



**SOUTHERN GROVE  
COMMUNITY DEVELOPMENT  
DISTRICT NOS. 1-10**

**PORT ST. LUCIE  
REGULAR BOARD MEETING  
JUNE 7, 2023  
10:30 A.M.**

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

[www.southerngrovecdd1.org](http://www.southerngrovecdd1.org)  
[www.southerngrovecdd2.org](http://www.southerngrovecdd2.org)  
[www.southerngrovecdd3.org](http://www.southerngrovecdd3.org)  
[www.southerngrovecdd4.org](http://www.southerngrovecdd4.org)  
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[www.southerngrovecdd7.org](http://www.southerngrovecdd7.org)  
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[www.southerngrovecdd9.org](http://www.southerngrovecdd9.org)  
[www.southerngrovecdd10.org](http://www.southerngrovecdd10.org)

561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO.'s 1-10**  
**Keiser University – Port St. Lucie Campus**  
**9400 SW Discovery Way**  
**Port St. Lucie, FL 34987**  
**REGULAR BOARD MEETING**  
**June 7<sup>th</sup>, 2023**  
**10:30 a.m.**

- A.** Call to Order
- B.** Proof of Publication.....Page 1
- C.** Establish Quorum
- D.** Additions or Deletions
- E.** Comments from the Public Not on the Agenda
- F.** Consent Items
  - 1. Approval of April 5<sup>th</sup>, 2023, Regular Board Meeting Minutes.....Page 3
  - 2. Approve and Ratify WA #19-144-204; Open View Road.....Page 7
- G.** New Business
  - 1. Consider Resolution No. 2023-11; Adopting Proposed Budget FY: 22/23 (Budget Under Separate Cover).....Page 9
  - 2. Accept Resignation of Supervisor Amy Eason – District Nos. 1 & 2 / Seat No. 2
  - 3. Appointment to Vacant Board Seat – District Nos. 1 & 2 / Seat No. 2
  - 4. Accept Resignation of Supervisor Tiffany Lewis - District Nos. 1 & 2 / Seat No. 5; District Nos. 3 ,4, & 6 / Seat No. 4; District No. 9 / Seat No. 1
  - 5. Appointment to Vacant Board Seats - District Nos. 1 & 2 / Seat No. 5; District Nos. 3 ,4, & 6 / Seat No. 4; District No. 9 / Seat No. 1
- H.** Administrative Matters
  - 1. Manager’s Report
    - Supervisors – Form 1
  - 2. Attorney’s Report
  - 3. Engineer’s Report
  - 4. Financial Report
  - 5. Founder’s Report
- I.** Board Member Comments
- J.** Adjourn

**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-6**  
**REVISED FISCAL YEAR 2022/2023**  
**REGULAR BOARD MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Southern Grove Community Development District Nos. 1-6 (“Districts”) will conduct Regular Board Meetings of the Board of Supervisors (“Board”) for the purpose of conducting the business of the Districts that may properly come before the Board. The following meetings will be held at 10:30 a.m. at Keiser University located at 9400 SW Discovery Way Port St. Lucie, Florida 34987 on the following dates:

**June 7, 2023**  
**\*July 5, 2023**  
**August 2, 2023**  
**September 6, 2023**

\*An Irrigation Committee Meeting will take place at 9:00 a.m. at Keiser University located at 9400 SW Discovery Way, Port St. Lucie, Florida 34987 on the above dates, as indicated.\*

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued to a date, time and place to be specified on the record. A copy of the agenda for the meetings may be obtained from the Districts’ websites or at the offices of the District Manager, Special District Services, Inc., 10807 SW Tradition Square, Port St. Lucie, Florida.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone may be present at the meeting location so that one or more Supervisors may attend the meeting and be fully informed of the discussions taking place.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at 772-345-5119 and/or toll free at 1-877-737-4922 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at a meeting is advised that they will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-6**

**[www.southerngrovecdd1.org](http://www.southerngrovecdd1.org)**

**PUBLISH: ST. LUCIE NEWS TRIBUNE 05/26/23**

**BOARD OF SUPERVISORS MEETING DATES  
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 7-10  
REVISED FISCAL YEAR 2022/2023**

**NOTICE IS HEREBY GIVEN** that the Southern Grove Community Development District Nos. 7-10 (“Districts”) will conduct Regular Board Meetings of the Board of Supervisors (“Board”) for the purpose of conducting the business of the Districts that may properly come before the Board. The following meetings will be held at 10:30 a.m. at Keiser University located at 9400 SW Discovery Way, Port St. Lucie, Florida 34987 on the following dates:

**June 7, 2023  
\*July 5, 2023  
August 2, 2023  
September 6, 2023**

\*An Irrigation Committee Meeting will take place at 9:00 a.m. at Keiser University located at 9400 SW Discovery Way, Port St. Lucie, Florida 34987 on the above dates, as indicated.\*

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued to a date, time and place to be specified on the record. A copy of the agenda for the meetings may be obtained from the District Manager’s office located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone may be present at the meeting location so that one or more Supervisors may attend the meeting and be fully informed of the discussions taking place.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at 772-345-5119 and/or toll free at 1-877-737-4922 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at a meeting is advised that they will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 7-10**

**[www.southerngrovecdd1.org](http://www.southerngrovecdd1.org)**

**PUBLISH: ST. LUCIE NEWS TRIBUNE 05/26/23**

**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-10**

**Tradition Town Hall  
10799 SW Civic Lane  
Port St. Lucie, Florida 34987**

**OR**

**Join Zoom Meeting: <https://us02web.zoom.us/j/3341025012>**

**Meeting ID: 334 102 5012**

**REGULAR BOARD MEETING**

**April 5<sup>th</sup>, 2023**

**10:30 a.m.**

**A. CALL TO ORDER**

The Regular Board Meeting of the Southern Grove Community Development District No's. 1-10 of April 5<sup>th</sup>, 2023, was called to order at 10:38 a.m. in the Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that showed notice of the Regular Board Meeting had been published in the *St. Lucie News Tribune* on September 23<sup>rd</sup>, 2022, as legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of the following Supervisors constituted a quorum in District Nos. 1,2,3,4,5,6&9, and it was in order to proceed with the meeting: There was no quorum in District Nos. 7,8,&10.

<b>CDD #'s 1-10</b>		
<b>Chairman/</b> Supervisor	Frank Covelli: #1,2,3,4,5,6,9	Present
Supervisor / <b>Vice Chair</b>	Tiffany Lewis #1,2,3,4,6,9	Present
Supervisor / <b>Vice Chair</b>	Steven Dassa: #1,2,3,5,9	Absent
Supervisor / <b>Vice Chair</b>	Tyler Gaffney: #1,2,5,9	Present
Supervisor / <b>Vice Chair</b>	David Graham: #3,4,5,6,7,8,10	Absent
Supervisor	Stephen Okiye: #4,7,8,10	Present
Supervisor	Tara Toto: #1,2,9	Present
<b>Chairman/</b> Supervisor	Jennifer Davis: #3,4,5,6,7,8,10	Present
Supervisor	Amy Eason: #7,8,10	Absent
Supervisor	Jeff Greenwalt: #7,8,10	Absent

Staff members in attendance were:

District Manager	B. Frank Sakuma, Jr.	Special District Services, Inc.
Assistant District Manager	Jessica Wargo	Special District Services, Inc.
District Counsel	Dan Harrell	Gonano & Harrell Law
District Counsel	Susan Garrett	Torcivia, Donlon, Goddeau & Rubin, P.A.
District Engineer	Stef Matthes	Culpepper and Terpening

Also present via Zoom were: District Manager - Andrew Karmeris with Special District Services, Inc.

Present: (See attached sign-in sheet)

#### **D. ADDITIONS OR DELETIONS TO THE AGENDA**

Staff requested (1) item under “New Business.”

##### **1. (H-3/New Business) Bond Req. No 33 – District No. 5**

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 1 to Approve the agenda as amended.

#### **E. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

#### **F. CONSENT ITEMS**

- 1. Approval of March 1, 2023, Regular Board Meeting**
- 2. Approve and Ratify 2022 Bond Requisition (No. 4); District No. 5 Special Assessment Bonds, Series 2022-1 (Community Infrastructure)**
- 3. Approve Assignment of Site Contractor Agreement to Southern Grove CDD No. 5; Becker Road Phase 2 – 2022 Projects**
- 4. Approve and Ratify Services Contract Between Treasure Coast Wildlife Trappers, LLC. and Southern Grove CDD No. 1**
- 5. Approval for WA #19-144-201; SW Tom Mackie Blvd Phase III**
- 6. Approval for WA #19-144-202; Cheney Brothers – Canal Banks**
- 7. Approval for WA #19-144-203; Accel International – Sign**

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD 1 to Approve all item(s) under Consent, except for item #7 was pulled for further discussion.

#### **G. OLD BUSINESS**

There were no matters of old business to come before the Board.

#### **H. NEW BUSINESS**

- (#7 Consent Item) WA #19-144-203; Accel International – Sign**

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD 1 to Approve temporary signage only.

**1. Resolution No. 2023-09 for District Nos. 4, 5, and 6; Election of Officers**

Resolution No. 2023-09 was presented, entitled:

**RESOLUTION 2023-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 4, 5 & 6 AND PROVIDING FOR AN EFFECTIVE DATE.**

A **Motion** was made by CDD No. 4 Ms. Davis, seconded by Ms. Lewis and passed unanimously by CDD No. 4 to Adopt Resolution No. 2023-09.

A **Motion** was made by CDD No. 5 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 5 to Adopt Resolution No. 2023-09.

A **Motion** was made by CDD No. 6 Ms. Davis, seconded by Ms. Lewis and passed unanimously by CDD No. 6 to Adopt Resolution No. 2023-09.

**2. Resolution No. 2023-06; A Joint Resolution of the Boards of Supervisors of Southern Grove CDD Nos. 1-10 Changing the Registered Agent and Registered Office For the Districts**

Resolution No. 2023-06 was presented, entitled:

**A JOINT RESOLUTION OF THE BOARDS OF SUPERVISORS OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10 CHANGING THE REGISTERED AGENT AND REGISTERED OFFICE FOR THE DISTRICTS; PROVIDING FOR FILING WITH THE CITY OF PORT ST. LUCIE, FLORIDA, AND THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**BE IT RESOLVED BY THE BOARDS OF SUPERVISORS OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10:**

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD 1 to Adopt Resolution No. 2023-06.

**3. 2021 Bond Requisition (No. 33) ; District No. 5 Special Assessment Bonds, Series 2021 (Community Infrastructure)**

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD 1 to Approve Bond Requisition No. 33.

**I. ADMINISTRATIVE MATTERS**

**1. Manager's Report**

Mr. Sakuma had nothing further to report.

**2. Attorney's Report**

Mr. Harrell had nothing further to report.

**3. Engineer's Report**

Ms. Cranford had nothing further to report.

**4. Financial Report**

Mr. Karmeris had nothing further to report.

**5. Founder's Report**

Mr. Palumbo had nothing further to report.

**K. BOARD MEMBER COMMENTS**

Ms. Davis announced the Mayor of Port St. Lucie will be hosting a Town Hall meeting at the Tradition Town Hall on April 18<sup>th</sup>, 2023 from 6pm – 8pm.

**L. ADJORNMENT**

There being no further business to come before the Boards, Mr. Covelli adjourned the meeting at 10:57a.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice-Chair

\_\_\_\_\_  
Print Signature

\_\_\_\_\_  
Print Signature



**Southern Grove Community Development District  
BOARD AGENDA ITEM  
Board Meeting Date June 7, 2023**

**Subject:** SG - Open View Road  
Work Authorization No. WA-19-144-204  
C&T Project No. 19-144.SG6.015.0323.W

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**Background:**

On March 29, 2023, the Southern Grove CDD Engineer received a Work Authorization application for connecting the portion of Open View between Cerise Drive and SW Community Blvd to the Southern Grove master stormwater system. None of the proposed infrastructure will be dedicated to or maintained by the CDD.

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**Recommended Action:**

Ratify the CDD Engineers approval of the Work Authorization.

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**Location:** Southern Grove Community Development District CDD.06

Within Tradition Irrigation Service Area? Yes

**Fiscal Information:** This project does not include infrastructure dedicated to the CDD. It is not expected to impact the CDD Stormwater System operational budget.

Grant Related? No

Additional Comments: None

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**Board Action:**

Moved by:

Seconded by:

Action Taken:

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Item Prepared by: Kelly E Cranford, PE

May 3, 2023





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Feet

**SG - Open View Road**  
**WA#: 19-144-204**  
**Project #: 19-144.SG6.015.0323.W**



### Legend

-  Subject Property
-  Parcels



Work Authorization #:  
19-144-204  
Project #:  
19-144.SG6.015.0323.W  
Scale: 1" = 800'  
Date: 5/3/2023

## EXHIBIT 1 SG - OPEN VIEW ROAD SITE LOCATION MAP

**RESOLUTION 2023-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-10 APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THERE ON PURSUANT TO FLORIDA LAW; DIRECTING STAFF TO PROVIDE A COPY OF THE PROPOSED BUDGET TO THE LOCAL GENERAL-PURPOSE GOVERNMENT AND PROVIDING FOR NOTICE OF SAID HEARING PURSUANT TO LAW.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board a proposed budget for fiscal year 2023/2024 attached hereto as Exhibit A; and

**WHEREAS**, the Board of Supervisors has considered said proposed budget and desires to set the required public hearing thereon.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1:**

1. The budget proposed by the District Manager for fiscal year 2023/2024, attached hereto as Exhibit A, is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:  
  
Date: \_\_\_\_\_  
  
Hour: \_\_\_\_\_  
  
Place: \_\_\_\_\_
3. The District Manager shall send a copy of the proposed budget to the City of Port St. Lucie at least 60 days prior to the date of the public hearing.
4. The District Manager shall cause notice of the public hearing to be provided by publication in a newspaper of general circulation in St. Lucie County once a week for two consecutive weeks with the first publication not less than 15 days prior to the date of the public hearing.

PASSED AND ADOPTED THIS 7th DAY OF June, 2023.

SOUTHERN GROVE COMMUNITY  
DEVELOPMENT DISTRICT NO.'S  
1, 2, 3, 5, 9

\_\_\_\_\_  
Chairman / Vice Chairman

\_\_\_\_\_  
Print Name

ATTEST:

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Print Name

SOUTHERN GROVE COMMUNITY  
DEVELOPMENT DISTRICT NO.'S  
4, 6, 7, 8, 10

\_\_\_\_\_  
Chairman / Vice Chairman

\_\_\_\_\_  
Print Name

ATTEST:

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Print Name

EXHIBIT "A"

# Proposed Budget Fiscal Year: 2023/2024 (Under Separate Cover)

