three-year term expiring in 2029.

APPROVAL OF MINUTES:

The Minutes of the Annual Landowners Meeting held on June 25, 2025 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.

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RECESS:

The Meeting was recessed until July 29, 2026.

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

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Chairman

____
Secretary

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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 24, 2026 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 (2026), 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

<u>ELECTION OF BOARD SUPERVISORS</u>

JUNE 24, 2026

The undersigned certifies that he/she is the owner (___) or duly authorized **representative of lawful proxy of an owner** (___) of land in the **<u>Hobe-St. Lucie Conservancy District,</u>** 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:

<u>Name of Candidate</u>	**<u>Number of Votes</u>**
__________________________________	_____________________
__________________________________	_____________________
__________________________________	_____________________
__________________________________	_____________________
__________________________________	_____________________

Signature: ____________________________________

Printed Name: ________________________________

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

____

____

____

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
July 29, 2026
9:30 a.m.

A. Call to Order

B. Proof of Publication……………………………………………………………………………….Page 11

C. Seat New Board Members

D. Administer Oath of Office & Review Board Member Responsibilities and Duties

E. Establish Quorum

F. Election of Officers

- Chairman
- Vice Chairman
- Secretary/Treasurer
- Assistant Secretaries

G. Additions or Deletions to Agenda

H. Comments from the Public for Items Not on the Agenda

I. Approval of Minutes

1. June 24, 2026 Regular Board of Supervisors Meeting Minutes……………………………………Page 12

J. Old Business

1. Status Update Regarding RG Reserve
2. Status Update on District Surplus Policy…………………………………………………………...Page 17

K. New Business

1. Consider Resolution No. 2026-03 – Adopting an Amendment of the Amended and Restated W/C Plan for Unit 1A……………………………………………………………………………Page 19
2. Consider Resolution No. 2026-04 – Accepting Phase 1 of the Public Irrigation System…………..Page 25

L. Administrative Matters

1. Engineer's Report
2. Attorney's Report
3. Manager's Report
4. Field Operations Report

M. Board Member Comments

N. Adjourn

Publication Date
2026-07-15

Subcategory
Miscellaneous Notices

HOBE-ST. LUCIE
CONSERVANCY DISTRICT
NOTICE OF RECONVENED ANNUAL LANDOWNERS MEETING AND
BOARD OF SUPERVISORS
MEETING

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1. To elect one Supervisor;
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3. To transact any such other business as may properly come before the Meeting.

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

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HOBE-ST. LUCIE CONSERVANCY DISTRICT
www.hobestluciecd.org
PUBLISH: STUART NEWS 07/08/26 & 07/15/26 #1246157

MINUTES OF THE BOARD OF SUPERVISORS MEETING
OF HOBE-ST. LUCIE CONSERVANCY DISTRICT
June 24, 2026

Pursuant to the above Notice, the Board of Supervisors of Hobe-St. Lucie Conservancy District held its Board of Supervisors Meeting on June 24, 2026 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, Robert Brown and Ed Weinberg, Supervisors; Michael McElligott of Special District Services, Inc. as District Manager; Bob Higgins of Higgins Engineering & Surveying, LLC; Mary M. Viator, District Attorney of Caldwell Pacetti Edwards Schoech & Viator LLP; and Mr. Ray Spears, the Grassroots Corp via telephone conference. Also in attendance was Nathan Orzech of Midbrook 1st Realty Corporation.

A. CALL TO ORDER

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

B. PROOF OF PUBLICATION

C. SEAT NEW BOARD MEMBERS

The Board Deferred Action

D. ADMINISTER OATH OF OFFICE & REVIEW BOARD MEMBER RESPONSIBILITIES AND DUTIES

The Board Deferred Action

E. ESTABLISHMENT OF QUORUM

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

F. ELECTION OF OFFICERS

Deferred Action

G. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions other than the Deferral of Actions directed by the Board.

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

There were none.

I. APPROVAL OF MINUTES

The Board unanimously approved the Minutes of the May 27, 2026 Board of Supervisors Board Meeting.

J. OLD BUSINESS

1. Status Update Regarding RG Reserve

The District Engineer indicated he had nothing to report.

The Board deferred action at this time.

2. Update Regarding Access to Elise J. Property:

The Board deferred action at this time.

The District Engineer stated the Elise J Property was in the process of being acquired by Martin County.

There followed a discussion by the Board relating to the property involving lack of legal outfall, claims to restore the berm, and legal access to the subject property.

3. Status Update on Unit of Development No. 6 – Water Control Plan

The Board discussed the status of the Unit No. 6 Water Control Plan. It was explained SFWMD had submitted a Letter of Intent, dated October 17, 2025, to engage in negotiations with HSLCD for SFWMD's acquisition of certain HSLCD land interests. The District Engineer acknowledged receipt. He further discussed the request by SFWMD for a detailed Maintenance Agreement.

The Board indicated it had previously authorized acknowledgment of receipt of the October 17, 2025 Letter of Intent from SFWMD on behalf of HSLCD.

The Board discussed the District's Disposition of Surplus Real Property to be considered.

The Board deferred further action at this time.

K. NEW BUSINESS

1. Consider AF Irrigation Agreement

The Board deferred action at this time.

2. Consider Approval of Engineering Contract Assignment

The District Engineer explained Higgins Engineering & Surveying LLC acquired certain assets, contracts and client relationships of Higgins Engineering Inc.

A motion was made by Mr. Weinberg, seconded by Mr. Brown and unanimously passed authorizing the Districts consent to the Assignment and Consent Agreement assigning the existing professional service agreements from Higgins Engineering, Inc., to Higgins Engineering and Surveying LLC.

3. Consider Resolution 2026-01 – Adopting a Fiscal Year 2026-2027 Budget

The District Manager presented the Fiscal Year 2026-2027 Budget and explained the proposed Budget represented the maximum rate which could be lowered. The District Manager explained the Budget.

The District Manager commented on the individual Units as well as the Balance of the District which has a substantial balance.

Comments were received by the Board on the budgets for the respective Units of Development, including allocations of the surplus funds from monies received from the payment of delinquent assessments.

A motion was made by Mr. Weinberg, seconded by Mr. Brown and unanimously passed to approve Resolution 2026-01 Adopting the Fiscal Year 2026-2027 Budget as follows:

RESOLUTION 2026-01
A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HOBE-ST. LUCIE CONSERVANCY DISTRICT APPROVING A BUDGET FOR FISCAL YEAR 2026-2027, AND PROVIDING AN EFFECTIVE DATE

(Copy filed with District Records)

4. Consider Resolution 2026-02 Adopting a Fiscal Year 2026-2027 Meeting Schedule

The District Manager presented the Proposed Fiscal Year 2026-2027 Meeting Schedule.

A motion was made by Mr. Brown, seconded by Mr. Weinberg and unanimously passed to approve Resolution 2026-02 Adopting the Fiscal Year 2026-2027 Meeting Schedule as follows:

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HOBE-ST. LUCIE CONSERVANCY DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026-2027 AND SETTING THE TIME AND LOCATION OF THE SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE

(Copy filed with District Records)

L. ADMINISTRATIVE MATTERS

1. District Engineer’s Report

The District Engineer commented on the BMAP Program

2. District Attorney's Report

The District Attorney reported on the matters as they appeared on the Agenda.

The District Attorney commented they are continuing to work with Discovery's lawyers regarding the preparation of the Irrigation Agreement.

3. Manager's Report

The District Manager reported on matters as they appeared on the Agenda.

The District Manager requested the next Board of Supervisors Meeting be held on July 29, 2026.

4. Field Operations Report

Mr. Spears commented on the status of the Districts operations.

BOARD MEMBER COMMENTS

NONE

NEXT MEETING

The Board confirmed the next Board of Supervisors Meeting was scheduled for July 29, 2026.

ADJOURN

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

____
President

____
Secretary

HOBE-ST. LUCIE CONSERVANCY DISTRICT
DISPOSITION OF SURPLUS REAL PROPERTY

I. AUTHORITY

Chapter 2005-339, Laws of Florida (as amended), Section 4(1), authorizes the District "to convey *and dispose of* such real and personal property, either or both, as may be necessary or convenient to carry out the purposes, or any of the purposes, of this act (emphasis added), and Sec. 298.22(3), Florida Statutes.

II. GENERAL PURPOSE

To establish a policy regarding disposal of interests in District real property, including easements. As a general policy, the District currently owns or will acquire only those interests in real property that are "necessary and convenient" to carry out its legislative purposes and meet its functional needs. However, because of changing conditions or peculiar local circumstances, the District may own parcels or interests in real property that are not or are no longer necessary or convenient for its purposes. This interest may be declared surplus and disposed of in a manner that best serves the District's interests. This policy defines the terms under which the Board may make a legislative determination that a District interest in real property may be disposed of.

III. POLICIES

1. For the purpose of this Policy, "surplus" shall mean an interest in real property that is not presently or foreseeably necessary or convenient to carry out the purposes and functions of the District.

2. For the purpose of this Policy, "disposition" shall include, but not be limited to, negotiated direct sale, sealed competitive bid, exchange, auction, or any other means of transfer of an ownership interest the Board of Supervisors deems appropriate, whether or not for consideration.

3. Only *surplus* real property may be disposed of. The District Engineer will evaluate any request to dispose of real property, including easements, and will advise if continued retention is necessary and convenient to satisfy the District's legislative purposes and functional requirements. If retention is determined by the Board not to be necessary or convenient, the Board of Supervisors may authorize appropriate disposition.

4. Unless otherwise provided in this Policy, disposition of an interest in District real property (including an exchange) shall be for valuable consideration. If the property is to be transferred to an individual or to a commercial entity, the consideration shall be its fair market value, unless special circumstances justify other reasonable compensation. If the value of the property is reasonably estimated to equal or exceed

$100,000, an independent appraisal is required.

5. If the surplus real property is owned in fee, the District may, if the District Engineer recommends, require reservation of an easement for District purposes. A purchaser will receive no extra compensation or reduction in fair-market value on account of such reservation.

6. For valuation purposes, an easement shall be treated the same as a fee simple interest.

IV. PROCEDURES

1. Any request for disposition of an interest in District real property shall be in writing directed to the District Manager.

2. If from a private party, the request shall be accompanied by:

    a. A sketch and legal description identifying the property; and

    b. A non-refundable application processing fee of $500; and

    c. An initial deposit of $1,000 to cover the costs of reviewing the application.

3. All legal and engineering review fees (including survey costs) shall be paid by the applicant before final consideration of the request by the Board of Supervisors.

4. If the Board decides the property interest may be disposed of, it shall adopt a resolution to that effect and execute a contract providing for terms and conditions.

RESOLUTION 2026-03

RESOLUTION OF THE BOARD OF SUPERVISORS OF HOBE-ST. LUCIE CONSERVANCY DISTRICT APPROVING THE AMENDMENT TO THE AMENDED AND RESTATED WATER CONTROL PLAN FOR UNIT OF DEVELOPMENT NO. 1A

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

WHEREAS, HOBE-ST. LUCIE CONSERVANCY DISTRICT’S Board of Supervisors in accordance with the provisions of Chapter 2005-239, Laws of Florida as further amended and supplemented, and Chapter 298, F.S., as amended, previously adopted the Water Control Plan and Engineer’s Report for Unit of Development No. 1A on June 22, 2022, which subsequently adopted the First Amended Water Control Plan for Unit of Development No. 1A on October 13, 2022, and subsequently adopted the Second Amended Water Control Plan for Unit of Development No. 1A on June 28, 2023; and subsequently adopted the Amended and Restated Water Control Plan and the Restated Report of the Engineer for Unit of Development No. 1A on January 24, 2024; and

WHEREAS, in accordance with Section 298.301(1) and Section 298.225(8), F.S., and Chapter 2005-239, Laws of Florida, as amended, Hobe-St. Lucie Conservancy District’s Board of Supervisors has the power to adopt as well as to change, alter or amend a previously approved plan by adoption of a Resolution, provided that, the plan or amendment does "not result in the revision of the district's current plan or require the increase of any levy of assessments or taxes beyond the maximum amount previously authorized by general law, special law, or judicial proceeding, a change in the use of said assessments or taxes or substantial change to district facilities," or that it is a minor, insubstantial amendment to district plans or engineer's reports, and such amendments or reports may be adopted by resolution of the Board of Supervisors. "Minor, insubstantial amendments include amendments to the water control plan which replace, relocate, reconstruct, or improve and upgrade district facilities and operations consistent with the adopted water control plan, but which do not require increasing assessments beyond the maximum amount authorized by law, or amendments to engineer's reports which do not increase the total assessment of benefits"; and;

WHEREAS, HOBE-ST. LUCIE CONSERVANCY DISTRICT'S Engineer has prepared and submitted a proposed Amendment to the Amended and Restated Water Control Plan for Hobe-St. Lucie Conservancy District Unit of Development No. 1A, dated July 29, 2026, a copy of which is attached hereto and identified as Exhibit "A", and further has submitted an Engineer's certification, a copy of which is attached hereto and identified as Exhibit “B”, certifying that said proposed Amendment to the Amended and Restated Water Control Plan for Unit of Development No. 1A, dated July 29, 2026, complies with the criteria set forth in Section 298.301(1), Section 298.225(8) F.S. and Chapter 2005-239, Laws of Florida, as amended.

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

1. The Board finds that HOBE-ST. LUCIE CONSERVANCY DISTRICT’s Engineer has certified the Amendment to the Amended and Restated Water Control Plan for HOBE-ST. LUCIE CONSERVANCY DISTRICT Unit of Development No. 1A, dated July 29, 2026, complies with the criteria set forth in Section 298.301(1), Section 298.225(8) F.S. and Chapter 2005-239, Laws of Florida, as amended.

2. The Amendment to the Amended and Restated Water Control Plan for HOBE-ST. LUCIE CONSERVANCY DISTRICT Unit of Development No. 1A, dated July 29, 2026, is hereby approved and adopted, a true and correct copy of which is attached hereto, identified as Exhibit "A".

3. The Board of Supervisors of HOBE-ST. LUCIE CONSERVANCY DISTRICT hereby authorizes all appropriate action necessary to be taken to effectuate the binding effect of said Amendment to the Amended and Restated Water Control Plan for HOBE-ST. LUCIE CONSERVANCY DISTRICT Unit of Development No. 1A, dated July 29, 2026, upon the owners of all real property located within said District, including their successors and assigns.

4. If any provision of this Resolution shall be held or deemed to be illegal, inoperative or unenforceable in any contexts, the same shall not affect any other provision herein or render any other provision hereof (or such provision of any other context), invalid, inoperative or unenforceable to an extent whatsoever.

5. This Resolution shall be filed with the Secretary of HOBE-ST. LUCIE CONSERVANCY DISTRICT.

6. All Resolutions and parts of Resolutions in conflict herewith are hereby repealed.

7. This Resolution shall take effect immediately upon its adoption.

SIGNATURES BEGIN ON FOLLOWING PAGE

THIS RESOLUTION PASSED AND WAS ADOPTED BY THE BOARD OF SUPERVISORS OF HOBE-ST. LUCIE CONSERVANCY DISTRICT ON JULY 29, 2026.

HOBE-ST. LUCIE CONSERVANCY DISTRICT

(DISTRICT SEAL)

By: ____________________________
President

ATTEST:

By: ____________________________
Secretary

ATLANTIC
FIELDS

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

Date: July 8 2026

Re: HSLCD Unit 1A (Discovery PUD), Developer Offer to Convey Public Improvements, Phase 4, Completed Public Irrigation System (Phase 1), to District Without Compensation

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 jointly as "Developers") offer to convey to HOBE-ST. LUCIE CONSERVANCY DISTRICT (hereafter referred to as "District") all Developers' right, title and interest in all components of a completed public irrigation system (Phase 1) serving the public areas in Discovery PUD. Conveyance will take place in phases. No compensation is requested for these improvements, related facilities and operating equipment

The components of the public irrigation system are more specifically described in the Plan attached hereto as **Exhibit "A"**. These improvements are identified as public improvements in the Water Control Plan for HSLCD Unit of Development No. 1A (as amended). They are offered to the District without compensation, have been implemented, installed and/or constructed in substantial and material conformity with their approved plans, specifications and permits, and are free and clear of all liens or encumbrances. All normally required approvals and permits for construction of the Improvements or any portion thereof have been obtained, or can reasonably be expected to be obtained, from all applicable regulatory bodies.

Sincerely,

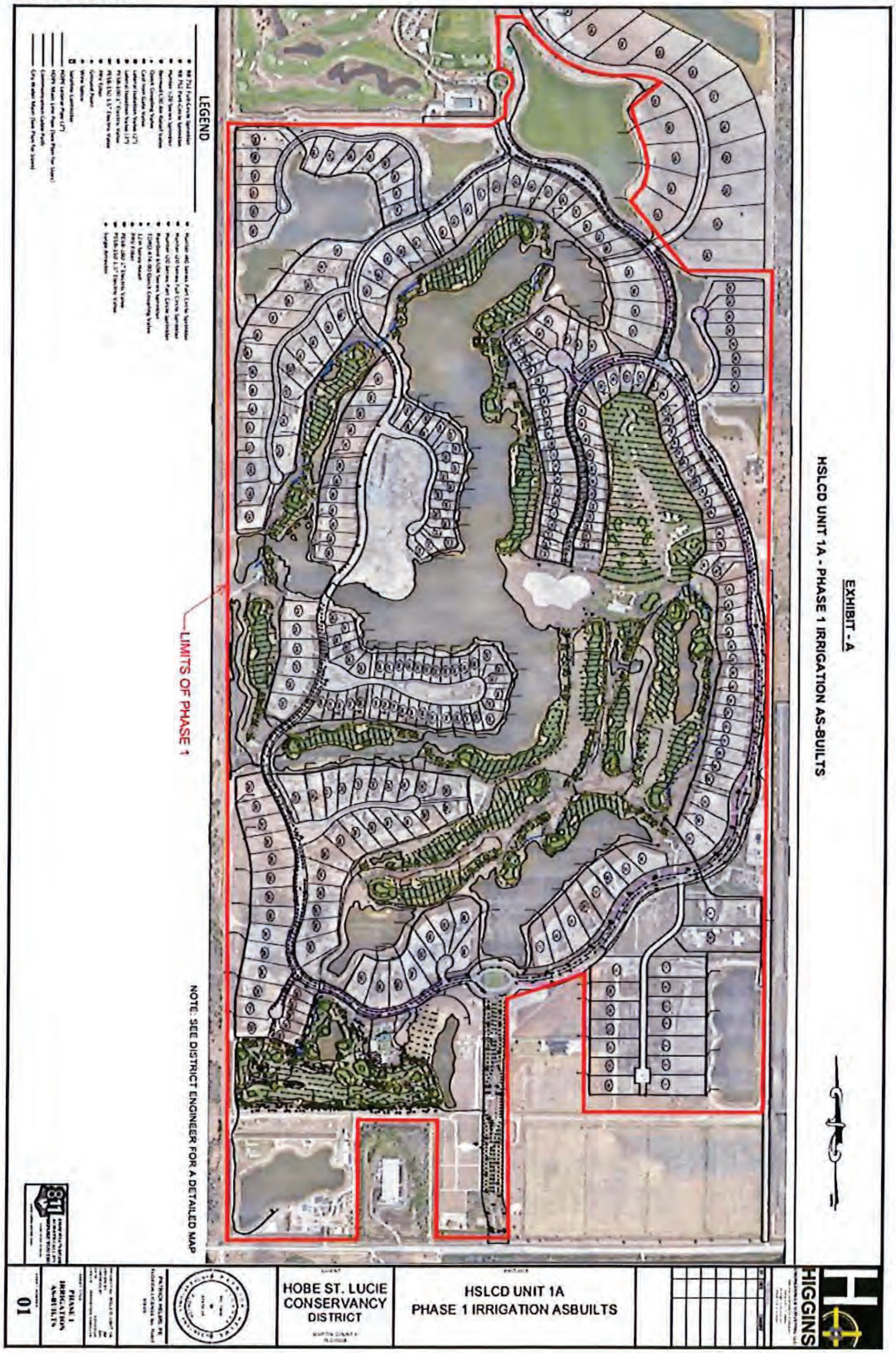
Rick Melchiori, SVP, Development
Authorized Signatory of the Developer

cc. Mary M. Viator, Esq., District Legal Counsel
Robert M. Higgins, P.E., District Engineer

26-0709

EXHIBIT "A"

PHASE 4 PUBLIC IMPROVEMENTS
(PUBLIC IRRIGATION SYSTEM, PHASE 1)



26-0709

RESOLUTION NO. 2026-04

RESOLUTION OF THE BOARD OF SUPERVISORS OF HOBE-ST. LUCIE CONSERVANCY DISTRICT: APPROVING THE FOURTH AMENDMENT TO THE PUBLIC IMPROVEMENT ACQUISITION AGREEMENT FOR UNIT OF DEVELOPMENT 1A; ACCEPTING DEVELOPER'S OFFER TO CONVEY TO THE DISTRICT WITHOUT COMPENSATION PHASE 1 OF A COMPLETED PUBLIC IRRIGATION DISTRIBUTION SYSTEM; PROVIDING FOR REPEAL OF PRIOR RESOLUTIONS IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, HOBE-ST. LUCIE CONSERVANCY 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 ("District"); 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 1A") to construct, acquire, operate, maintain and/or convey to other governmental entities certain hereinafter identified public infrastructure facilities, works and improvements including various components thereof, together with provision of associated maintenance services rendered in regard thereto, which will serve the District and benefit the real property located within Unit 1A, also known as Discovery Planned Unit Development (the "Project"). Such public infrastructure facilities, components and improvements and associated maintenance services relating thereto may include but are not limited to potable water, sewer, stormwater drainage systems, *irrigation systems*, and other public improvements, all as such services, facilities, and improvements being more specifically identified in the Water Control Plan for Unit 1A, adopted by District's Board of Supervisors on June, 22, 2022, as it has been and may be amended from time to time (referred to hereafter as the "Water Control Plan") for the Project; and

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

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

WHEREAS, effective December 18, 2024, the Parties executed that certain Second Amendment to the Acquisition Agreement, which authorized the District to accept a further revised the list of completed Public Improvements to be acquired by the District (referred to therein as the "Phase 2 Public Improvements")**;** and

WHEREAS, effective July 30, 2025, the Parties executed that certain Third Amendment to the Acquisition Agreement, which authorized the District to accept further revised the list of completed Public Improvements to add certain additional improvements to be acquired by the District (referred to therein as the "Phase 3 Public Improvements")**;** and

WHEREAS, the Developer has asked District to accept Developer's right, title and interest in certain additional Public Improvements, identified herein in the attached **EXHIBIT "A"**, consisting of the first completed phase of a public irrigation system, inclusive of all distribution and mechanical components thereof (hereafter referred to either as the "Phase 4 Public Improvements:" or as the "Discovery PUD Public Irrigation System [Phase 1]"); and

WHEREAS, The District's Engineer has verified by one or more written signed and sealed certifications to the District, that: (a) the Phase 4 Public Improvements being acquired by District are part of the Project and (b) the Phase 4 Public Improvements are complete, fully permitted consistent with all requirements of applicable State and local governmental regulatory agencies, tested, and currently operational; and

WHEREAS, District accepts ownership and control of the Phase 4 Public Improvements upon the terms and conditions specified in the Acquisition Agreement, as amended, except as may be expressly modified by the Fourth Amendment to the Acquisition Agreement, attached hereto as **EXHIBIT "B",** subject to final legal and engineering review.

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

1. The Board of Supervisors hereby accepts the Developer's offer to transfer all of its right, title and interest in the Phase 4 Public Improvements, as herein defined, without compensation, subject to final legal and engineering review; and

2. The Board of Supervisors hereby adopts Resolution 2026-004, approving the Fourth Amendment to the Acquisition Agreement (Irrigation System, Phase 1), as set forth in **EXHIBIT "B"**, attached hereto.

3. All Resolutions and parts of Resolutions in conflict herewith are hereby repealed.

4. This Resolution shall take effect immediately upon its adoption.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

THIS RESOLUTION PASSED AND WAS ADOPTED UNANIMOUSLY BY THE BOARD OF SUPERVISORS OF HOBE-ST. LUCIE CONSERVANCY DISTRICT ON JULY 29, 2026.

HOBE-ST. LUCIE CONSERVANCY DISTRICT

ATTEST:

____
Rick Melchiori
President

____
Robert M. Brown
Secretary

(DISTRICT SEAL)

EXHIBIT "A"
TRANSFER OF PUBLIC IMPROVEMENTS (PHASE 4)
(PUBLIC IRRIGATION DISTRIBUTION SYSTEM, PHASE 1)

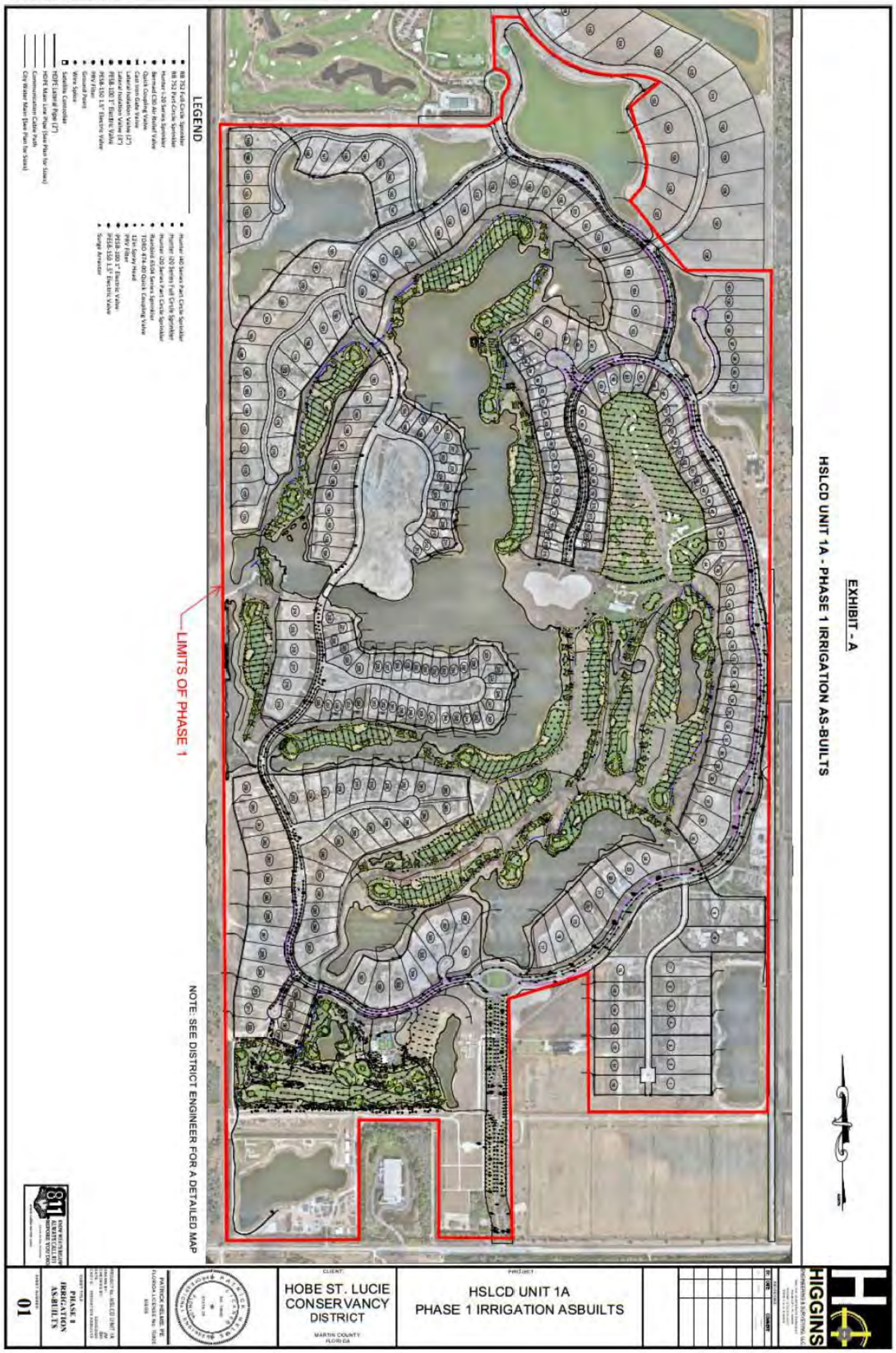


EXHIBIT “B
FOURTH AMENDMENT TO
PUBLIC IMPROVEMENT ACQUISITION AGREEMENT
(PUBLIC IRRIGATION DISTRIBUTION SYSTEM, PHASE 1)

HOBE-ST. LUCIE CONSERVANCY DISTRICT
UNIT OF DEVELOPMENT 1A
FOURTH AMENDMENT TO
PUBLIC IMPROVEMENT ACQUISITION AGREEMENT
(PUBLIC IRRIGATION SYSTEM, PHASE 1)

THIS FOURTH AMENDMENT TO PUBLIC IMPROVEMENT ACQUISITION AGREEMENT is made and entered into this _______day of ___________, 2026. 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 jointly as "Landowner") with offices at 14605 North 73rd Street, Phoenix, Arizona 85260-3105, (all of which 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, ***irrigation systems***, 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 amended from time to time, (referred to hereafter 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 Landowner's right, title and interest in those public infrastructure improvements (and associated or accessory components relating thereto) (hereafter referred to individually or collectively as the "Public Improvements") identified in the Water Control Plan from Landowner 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, 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

WHEREAS, effective December 18, 2024, the Parties executed that certain Second Amendment to the Acquisition Agreement, which further revised the list of Public Improvements (Exhibit "A", thereto) to add certain additional improvements be acquired by the District (referred to therein as the "Phase 2 Public Improvements")**;** and

WHEREAS, effective July 30, 2025, the Parties executed that certain Third Amendment to the Acquisition Agreement, which further revised the list of Public Improvements (Exhibit "A" thereto) to add certain additional improvements be acquired by the District (referred to therein as the "Phase 3 Public Improvements")**;** and

WHEREAS, Landowner has asked District to accept, without compensation, all of Landowner's right, title and interest in certain additional completed improvements consisting generally of a certain public irrigation distribution and conveyance system, including but not limited to wells, pumping equipment, pipes and related accessory equipment and components, serving that portion of the Project lying outside the private residential pods (referred to hereafter collectively as the "Phase 4 Public Improvements"), consisting of Phase 1 of a Completed Irrigation System (Phase 1); and

WHEREAS, the Phase 4 Public Improvements to be conveyed to District, which are more particularly identified in **Exhibit "A"**, attached to this Fourth Amendment to the Acquisition Agreement, are public improvements contemplated in the Water Control Plan for Unit of Development 1A as components of the Project; and

WHEREAS, as provided herein, District agrees to accept ownership and control of the Phase 4 Public Improvements without compensation to Landowner, upon the same terms and specified in the Acquisition Agreement, as amended; and

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 Acquisition Agreement.

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

SECTION 3. ACCEPTANCE WITHOUT COMPENSATION. District hereby accepts Landowner's offer to convey the Phase 4 Public Improvements (Completed Irrigation System, Phase 1) to District without compensation, subject to all other applicable requirements of the Acquisition Agreement (as amended). The Phase 4 Public Improvements include, but are not limited to, one complete, operationally functional unit of the Discovery PUD's irrigation distribution system, consisting of both real property in the form of an underground distribution system, two irrigation pump stations and personal property in the form of above-ground mechanicals and equipment to serve all lots, golf courses, and open areas outside the boundaries of privately-owned residential pods within Phase 1, as shown on the attached **Exhibit "A"**.

SECTION 4. EFFECTIVE DATE. This Fourth Amendment to the Acquisition Agreement shall be effective immediately upon execution by the Parties.

IN WITNESS WHEREOF, the parties have executed this Fourth Amendment to the Acquisition Agreement on the dates hereafter written.

Executed by **DISTRICT,** this____________ day of__________________, 2026.

(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 ___________, 2026, 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 **LANDOWNER,** this _________day of ______________________, 2026.

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

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

Its: Manager

By: ______________________________
Michelle Ngo

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 ___________, 2026, 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 **LANDOWNER,** this _________day of ______________________, 2026.

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

By: ______________________________________
Michelle Ngo

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___________, 2026, 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