



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

**PORT ST. LUCIE
REGULAR BOARD MEETING
APRIL 3, 2024
10:30 A.M.**

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

www.southerngrovecdd1.org
www.southerngrovecdd2.org
www.southerngrovecdd3.org
www.southerngrovecdd4.org
www.southerngrovecdd5.org
www.southerngrovecdd6.org
www.southerngrovecdd7.org
www.southerngrovecdd8.org
www.southerngrovecdd9.org
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

Tradition Town Hall
10799 SW Civic Lane

OR

Join Zoom Meeting:

<https://us02web.zoom.us/j/3341025011?omn=82652625175>

Meeting ID: 334 102 5011

Dial In at: 1 929 436 2866

Port St. Lucie, FL 34987

REGULAR BOARD MEETING

April 3, 2024

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 March 6th, 2024, Regular Board Meeting Minutes.....Page 2**
 - 2. Approve and Ratify Purchase Order # SG-2024-04; Installation of Control Structure.....Page 8**
 - 3. Approve EW Consultants 2024-25 Monitoring and Maintenance Program.....Page 12**
- G. Old Business**
- H. New Business**
 - 1. Summary of Matters Related to Bond Resolution Nos: 2024-07; 2024-08 and 2024-09.....Page 16**
 - 2. Consider Resolution No. 2024-07 to be Adopted by Southern Grove CDD Nos. 1,2,3,4,6,7,8,9, and 10; Approving the Joiner to a Ninth Supplemental Trust Indenture Relating to the Special Assessment Bonds, Series 2024 (Community Infrastructure).....Page 18**
 - 3. Consider Resolution No. 2024-08 to be Adopted by Southern Grove CDD Nos. 1-10; Approving a Supplement to the Second Amended and Restated Master Engineer’s Report...Page 24**
 - 4. Consider Resolution No. 2024-09 to be Adopted by Southern Grove CDD Nos. 2,4,5,6,8,9, and 10; Approving the Form of an Eighth Supplemental Assessment Methodology Report in Connection with the Southern Grove CDD No. 5 Special Assessment Bonds, Series 2024 (Community Infrastructure).....Page 46**
- I. Administrative Matters**
 - 1. Manager’s Report**
 - 2. Attorney’s Report**
 - 3. Engineer’s Report**
 - 4. Financial Report (Under Separate Cover).....Page 54**
 - 5. Founder’s Report**
- J. Board Member Comments**
- K. Adjourn**

**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10
FISCAL YEAR 2023/2024
REGULAR BOARD MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Southern Grove Community Development District Nos. 1-10 (“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 Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987 on the following dates:

October 4, 2023
November 1, 2023
December 6, 2023
January 3, 2024
February 7, 2024
March 6, 2024
April 3, 2024
May 1, 2024
June 5, 2024
July 3, 2024
August 7, 2024
September 4, 2024

***Irrigation Rate Committee Meeting – 9:00 a.m.**
Southern Grove CDD Meeting – 10:30 a.m.
Tradition CDD Meeting – 11:00 a.m.

An Irrigation Committee Meeting will take place at 9:00 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, 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. 1-10

www.southerngrovecdd1.org

PUBLISH: ST. LUCIE NEWS TRIBUNE 09/25/23

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

**Tradition Town Hall
10799 SW Civic Lane**

OR

Join Zoom Meeting:

<https://us02web.zoom.us/j/3341025011?omn=84929222660>

Meeting ID: 334 102 5011

Dial In at: 1 929 436 2866

Port St. Lucie, FL 34987

REGULAR BOARD MEETING MINUTES

March 6, 2024

10:30 a.m.

A. CALL TO ORDER

The Regular Board Meeting of the Southern Grove Community Development District No's. 1-10 of March 6th,2024, was called to order at 10:33 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 25th, 2023, as legally required.

C. ESTABLISH A QUORUM

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

CDD #'s 1-10		
Chairman/ Supervisor	Eric Sexauer: #1,2,3,5,9	Present
Supervisor	Ricardo Mojica: #1,2,3,4,6,9	Absent
Supervisor / Vice Chair	Steven Dassa: #1,2,3,5,9	Present
Supervisor	William Pittsley: #1,2,5,9	Present
Supervisor / Vice Chair	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
Chairman/ Supervisor	Jennifer Davis: #3,4,6,7,8,10	Present
Supervisor	Elijah Wooten: #7,8,10	Present
Supervisor	Jeff Greenwalt: #7,8,10	Absent

Staff members in attendance were:

District Manager	Andrew Karmaris	Special District Services, Inc.
Assistant District Manager	Jesse Wargo	Special District Services, Inc.
District Manager	Stephanie Brown	Special District Services, Inc.
District Engineer	Kelly Cranford	Culpepper and Terpening

District Counsel	Susan Garrett	Torcivia, Donlon, Goddeau & Rubin, P.A.
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Also present were: Gabriel Gomez, Culpepper and Terpening (See attached sign-in sheet).

D. ADDITIONS OR DELETIONS TO AGENDA

1. Turn Over Request to Southern Grove Community Development District (CDD) For Perpetual Maintenance and Operation WA# 19-144-126
2. Tom Mackie Blvd Phase III - Irrigation Pump Work Authorization No. WA-19-144-214
3. Village Parkway Plaza Work Authorization No. WA-19-144-215
4. Legacy Park - North Stormwater Infrastructure Phase 2 Work Authorization No. WA 19-144-216
5. The Shoppes at Southern Grove Work Authorization No. WA 19-144-217
6. Village Parkway TIM Path Work Authorization No. WA-19-144-218
7. Change Order 1- Solitude Annual Contract

A **Motion** was made by CDD No. 1 Mr. Sexauer, seconded by Mr. Dassa, and passed unanimously by CDD No. 1 to Adopt the agenda as amended.

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

There were no comments from the public.

F. CONSENT ITEMS

- 1. Approval of February 7th, 2024, Regular Board Meeting Minutes**
- 2. Approve and Ratify Bond Requisition (No. 9); District No. 5 Special Assessment Bonds, Series 2020 (Community Infrastructure)**

Consent item #1, Approval of February 7th, 2024, Regular Board Meeting Minutes, an attendance correction was requested (Ms. Davis was present).

A **Motion** was made by CDD No. 1 Mr. Dassa, seconded by Mr. Sexauer, and passed unanimously by CDD No.1 to Approve all item(s) under Consent as amended.

G. OLD BUSINESS

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

H. NEW BUSINESS

- 1. Summary of Matters Related to Bond Resolution Nos: 2024-03; 2024-04 and 2024-05**

Mr. Karmeris provided the board with a Bond Resolution summary. The Board had no questions.

2. Consider Resolution No. 2024-03 to be Adopted by Southern Grove CDD No. 5 (Community Infrastructure); Delegated Award Resolution (Exhibits under separate cover).

A **Motion** was made by CDD No. 5 Mr. Dassa seconded by Mr. Sexauer and passed unanimously by CDD No. 5 to adopt the Delegated Award Resolution No. 2024-03.

3. Consider Resolution No. 2024-04 to be Adopted by Southern Grove CDD Nos 1,2,3,4,6,7,8,9, and 10; Approving the Joiner to a Ninth Supplemental Trust Indenture Relating to the Special Assessment Bonds, Series 2024 (Community Infrastructure)

A **Motion** was made by CDD No. 1 Mr. Sexauer seconded by Mr. Dassa and passed unanimously by CDD No. 1 to adopt Resolution No. 2024, the Joiner to a Ninth Supplemental Trust Indenture relating to the Special Assessment Bonds, Series 2024 (Community Infrastructure).

A **Motion** was made by CDD No. 2 Mr. Dassa seconded by Mr. Sexauer and passed unanimously by CDD No. 2 to adopt Resolution No. 2024, the Joiner to a Ninth Supplemental Trust Indenture relating to the Special Assessment Bonds, Series 2024 (Community Infrastructure).

A **Motion** was made by CDD No. 3 Ms. Davis seconded by Mr. Sexauer and passed unanimously by CDD No. 3 to adopt Resolution No. 2024, the Joiner to a Ninth Supplemental Trust Indenture relating to the Special Assessment Bonds, Series 2024 (Community Infrastructure).

There was no quorum in CDD. No. 4. No action was taken.

A **Motion** was made by CDD No. 5 Mr. Sexauer seconded by Mr. Dassa and passed unanimously by CDD No. 5 to adopt Resolution No. 2024, the Joiner to a Ninth Supplemental Trust Indenture relating to the Special Assessment Bonds, Series 2024 (Community Infrastructure).

There was no quorum in CDD. No. 6. No action was taken.

A **Motion** was made by CDD No. 7 Ms. Davis seconded by Mr. Okiye and passed unanimously by CDD No. 7 to adopt Resolution No. 2024, the Joiner to a Ninth Supplemental Trust Indenture relating to the Special Assessment Bonds, Series 2024 (Community Infrastructure).

A **Motion** was made by CDD No. 8 Ms. Davis seconded by Mr. Okiye and passed unanimously by CDD No. 8 to adopt Resolution No. 2024, the Joiner to a Ninth Supplemental Trust Indenture relating to the Special Assessment Bonds, Series 2024 (Community Infrastructure).

A **Motion** was made by CDD No. 9 Mr. Sexauer seconded by Mr. Dassa and passed unanimously by CDD No. 9 to adopt Resolution No. 2024, the Joiner to a Ninth Supplemental Trust Indenture relating to the Special Assessment Bonds, Series 2024 (Community Infrastructure).

A **Motion** was made by CDD No. 10 Ms. Davis seconded by Mr. Okiye and passed unanimously by CDD No. 10 to adopt Resolution No. 2024, the Joiner to a Ninth Supplemental Trust Indenture relating to the Special Assessment Bonds, Series 2024 (Community Infrastructure).

4. Consider Resolution No. 2024-05 to be Adopted by Southern Grove CDD Nos. 1-10; Approving a Supplement to the Second Amended and Restated Master Engineer's Report

A **Motion** was made by CDD No. 1 Mr. Sexauer seconded by Mr. Dassa and passed unanimously by CDD No. 1 to adopt Resolution No. 2024-05 Supplement to the Second Amended and Restated Master Engineer's Report.

A **Motion** was made by CDD No. 2 Mr. Sexauer seconded by Mr. Dassa and passed unanimously by CDD No. 2 to adopt Resolution No. 2024-05 Supplement to the Second Amended and Restated Master Engineer's Report.

A **Motion** was made by CDD No. 3 Ms. Davis seconded by Mr. Dassa and passed unanimously by CDD No. 3 to adopt Resolution No. 2024-05 Supplement to the Second Amended and Restated Master Engineer's Report.

There was no quorum in CDD. No. 4. No action was taken.

A **Motion** was made by CDD No. 5 Mr. Sexauer seconded by Mr. Dassa and passed unanimously by CDD No. 5 to adopt Resolution No. 2024-05 Supplement to the Second Amended and Restated Master Engineer's Report.

There was no quorum in CDD. No. 6. No action was taken.

A **Motion** was made by CDD No. 7 Ms. Davis seconded by Mr. Okiye and passed unanimously by CDD No. 7 to adopt Resolution No. 2024-05 Supplement to the Second Amended and Restated Master Engineer's Report.

A **Motion** was made by CDD No. 8 Ms. Davis seconded by Mr. Okiye and passed unanimously by CDD No. 8 to adopt Resolution No. 2024-05 Supplement to the Second Amended and Restated Master Engineer's Report.

A **Motion** was made by CDD No. 9 Mr. Dassa seconded by Mr. Sexauer and passed unanimously by CDD No. 9 to adopt Resolution No. 2024-05 Supplement to the Second Amended and Restated Master Engineer's Report.

A **Motion** was made by CDD No. 10 Ms. Davis seconded by Mr. Wooten and passed unanimously by CDD No. 10 to adopt Resolution No. 2024-05 Supplement to the Second Amended and Restated Master Engineer's Report.

5. Consider Approving Improvement Acquisition Agreement

Mr. Karmeris notified the Board that there would be no action on this item.

6. Turn Over Request to Southern Grove Community Development District (CDD) for Perpetual Maintenance and Operation WA# 19-144-126

A **Motion** was made by CDD No. 1 Mr. Sexauer seconded by Mr. Dassa and passed unanimously by CDD No. 1 to accept the turnover request to Southern Grove Community Development District (CDD) for perpetual maintenance and operation WA# 19-144-126.

7. Tom Mackie Blvd Phase III- Irrigation Pump Work Authorization No. WA-19-144-214

A **Motion** was made by CDD No. 1 Mr. Sexauer seconded by Mr. Dassa and passed unanimously by CDD No. 1 to approve the Tom Mackie Blvd Phase III Irrigation Pump work authorization No. WA-19-144-214.

8. Village Parkway Plaza Work Authorization No. WA-19-144-215

A **Motion** made by CDD No. 1 Mr. Dassa seconded by Mr. Sexauer and passed unanimously by CDD No. 1 to approve the Village Parkway Plaza work authorization No. WA-19-144-215.

9. Legacy Park North Stormwater Infrastructure Phase 2 Work Authorization No. WA-19-144-216

A **Motion** was made by CCD No. 1 Mr. Sexauer seconded by Mr. Dassa and passed unanimously by CDD No. 1 to approve the Legacy Park North Stormwater Infrastructure Phase 2 work authorization No. WA-19-144-216.

10. The Shoppes at Southern Grove Work Authorization WA 19-144-217

A **Motion** was made by CDD No. 1 Mr. Dassa seconded by Mr. Sexauer and passed unanimously by CDD No. 1 to approve the Shoppes at Southern Grove work authorization No. WA-19-144-217

11. Village Parkway TIM Path Work Authorization No. WA-19-144-218

A **Motion** was made by CDD No. 1 Mr. Sexauer seconded by Mr. Dassa and passed unanimously by CDD No. 1 to approve the Village Parkway TIM Path Work Authorization No. WA-19-144-218.

12. Change Order 1-Solitude Annual Contract

A **Motion** was made by CDD No. 1 Mr. Sexauer seconded by Mr. Dassa and passed unanimously by CDD No. 1 to approve the Solitude annual contract change order 1.

J. ADMINISTRATIVE MATTERS

1. Manager's Report

There was no Manager's report.

2. Attorney's Report

There was no Attorney's report.

3. Engineer's Report

There was no Engineer's report.

4. Financial Report

There was no financial report.

5. Founder's Report

There was no Founder's report.

K. BOARD MEMBER COMMENTS

There were no Board comments.

L. ADJORNMENT

There being no further business to come before the Boards, Mr. Sexauer adjourned the meeting at 10:50a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

Print Signature

Print Signature

DO NOT EXCEED QUANTITIES OR PRICE WITHOUT PRIOR APPROVAL

**COMMUNITY DEVELOPMENT DISTRICT
("DISTRICT")**

PURCHASE ORDER NUMBER: SG-2024-04

Date: 3/05/2024

FLORIDA SALES TAX EXEMPTION NUMBER: **85-8013868203C-6**

NO SUBSTITUTIONS WITHOUT PRIOR APPROVAL.

COLLECT SHIPMENTS WILL BE REFUSED.

PAYMENT WILL BE MADE ONLY TO THE VENDOR LISTED BELOW.

VENDOR: **H & J Contracting, Inc.**
3160 Fairlane Road
Wellington, FL 33414

SHIP/DELIVER
SERVICES TO: **Southern Grove Community Development District No. 1**
10807 SW Tradition Square
Port St. Lucie, FL 34987

TRANSMIT ALL
INVOICE(S) TO: **Southern Grove Community Development District No. 1**
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

SPECIAL INSTRUCTIONS: See attached Proposal for goods, products, and/or services

TOTAL PRICE: **\$88,000.00**

Date Proposal Approved by District Board of Supervisors: **(3/5/2024 – Approved by District Engineer – See Memo Attached)**

THE FOLLOWING ATTACHMENTS ARE INCORPORATED INTO THIS PURCHASE ORDER CONTRACT:

- (1) PURCHASE ORDER TERMS AND CONDITIONS**
- (2) Proposal**

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.1 (DISTRICT)

PURCHASE ORDER TERMS AND CONDITIONS

ASSIGNMENT: This purchase order shall not be transferred or assigned to any other Vendor, contractor, bank, lending institution or to any representative or individual without the District's consent which consent may be withheld for any reason.

MODIFICATIONS: No modification of this purchase order shall be binding unless the modification is approved in writing by representatives of both parties authorized to modify the purchase order.

EXCUSABLE DELAYS: The District may at its option, grant additional time for any delay or failure to perform under this purchase order if the delay will not adversely impact the best interest of the District and is due to causes beyond the control of the Vendor. Such grant must be in writing and made part of the order.

DEFAULT: In the event of default by the Vendor, the District may procure the articles or services covered by this order from other sources and hold the Vendor responsible for any excess cost occasioned by such procurement. The following shall be considered a default:

(1) Failure to make complete deliveries within the promised time. (2) Unauthorized substitution or delivery of goods deemed by the District to be inferior. (3) Inability of the Vendor to fulfill the terms and conditions of this order.

TERMINATION FOR DEFAULT: The District reserves the right to terminate this order in whole or in part for default if (a) the Vendor fails to perform in accordance with any of the requirements of this order, or if (b) the Vendor becomes insolvent or suspends any of its operations or if any petition is filed or proceeding commenced by or against the Vendor under any State or Federal law relating to bankruptcy arrangement, reorganization, receivership, or assignment for the benefit of creditors. Any such termination will be without liability to the District except for completed items delivered and accepted by the District. The Vendor will be liable for excess costs of re-procurement.

TERMINATION FOR CONVENIENCE/WITHOUT CAUSE: The District reserves the right to terminate this purchase order in whole or in part, at any time and for any reason. If the purchase order should be terminated for convenience, the District will be relieved of all obligations under this order. The District will only be required to pay to the Vendor that amount of the order actually performed to the date of termination or goods received to the date of termination.

SHIPPING TERMS: Unless otherwise specified, all shipments shall be F.O.B. Destination, Freight Pre-paid. Orders must be delivered to the "ship to" address as stated on this purchase order. Any deviations (without prior approval from the District) will constitute a refusal of shipment. Such refusal, requiring redistribution, reshipment and/or storage charges, will be borne by the Vendor. The District will not be responsible for any lost shipment caused by improper shipment.

PAYMENT TERMS: By accepting this order, the Vendor agrees that payment terms shall be as set forth in accordance with the Florida Prompt Payment Act.

INVOICING: Except as otherwise stated in this purchase order, the Vendor must render the original invoice to the District at the address stated on the order. The purchase order number must appear on all invoices, packing slips, shipping notices, freight bills, and correspondence concerning this order.

TAXES: The District is exempt from Federal and State Taxes, both excise and sales and use, and any other like taxes. Vendors doing business with the District shall not be exempt from paying sales tax to their suppliers for materials to fulfill contractual obligations with District, nor shall any Vendor be authorized to use the District's tax exemption number in securing such materials.

CONTRACT TERMS: If this purchase order is a result of a competitive solicitation award, all conditions, provisions and specifications of the solicitation shall become a part of and are incorporated into this purchase order.

INTERPRETATION; VENUE. This purchase order shall be interpreted as a whole unit, and section headings are for convenience only. All interpretations shall be governed by the laws of the State of Florida. In the event it is necessary for either party to initiate legal action regarding this purchase order, venue shall be in the Nineteenth Judicial Circuit, in and for St. Lucie County, Florida, for claims under state law, and in the Southern District of Florida for claims justiciable in federal court.

DELIVERIES: Deliveries are to be made to the indicated ship to address between the hours of 9:00 A.M. and 4:00 P.M. Monday through Friday, excluding holidays, unless otherwise stipulated. The Vendor shall notify the receiving site of deliveries that require special handling or assistance for off-loading. Failure to give notice will result in the Vendor being billed for any add-on, redelivery, storage, or handling charges.

INSPECTION: All materials or goods will be received "subject to inspection and acceptance." Materials or goods found defective or not in accordance with the District's instructions, specifications, drawings, or other data, will remain the property of the Vendor. The District will cancel the purchase order and the materials or goods will be returned at the Vendor's expense. The receipt of or payment for materials and goods shall not be deemed as an acceptance thereof.

QUANTITIES: Quantities specified in the order may not be changed without prior written approval of the District. Goods shipped in excess of the quantity designated may be returned at the Vendor's expense. A packing list must be included in each shipment. If no packing list accompanies the shipment, the District's count will be accepted.

PAYMENT CHANGES: Payments will be made only to the company and address as set forth on the purchase order unless the Vendor has requested a change on official company letterhead signed by an authorized officer of the company.

ANTI-DISCRIMINATION: Vendors doing business with the District are prohibited from discriminating against any employee, applicant, or client because of age, ancestry, citizenship status, color, disability, ethnicity, genetic information, gender, gender expression, gender identity, marital status, medical condition, national origin, political beliefs, pregnancy, race, religion, religious beliefs, sex, sexual orientation, or veteran status with regard to, but not limited to, the following: employment practices, rates of pay or other compensation methods, and training selection.

LIABILITY - COPYRIGHT/PATENT/TRADEMARK: The Vendor shall save and hold harmless the District, its employees and agents from liability for infringement of any United States patent trademark, or copyright for, or on account of, the use of any product sold to the District or used in the performance of this order.

INDEMNIFICATION: Vendor agrees to indemnify, save, and hold harmless the District, its

employees and agents, against any and all claims, damages, liability and court awards including costs, expenses, and attorney fees incurred as a result of any act or omission by the Vendor, or its employees, agents, subcontractors, or assignees arising out of the services provided under this Purchase Order.

INSURANCE: Seller agrees to maintain insurance in accordance with the insurance standards established by the District Manager.

WARRANTY: The Vendor warrants and represents to the District that each item of goods or products provided pursuant to this purchase order shall: (a) strictly conform to the requirements of this purchase order, (b) be free from defects in workmanship, materials and design, (c) be merchantable, (d) be fit for its intended use, and (e) be new. Unless otherwise stated in the purchase order, no surplus, rebuilt, reconditioned, or used goods shall be provided. The Vendor warrants that any services provided shall: (a) be performed in a good and competent manner in accordance with professional industry standards (with the level of skill, knowledge and judgment required or reasonably expected of providers of comparable services), (b) meet the terms of this purchase order, and (c) be free from defects. This warranty for quality of services shall be effective for two (2) years after acceptance of all work unless specified otherwise in a bid/proposal award.

MATERIAL SAFETY DATA SHEET: The Vendor agrees to furnish the District with a current Material Safety Data Sheet (MSDS) on or before delivery of each and every hazardous chemical or substance purchased which is classified as toxic under Chapter 442, Florida Statutes. Appropriate labels and MSDS's shall be provided for all shipments. Send MSDS's and other pertinent data to the District at the address stated on this purchase order.

PUBLICITY: Use by the District of products or services shall, in no way, constitute an endorsement and the District's name will not be used by the Vendor in any way, manner, or form in product literature or advertising.

LEGAL COMPLIANCE: The Vendor guarantees that the services to be performed and the goods to be provided herein, shall comply with all applicable federal, state and local laws, ordinances, regulations, orders and decrees, including without limitation such of the following acts as may be applicable: Federal Consumer Product Safety Act, Federal Fair Labor Standards Act, Occupational Safety and Health Act, Buy American, Energy Policy and Conservation, Federal Hazardous Substances Labeling Act, Byrd Anti-lobbying, Federal Flammable Fabrics Act, Clean Air & Water Pollution Acts, Copeland Anti-Kickback, Davis Bacon Act and any applicable environmental regulations.

E-VERIFY: The Vendor shall: (a) Register with and use the E-Verify system to verify the work authorization status of all newly hired employees pursuant to Section 448.095(2), Florida Statutes, and require all subcontractors to do the same; (b) Secure an affidavit from all subcontractors stating that the subcontractor does not employ, contract with, or subcontract with an "unauthorized alien" as defined in Section 448.095(1)(f), Florida Statutes; (c) Maintain copies of all subcontractor affidavits for the duration of this Agreement and provide same to the District upon request; (c) Comply fully, and ensure all of its subcontractors comply fully, with Section 448.095, Florida Statutes; (d) Be aware that a violation of Section 448.09(1), Florida Statutes (Unauthorized aliens; employment prohibited) shall be grounds for termination of this Agreement; and (e) Be aware that a violation of Section 448.095(5) by a subcontractor, and not the Vendor, shall be grounds for the District to order the Vendor immediately terminate the contract with the subcontractor; and (f) Be aware that if the District terminates this Agreement under Section 448.095(5)(c), Florida Statutes, the Vendor may not be awarded a contract for at least 1 year after the date on which the Agreement is terminated and will be liable for any additional costs incurred by the District as a result of the termination of the Agreement.

PUBLIC RECORDS. The Vendor shall allow public access to all documents, papers, letters, and other materials that are subject to the provisions of Chapter 119, Florida Statutes, and made or received by the District in conjunction with this purchase order. If the Vendor meets the definition of "contractor" as set forth in Section 119.0701, Florida Statutes, the Vendor shall also:

- Keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service;
- Provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law;
- Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law; and
- Meet all requirements for retaining public records and upon termination of the purchase order transfer to the District, at no cost, all public records in possession of the Vendor and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the District's information technology systems.

If the Vendor has questions regarding the application of Chapter 119, Florida Statutes, to the Vendor's duty to provide public records relating to the purchase order, contact the District's custodian of public records at ((877) 737-4922, 2501A Burns Rd, Palm Beach Gardens, FL 33410, bsakuma@sdsinc.org.

INDEPENDENT CONTRACTOR. The Vendor is an independent contractor and is not an employee or agent of the District. Nothing in this purchase order shall be interpreted to establish any relationship other than that of an independent contractor between the District, on the one hand, and the Vendor and the Vendor's employees, agents, or subcontractors, on the other, during or after the performance of this purchase order. The Vendor shall take the whole responsibility and shall bear all losses resulting to the Vendor on account of errors or omissions.

ENTIRE AGREEMENT. This purchase order constitutes the entire agreement between the parties with respect to the subject matter of this purchase order and supersedes all prior oral or written agreements between the parties.

287.05701, Florida Statutes. The District may not request documentation of or consider a vendor's social, political, or ideological interests during vendor selection. Further, the District may not give a preference to a vendor based on the vendor's social, political, or ideological interests

Providing any of the goods, products, and/or services specified on this Purchase Order shall constitute the Vendor's (1) acceptance of the terms and conditions set forth or incorporated herein and (2) reaffirmation as true of all representations made by the Vendor to induce the District to issue this Purchase Order.

SOUTHERN GROVE MASTER STORMWATER SYSTEM
INSTALLATION OF CONTROL STRUCTURE CS-23

Subject: Installation of Control Structure CS-23 (between Basin B and Basins E/H)

From: Kelly Cranford, PE
CDD Engineer

Date: March 5, 2024

Comments

The control structure does not cleanly fall in any development project and is needed to maintain flows between the two basins. This structure is critical to maintaining the discharge from Heron Preserve, Del Webb, and a portion of Village Parkway.

Construction authorization for the structure has been included in SFWMD ERP application 240104-41851 (Legacy Park – North Stormwater Infrastructure Phase 2).

We requested quotes for the structure (fabrication and installation from) H&J, Centerline, and MJC. The only quote we received is from H&J.

I recommend approving the attached quote from H&J Contracting for \$88,000.

H & J Contracting, Inc.

3160 Fairlane Farms Road
Wellington, FL 33414
USA

Phone: 561-791-1953
Fax: 561-795-9282

To: CDD AT TRADITION	Contact: John Gallagher
Address: 10807 SW Tradition Square Port Saint Lucie, FL 34987	Phone: (772) 345-5101
Project Name: Duda For CDD At Tradtion Flash Board Riser Install	Bid Number:
Project Location:	Bid Date: 01/15/2024

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	25	Mobilization	1.00	UNIT	\$3,500.00	\$3,500.00
	30	48" Flash Board Riser Pipe	1.00	UNIT	\$52,000.00	\$52,000.00
	40	Pipe Crew	5.00	DY	\$6,500.00	\$32,500.00

Total Bid Price: \$88,000.00

Notes:

- Prices quoted are based on completing all items in a continuous operation. Should a portion be deleted or suspended, prices quoted are subject to revision. A reasonable re-mobilization charge will be made for each additional move-in required by Customer.
- Should customer require any additional work, not specifically covered by this proposal, such additional work shall be performed at the direction of customer's representation on an equipment rental, time and material basis, in accordance with H & J Contracting's published equipment rates.
- Not included in this proposal is any tree relocation, soil sterilant, tree trimming, landscaping, grassing or sodding, or tree protection.
- Contractor not responsible for existing utilities not shown on plans.
- Unless otherwise indicated, in writing, this quotation expires thirty days from the date of quote. At the sole option of H & J Contracting, this quotation may be extended for additional period of time.
- It is expressly agreed that there are no promises, agreements, or understandings not set out in this contract. Any subsequent cancellations, or modifications, must be mutually agreed upon in writing.
- Changes in labor classification, or assignment of work by anyone other than H & J, will establish a basis for renegotiation of prices set forth in this contract. At the sole option of H & J, this contract may be cancelled in the event that said changes occur.
- Unless otherwise agreed, any additional expense, not covered by this quotation, which are incurred by H & J as a result of: utility conflicts, adverse weather, interruptions in work, or delays or damages caused by other contractors. will be borne by the customer.
- Failure to make timely payment is a material breach of this agreement. If H & J does not receive payment of any billing in excess of \$1,000 within 30 days of when due, it may cease and suspend performing further work under the agreement.
- All price increases incurred by Contractor for fuel, materials and commodities of all types after the date of this contract agreement are to be paid to Contractor by Owner. Material quotes are not guaranteed. If Contractor incurs surcharges by vendors for materials delivered for the project, these additional costs shall be the responsibility of the Owner. Further, Contractor shall not be held responsible for schedule delays caused by material availability issues.
- No survey or asbuilts is included in this proposal.
- The prices quoted herein include 1 mobilization(s). Additional mobilizations will be billed at \$2,500.00 ea.

<p>ACCEPTED:</p> <p>The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED:</p> <p>H & J Contracting, Inc.</p> <p>Authorized Signature: _____</p> <p>Estimator: William T. Dunn 561-699-4145 WTDunn@hjcontracting.com</p>
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Southern Grove Community Development District

Southern Grove Corps of Engineers Permit

2024-25 Mitigation Monitoring and Maintenance Program

Background -

EW Consultants, Inc. is a natural resource environmental firm with considerable experience in permitting, environmental compliance, wetland, and habitat restoration in Southern Grove. Pursuant to a request from Special District Services, manager of the Southern Grove Community Development District, we are providing the following scope of services and costs for provision of environmental monitoring and maintenance services required by the U.S. Army Corps of Engineers permit mitigation plan for Southern Grove. These Monitoring and Maintenance services are proposed to be initiated in April 2024 and completed in March 2025.

Our proposed scope of services and costs follow.

Scope of Services

We will provide monitoring and maintenance services in accordance with the requirements of the U.S. Army Corps of Engineers permit Mitigation Plan for Southern Grove. All monitoring and maintenance services will be conducted under the direction of a Florida Department of Agriculture and Consumer Services licensed restricted use pesticide applicator, who is certified for application in aquatic systems and natural systems management. All herbicides applied will be appropriately labeled for application in aquatic environments where necessary.

The required initial habitat restoration for wetland mitigation is complete, thus permit compliance requirements entail continued monitoring and maintenance control of invasive species in order to meet the permit mitigation success criteria and requirements.

Maintenance control treatment of re-growth and new growth of invasive species is an ongoing requirement for compliance with the terms of the mitigation plan. As monitoring reports document stabilization of the restored wetland conditions, maintenance control activities are being reduced in intensity.

Services to be provided are summarized below for the following wetland mitigation areas:

Maintenance treatment of invasive non-native and nuisance vegetation will be conducted by herbicide treatment and/or cutting and removal of invasive species throughout the mitigation wetlands. Six treatments (two days each) per year will be conducted approximately every other month beginning in April 2024 with the final treatment completed in February 2025. Treatments will achieve total cover of less than five percent Category I or II invasive non-native and nuisance plant species after each treatment.

Wetland W422 – 1.07 acres -

Wetland W433 – 1.54 acres -

Wetland W436 – 0.86 acres -

Wetland W439 – 0.69 acres -

Wetland W440 – 0.36 acres -

Wetland W441 – 0.57 acres -

Wetland W442 – 1.10 acres -

Wetland W443 – 0.59 acres -

Wetland W444 – 0.58 acres -

Wetland W447 – 1.85 acres -

Wetland W452 – 4.86 acres -

Wetland W455 – 0.76 acres -

Wetland W456 – 1.66 acres -

Wetland W457 – 0.83 acres -

Wetland W458 – 0.42 acres -

Wetland W461- 6.79 acres -

Wetland W462 – 3.86 acres -

Wetland W463 – 6.69 acres -

Wetland W465 – 3.50 acres -

Wetland W466 – 1.02 acres -

Wetland W467 – 0.72 acres -

Wetland W468 – 3.37 acres -

Wetland W469 – 2.08 acres-

Wetland W470 – 0.67 acres-

Wetland W471 – 5.05 acres-

Wetland W475 – 2.29 acres -

Wetland W481 – 41.03 acres -

Wetland W483 – 3.96 acres -

Wetland Creation Area – 21.0 acres –

Oak Hammock Upland Preserve – 5.1 acres –

Prepare Annual Mitigation Monitoring Report for Corps Permit Compliance -

We will conduct field reconnaissance and data collection from each of the above referenced mitigation wetlands and other project elements during July 2024. This field data and observations will be compiled into the 2024 Mitigation Monitoring Report for submittal to the US Army Corps of Engineers.

We will secure documentation of receipt and acceptance of the Annual Mitigation Monitoring Report by the Corps of Engineers in order to demonstrate continued compliance with the permit mitigation requirements.

Schedule –

We will provide these services in accordance with the dates and deadlines as specified in the scope language for the various mitigation elements.

Project Cost -

The following cost elements will comprise the 2024-25 Monitoring and Maintenance services beginning in April 2024.

Six Two Day Maintenance Treatment events - \$30,000.00

Corps of Engineers Annual Monitoring Report - \$5,000.00

Sincerely,
EW Consultants, Inc.

Edward R. Weinberg,
President

Summary of Matters Related to Resolution Nos. 2024-07, 2024-08 and 2024-09

Background

Southern Grove Community Development District No. 5 (“District No. 5”) has previously issued its Special Assessment Bonds, Series 2019 (Community Infrastructure) (the “2019 Bonds”), its Special Assessment Bonds, Series 2020 (Community Infrastructure) (the “2020 Bonds”), its Special Assessment Bonds, Series 2021 (Community Infrastructure) (the “2021 Bonds”), its Special Assessment Bonds, Series 2022-1 (Community Infrastructure) (the “2022-1 Bonds”) and its Special Assessment Bonds, Series 2022-2 (Community Infrastructure) (Federally Taxable) (the “2022-2 Bonds” and together with the 2019 Bonds, the 2020 Bonds, the 2021 Bonds, the 2022-1 Bonds and the 2022-2 Bonds the “Prior Bonds”) to finance and refinance a portion of the public infrastructure and improvements benefitting all assessable property in the Southern Grove Community Development Districts (the “Community Infrastructure”).

In order to now finance the costs of an additional portion of the Community Infrastructure, it is proposed that District No. 5 issue its Special Assessment Bonds, Series 2024 (Community Infrastructure) (the “2024 Bonds”) and apply the proceeds thereof, together with other legally available funds (consisting of amounts representing Community Infrastructure Assessments previously collected and available proceeds of certain of the Prior Bonds, other than the 2022-2 Bonds), to pay all or a portion of the costs of certain Community Infrastructure described in a Supplemental Engineer’s Report (the “Supplemental Engineer’s Report”) prepared by Culpepper and Turpening, Inc. (the “2024 CI Project”), pay a portion of the interest coming due on the 2024 Bonds, make a deposit to the applicable reserve account for the 2024 Bonds, and pay costs of issuance of the 2024 Bonds.

The 2024 Bonds will be payable from the revenues derived from the collection of Community Infrastructure Assessments (the “2024 CI Assessments”) levied and to be collected in the “2024 Assessment Area” (which is not already subject to Community Infrastructure Assessments relating to the Prior Bonds). The “2024 Assessment Area” consists of 443 platted single-family lots, together with platted non-residential properties totaling approximately 47 acres of additional assessable District Lands in the boundaries of District No. 5 and Southern Grove Community Development District Nos. 2, 4, 6, 8, 9 and 10, as more fully described in the 2024 Supplemental Assessment Report (hereinafter defined).

On March 6, 2024 District No. 5 adopted Resolution No. 2024-03 (the “Delegation Resolution”) which authorizes the issuance of the 2024 Bonds and provides for other matters related thereto, including with respect to the marketing and sale of the 2024 Bonds, in all cases subject to the parameters set forth in the Delegation Resolution. The final pricing details of the 2024 Bonds have now been determined.

It is now proposed that:

- Southern Grove Community Development District Nos. 1,2,3,4, 6, 7, 8, 9 and 10 adopt joint Resolution No. 2024-07 (1) approving the execution of a joinder to the

Ninth Supplemental Trust Indenture relating to the 2024 Bonds, (2) acknowledging that the 2024 Bonds will be payable from the 2024 CI Assessments levied in the 2024 Assessment Area, and (3) acknowledging that the Southern Grove Districts with jurisdiction over the District Lands in the 2024 Assessment Area as of the date of issuance of the 2024 Bonds will adopt a joint resolution after the pricing of the 2024 Bonds, but prior to the issuance of the 2024 Bonds, that will become part of the assessment proceedings to approve a supplemental assessment report in connection with the 2024 Bonds (the “2024 Supplemental Assessment Report”); and

- Southern Grove Community Development District Nos. 1-10 adopt joint Resolution No. 2024-08 approving the 2024 Supplemental Engineer’s Report, substantially in the form attached to that resolution.
- District No. 5 and Southern Grove Community Development District Nos. 2, 4, 6, 8, 9 and 10 adopt Resolution No. 2024-09 approving the 2024 Supplemental Assessment Report and designating the 2024 Assessment Area, among other related matters.

RESOLUTION NO. 2024-07

A JOINT RESOLUTION OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 2, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 4, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 8, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 9 AND SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 10 APPROVING THE JOINDER TO A NINTH SUPPLEMENTAL TRUST INDENTURE RELATING TO THE SPECIAL ASSESSMENT BONDS, SERIES 2024 (COMMUNITY INFRASTRUCTURE) TO BE ISSUED BY SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5; ACKNOWLEDGING CERTAIN ACTIONS TO BE TAKEN BY THE DISTRICTS IN CONNECTION WITH COMMUNITY INFRASTRUCTURE ASSESSMENTS; PROVIDING FOR MISCELLANEOUS MATTERS; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE RESPECTIVE BOARD OF SUPERVISORS OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 2, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 4, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6 SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 8, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 9 AND SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 10:

SECTION 1. AUTHORITY FOR THIS RESOLUTION; DEFINITIONS. The Board of Supervisors (the “Board”) of each of Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 6, Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, Southern Grove Community Development District No. 9 and Southern Grove Community Development District No. 10 (collectively, the “Other Districts”) is authorized to adopt this Resolution under the authority granted by the provisions of Chapter 190, Florida Statutes, as amended, the respective charters of such districts and other applicable provisions of law. All capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in Resolution No. 2024-03 adopted by Southern Grove Community Development District No. 5 (the “Issuer”) on March 6,

2024 (the “Award Resolution”) or in the Ninth Supplemental Indenture or in the District Development Interlocal Agreement (as defined in the Ninth Supplemental Indenture).

SECTION 2. FINDINGS.

A. The Other Districts confirm the designation of the Issuer as the “Issuer” and the designation of District No. 1 as the “Administration District,” in each case within the meaning of the District Development Interlocal Agreement. District No. 1 hereby accepts its designation as such Administration District.

B. The Other Districts acknowledge that the Award Resolution authorizes not exceeding \$10,000,000 of the Issuer’s Special Assessment Bonds, Series 2024 (Community Infrastructure) (the “2024 Bonds”) to be issued pursuant to the Master Indenture, as supplemented by the Ninth Supplemental Indenture, the proceeds of which will be applied, together with other legally available funds to (i) pay a portion of the Costs of the 2024 CI Project, provided, however proceeds of the 2024 CI Bonds will not be used to fund any costs associated with the portion of the TIM Project; (ii) pay interest on the 2024 Bonds through November 1, 2024; (iii) fund the initial 2024 Reserve Account Requirement for the 2024 Bonds; and (iv) pay costs of issuance of the 2024 Bonds. The Other Districts further acknowledge that, notwithstanding the foregoing, the funds on deposit in the 2024 Costs of Issuance Subaccount, the 2024 Acquisition and Construction Subaccount, the 2024 Reserve Account and the 2024 Capitalized Interest Subaccount are held solely for the benefit of the 2024 Bonds. The Other Districts further acknowledge that the 2024 Bonds will be payable from and secured by the 2024 Trust Estate, as defined in the Ninth Supplemental Indenture, which is comprised primarily of the revenues collected from the levy of a portion of the Community Infrastructure Assessments designated as the “2024 CI Assessments” on certain assessable District Lands in the boundaries of the Issuer and certain of the Other Districts with jurisdiction over the District Lands to be subject to the 2024 CI Assessments, to be designated as the “2024 Assessment Area.”

C. Each of the Other Districts now desire to authorize the execution of a joinder (the “Joinder”) to the Ninth Supplemental Indenture, in the event the 2024 Bonds are issued as contemplated by the Award Resolution. Each of the Other Districts also desires to acknowledge that, in connection with the issuance of the 2024 Bonds the Issuer and the applicable Other Districts with jurisdiction over the District Lands in the 2024 Assessment Area, as hereinafter described, will adopt a supplemental assessment resolution providing for certain matters relating to the levy and collection of the 2024 Assessments in the 2024 Assessment Area, as more fully described herein.

SECTION 3. AUTHORIZATION OF JOINDER AND NINTH SUPPLEMENTAL INDENTURE; MATTERS RELATING TO 2024 ASSESSMENTS.

(a) The respective Board of each of the Other Districts hereby authorizes the execution of the Joinder to the Ninth Supplemental Indenture. The Ninth Supplemental Indenture, which includes the Joinder, shall be in substantially the form attached as an exhibit to the Award Resolution, with such insertions, modifications and changes as may be approved by the Issuer. Upon such approval, and at the request of an Authorized Officer of the Issuer, the Chair or Vice-Chair of each of the Other Districts is hereby authorized and directed to execute, and the Secretary (the “Secretary”) or any Assistant Secretary (each, an “Assistant Secretary”) of

the Board of each of the Other Districts is hereby authorized and directed to attest, the Joinder to the Ninth Supplemental Indenture. Such execution shall constitute conclusive approval of the Joinder and of the Ninth Supplemental Indenture by each of the Other Districts.

(b) The respective Board of each of the Other Districts hereby acknowledges and agrees that, in connection with the issuance of the 2024 Bonds, the Issuer and Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 6, Southern Grove Community Development District No. 8, Southern Grove Community Development District No. 9 and Southern Grove Community Development District No. 10 will adopt a joint supplemental assessment resolution (the “Supplemental Assessment Resolution”) which, among other matters, designates the 2024 Assessment Area and approves a supplemental assessment methodology report prepared by Special District Services, Inc. to reflect the allocation of a portion of the Community Infrastructure Assessments, designated as the 2024 Assessments, to the assessable District Lands in the 2024 Assessment Area, based on the final pricing details of the 2024 Bonds. The respective Board of each of the Other Districts hereby acknowledges and agrees that the Supplemental Assessment Resolution will be part of the Assessment Proceedings (as defined in the Ninth Supplemental Indenture).

SECTION 4. MISCELLANEOUS. The Chair, Vice-Chair, Secretary and any Assistant Secretary of the Board of each of the Other Districts, the District Counsel of each of the Other Districts, and the District Manager of each of the Other Districts are authorized and directed to execute and deliver all documents, contracts, instruments and certificates and to take all actions and steps on behalf of the applicable Other Districts that are necessary or desirable in connection with the 2024 Bonds, the Joinder, the Ninth Supplemental Indenture and the 2024 Assessments or otherwise in connection with any of the foregoing, which are not inconsistent with the terms and provisions of this Resolution, and all such actions heretofore taken are hereby ratified and approved.

SECTION 5. SEVERABILITY AND CONFLICTS. Should any sentence, section, clause, part or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid. All resolutions or parts thereof of the Other Districts in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 6. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the respective Board of Supervisors of each of the Other Districts this 3rd day of April, 2024.

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 1**

[SEAL]

Chair

ATTEST:

District Secretary

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 2**

[SEAL]

Chair

ATTEST:

District Secretary

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 3**

[SEAL]

Chair

ATTEST:

District Secretary

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 4**

[SEAL]

Chair

ATTEST:

District Secretary

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 6**

[SEAL]

Chair

ATTEST:

District Secretary

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 7**

[SEAL]

Chair

ATTEST:

District Secretary

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 8**

[SEAL]

Chair

ATTEST:

District Secretary

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 9**

[SEAL]

Chair

ATTEST:

District Secretary

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 10**

[SEAL]

Chair

ATTEST:

District Secretary

#240496869_v3

RESOLUTION NO. 2024-08

A JOINT RESOLUTION OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 2, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 4, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 8, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 9 AND SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 10 APPROVING A SUPPLEMENT TO THE SECOND AMENDED AND RESTATED MASTER ENGINEER’S REPORT, AS SUPPLEMENTED AND AMENDED, THAT IS PART OF THE ASSESSMENT PROCEEDINGS RELATING TO COMMUNITY INFRASTRUCTURE PREVIOUSLY ADOPTED BY THE DISTRICTS; PROVIDING WHEN THE MATTERS ADDRESSED HEREIN BECOME EFFECTIVE; PROVIDING FOR MISCELLANEOUS MATTERS; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE, BE IT RESOLVED BY THE RESPECTIVE BOARD OF SUPERVISORS OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 2, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 4, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5 SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6 SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 8, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 9 AND SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 10:

SECTION 1. AUTHORITY FOR THIS RESOLUTION; DEFINITIONS. The Board of Supervisors (the “Board”) of each of Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5, Southern Grove Community Development District No. 6, Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, Southern Grove Community Development District No. 9 and Southern Grove Community Development District No. 10 (collectively, the “Districts”) is authorized to adopt this Resolution under the authority granted by the provisions of Chapter 190, Florida Statutes, as amended, the respective charters of the Districts and other applicable provisions of law. All capitalized terms not otherwise defined herein shall have the meanings

ascribed thereto in Resolution No. 2019-15 adopted by Southern Grove Community Development District No. 5 (the “Issuer”) on September 4, 2019 (the “2019 Equalizing Resolution”) or in the District Development Interlocal Agreement (as defined in the 2019 Equalizing Resolution).

SECTION 2. FINDINGS. The respective Board of Supervisors of each of the Districts hereby finds and determines as follows:

A. Prior to the date hereof, the Districts have taken certain actions with respect to the establishment, levy and collection of the Community Infrastructure Assessments on assessable District Lands within their respective boundaries, including, but not limited to, Resolution Nos. 2013-02 and 2013-03 adopted by the Board of Supervisors of the Issuer and the respective Board of Supervisors of each of the Other Districts on February 21, 2013, Resolution Nos. 2013-04 adopted by the Board of Supervisors of the Issuer and the respective Board of Supervisors of each of the Other Districts on May 14, 2013 and certain supplemental proceedings undertaken by the Issuer and/or the Other Districts, including, but not limited to, joint Resolution No. 2019-14 and 2020-08 adopted by the respective Board of Supervisors of the Other Districts on August 1, 2019 and May 13, 2020, Resolution Nos. 2019-12 and 2019-13 adopted by the Board of Supervisors of the Issuer on August 1, 2019 and the 2019 Equalizing Resolution (collectively, the “Prior Assessment Proceedings”).

B. As part of the Prior Assessment Proceedings, the Board of Supervisors of each of the Districts have approved the Second Amended and Restated Master Engineer’s Report dated July 9, 2013, as supplemented by reports dated July 8, 2014, December 9, 2014 and August 1, 2019, as further supplemented and amended (collectively, the “Engineer’s Report”), each prepared by Arcadis U.S., Inc. or Culpepper and Turpening, Inc., as the Districts’ Consulting Engineers.

C. Pursuant to the authority delegated to it by the District Development Interlocal Agreement, the Issuer proposes to issue its Special Assessment Bonds, Series 2024 (Community Infrastructure) (the “2024 Bonds”).

D. In connection with the proposed issuance of the 2024 Bonds, Culpepper and Turpening, Inc., as the Districts’ Consulting Engineers, has prepared a supplement to the Engineer’s Report, in the form attached hereto as Exhibit A (the “Supplemental Engineer’s Report”), which, among other matters, provides information regarding the portions of Community Infrastructure eligible to be financed, all or in part, by proceeds of the 2024 Bonds (the “2024 CI Project”); provided, however proceeds of the 2024 CI Bonds will not be used to fund any costs associated with TIM Project (as defined in the form of the Ninth Supplemental Trust Indenture relating to the 2024 CI Bonds approved by the Issuer).

E. Because the Supplemental Engineer’s Report involves matters relating to Community Infrastructure, which impact all of the Districts, the Issuer and the Other Districts now desire to approve the Supplemental Engineer’s Report and supplement the Prior Assessment Proceedings accordingly.

SECTION 3. APPROVAL OF SUPPLEMENTAL ENGINEER’S REPORT.

(a) Each of the Districts hereby approves the Supplemental Engineer’s Report and the matters set forth therein, substantially in the form attached hereto as Exhibit A, with such changes thereto as may be deemed necessary by the Districts’ Consulting Engineers to reflect matters relating to the Community Infrastructure described therein. The Supplemental Engineer’s Report shall be attached as an appendix to the Preliminary Limited Offering Memorandum for the 2024 Bonds and in the final Limited Offering Memorandum for the 2024 Bonds (collectively, the “Limited Offering Memoranda”).

(b) The Prior Assessment Proceedings are hereby supplemented to include this Resolution and the Supplemental Engineer’s Report in the form included as an appendix to the Limited Offering Memoranda.

SECTION 4. MISCELLANEOUS. The Chair, Vice-Chair, Secretary and any Assistant Secretary of the Board of each of the Districts, the District Counsel of each of the Districts, and the District Manager of each of the Districts are authorized and directed to execute and deliver all documents, contracts, instruments and certificates and to take all actions and steps on behalf of the applicable Districts that are necessary or desirable in connection with the matters set forth herein, which are not inconsistent with the terms and provisions of this Resolution, and all such actions heretofore taken are hereby ratified and approved.

SECTION 5. SEVERABILITY AND CONFLICTS. Should any sentence, section, clause, part or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid. All resolutions or parts thereof of the Districts in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 6. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of each of the Districts this 3rd day of April, 2024.

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 1**

[SEAL]

Chair

ATTEST:

District Secretary

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 2**

[SEAL]

Chair

ATTEST:

District Secretary

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 3**

[SEAL]

Chair

ATTEST:

District Secretary

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 4**

[SEAL]

Chair

ATTEST:

District Secretary

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 5**

[SEAL]

Chair

ATTEST:

District Secretary

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 6**

[SEAL]

Chair

ATTEST:

District Secretary

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 7**

[SEAL]

Chair

ATTEST:

District Secretary

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 8**

[SEAL]

Chair

ATTEST:

District Secretary

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 9**

[SEAL]

Chair

ATTEST:

District Secretary

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 10**

[SEAL]

Chair

ATTEST:

District Secretary

EXHIBIT A
SUPPLEMENTAL ENGINEER'S REPORT

#240496870_v2

SECTION 1.0

1.1 INTRODUCTION

This report (the “2024 Supplemental Engineer’s Report”) supplements and updates the Second Amended and Restated Master Engineer’s Report dated July 9, 2013 (the “Master Engineer’s Report”), as amended and supplemented through the date hereof, including by (i) a supplement dated October 16, 2019 (the “2019 Supplemental Engineer’s Report”), prepared by the prior Consulting Engineers to Southern Grove Community District No. 5 (“District No. 5”) and certain of the Other Districts (hereinafter defined), (ii) a supplement dated May 13, 2020 (the “2020 Supplemental Engineer’s Report”) prepared by this firm, (iii) a supplement dated June 9, 2021 (the “2021 Supplemental Engineer’s Report”) prepared by this firm, and (iv) a supplement dated November 2, 2022 (the “2022 Supplemental Engineer’s Report”) prepared by this firm (collectively, the “Original Engineer’s Report”). Subsequent to the date of the 2022 Supplemental Engineer’s Report, Southern Grove Community Development District Nos. 7-10 were established.

This 2024 Supplemental Engineer’s Report presents information about Community Infrastructure components that are currently under construction or planned to be constructed or otherwise completed in the next two years. This 2024 Supplemental Engineer’s Report supersedes any information in the Original Engineer’s Report that is inconsistent with the information presented herein. As of the date hereof: (i) certain Community Infrastructure components described in the Original Engineer’s Report have been completed, (ii) certain Community Infrastructure components described in the Original Engineer’s Report are not expected to be implemented, including projects identified as the South Icon Tower, the Tradition T Sign and 1-95 Fencing South and (iii) certain Community Infrastructure components not specifically described in the Original Engineer’s Report have been included within certain categories in the Master Engineer’s Report.

Capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Original Engineer’s Report, however, for purposes hereof, the term “Other Districts” means Southern Grove Community Development District Nos. 1, 2, 3, 4, 6, 7, 8, 9 and 10 and the term “Districts” means, collectively, District No. 5 and the Other Districts.

SECTION 2.0

2.1 STATUS OF COMMUNITY INFRASTRUCTURE

As noted above, since the date of the Master Engineer’s Report, the scope, components and related costs of the Community Infrastructure have been modified from time-to-time, including, without limitation, to delete certain components, and portions of the Community Infrastructure are complete. The planning, design, permitting, acquisition, construction and equipping, as applicable, of certain other portions of the Community Infrastructure is on-going. The planning, design, permitting, acquisition, construction and equipping of additional components of Community Infrastructure remains to be undertaken.

2.2 COMMUNITY INFRASTRUCTURE INDEBTEDNESS

A portion of the cost of Community Infrastructure projects has been funded to-date with proceeds of bonds and other obligations issued by District No. 5, including its (i) Special Assessment Bonds, Series 2019 (Community Infrastructure) (the “2019 Bonds”), (ii) Special Assessment Bonds, Series 2020 (Community Infrastructure) (the “2020 Bonds”), (iii) Special Assessment Bonds, Series 2021 (Community Infrastructure) (the “2021 Bonds”), (iv) Special Assessment Bonds, Series 2022-1 (Community Infrastructure) (the “2022-1 Bonds”), and (v) Special Assessment Bonds, Series 2022-2 (Community Infrastructure) (Federally Taxable) (the “2022-2 Bonds”).

District No. 5 is now proposing to issue its Special Assessment Bonds, Series 2024 (Community Infrastructure) (the “2024 Bonds”) to fund portions of the cost of Community Infrastructure projects.

Notwithstanding anything to the contrary in the Original Engineer’s Report, the cost of any Community Infrastructure projects described in the 2019 Supplemental Engineer’s Report, the 2020 Supplemental Engineer’s Report, the 2021 Supplemental Engineer’s Report and the 2022 Supplemental Engineer’s Report, as updated by this 2024 Supplemental Engineer’s Report, is eligible to be financed and refinanced by available proceeds of bonds or other obligations of District No. 5 or one of the Other Districts (the “Community Infrastructure Indebtedness”); provided that (i) only a portion of the proceeds of the 2021 Bonds and the proceeds of the 2022-2 Bonds may be used to pay costs of the TIM Project (described in the 2021 Supplemental Engineer’s Report and the 2022 Supplemental Engineer’s Report) and (ii) proceeds of tax-exempt Community Infrastructure Indebtedness may only fund Community Infrastructure costs eligible to be funded by tax-exempt bonds (which currently excludes the TIM Project).

All of the available construction proceeds of the 2019 Bonds have been expended and the remaining available construction proceeds of the 2020 Bonds are currently the subject to pending requisitions. As of February 29, 2024, and subject to the limitations noted above, approximately:

\$150,161 of the proceeds of the 2021 Bonds remain available to fund the cost of Community Infrastructure (inclusive of amounts currently on deposit in the Working Capital Account established under the supplemental trust indenture for the 2021 Bonds that will be transferred after June 15, 2024 to the applicable acquisition and construction account for the 2021 Bonds per the direction of the District);

\$3,809,281 of the proceeds of the 2022-1 Bonds remain available to fund the cost of Community Infrastructure; and

\$263,087.87 of the proceeds of the 2022-2 Bonds remain available to fund the cost of the TIM Project.

Additionally, as of February 29, 2024, \$1,071,279.88 of prepaid Community Infrastructure Assessments are available to fund a portion of the cost of Community Infrastructure (the “Prepaid Assessments”).

2.3 DESCRIPTION OF CERTAIN COMMUNITY INFRASTRUCTURE PROJECTS

Taking into account the Prepaid Assessments, it is reasonable to expect proceeds of (i) the 2021 Bonds available to be expended on Community Infrastructure will be fully expended for that purpose approximately 3 years from the date of issuance of the 2021 Bonds (June 30, 2021), (ii) the 2022 Bonds available to be expended on Community Infrastructure will be fully expended for that purpose approximately 3 years from the date of issuance of the 2022 Bonds (December 09, 2022), and (iii) the proposed 2024 Bonds available to be expended on Community Infrastructure will be fully expended for that purpose within 3 years from the date of issuance of the 2024 Bonds.

Maps depicting certain of the projects described in this Section 2.2 are attached to this 2024 Supplemental Engineer's Report as exhibits.

1. ACOE Mitigation

Project Description

This public project is sometimes referred to as the "ACOE Mitigation Project."

The Districts are required to construct mitigation areas as it relates to the Army Corps of Engineers (ACOE) permit conditions. The remaining mitigation area, also known as the Duda Canal, is an enhancement to the Districts' existing conveyance canal as well as the completion of the ACOE permit conditions. The enhancement will include the construction of 7.5 acres of littoral area and natural recruitment of wetland vegetation. The construction of the project is approximately ninety-four (94%) percent complete.

Ownership and Operation

Completed components of this project are, and components of this project remaining to be completed will be, owned by one or more of the Districts and operated by and on behalf of the Districts and located in publicly owned property or public right of way or easements.

Estimated Cost

The total cost of this project is estimated to be \$2,039,935, of which approximately \$123,075 remains to be expended as of the date hereof.

Estimated Completion Date

This project is expected to be completed by Winter, 2024.

2. Outfall

Project Description

This public project entails the reconstruction of two (2) drainage outfalls into the South Florida Water Management District (SFWMD) Canal C-23. This project provides for the installation of an outfall control weir at the Becker Road structure and replacement of the outfall pipes into the SFWMD Canal C-23. The new outfall structure into the SFWMD C-23 will include the ability to augment the community irrigation water with stormwater runoff from the SFWMD Canal C-23.

Ownership and Operation

This project will be owned by one or more of the Districts and operated by and on behalf of the Districts and located in publicly owned property or public right of way or easements.

Estimated Cost

The total cost of this project is estimated to be \$700,000.

Estimated Completion Date

The outfall control weir at Becker Road has been completed and the project is expected to be fully completed by the Spring, 2024.

3. Tradition Trail

Project Description

This public project involves continued construction of Tradition Trail.

Completed sections of Tradition Trail include approximately 4,600 LF along Community Boulevard from Tradition Parkway to Discovery Way and 1,400 LF along Discovery Way between Community Boulevard and Village Parkway. The “Art in the Park” Icon Trailhead is located at the corner of Village Parkway/Discovery Way.

In addition, 3,200 LF of Tradition Trail from the “Art in the Park” southerly along Village Parkway past the Telaro Entrance has been completed. The remaining 1,400 LF along Village Parkway to the Stars and Stripes Park still has to be completed as part of the first phase of Tradition Trail.

The next segment (or the final phase) of Tradition Trail remaining to be completed will extend from East-West No. 2 southerly approximately 12,500 LF along Village Parkway to Becker Road, consisting of a two-pathway system: (1) existing and to-be constructed 8' wide dedicated TIM Path and (1) proposed 12' wide multi-purpose path, seating areas with shade structures and site furnishings, E-bike charging stations, signage, landscape and irrigation improvements. The dedicated TIM Path is not part of Community Infrastructure.

Ownership and Operation

Completed components of this project are, and components of this project remaining to be completed will be, located on a public easement or a tract of land owned by one or more of the Districts.

Completed components of this project are, and components of this project remaining to be completed will be, owned by one or more of the Districts and operated by and on behalf of the Districts.

Estimated Cost

The remaining cost of the first phase of the project is estimated to be \$700,000.

The total cost of the second phase of the project is estimated to be \$3,296,763.

Estimated Completion Date

The first phase of the project is estimated to be completed by Fall, 2025.

The second phase of the project is estimated to be completed by Spring, 2026.

4. Hegener Drive (FKA Paar Drive West)

Project Description

The first phase of this project involves construction of public roadway improvements from Village Parkway westerly approximately 3,300 linear feet, or 1,100 linear feet west of the Kenley residential community entrance. The proposed roadway section will be a two-lane undivided urban roadway with signalization improvements at Village Parkway, potable water mains, a sidewalk and landscaping and irrigation improvements. In addition, the 12" water main will be extended 3,200 linear feet westerly to the intersection of Community Boulevard. Construction of this phase of the project has been completed but has not yet been turned over to the City of Port St. Lucie (the "City").

The second phase of this project has not yet commenced and involves construction of public roadway improvements from the westerly end of Phase 1 westerly approximately 3,100 linear feet to Community Boulevard. The proposed roadway section will be a two-lane undivided urban roadway, a sidewalk and landscaping and irrigation improvements.

Ownership and Operation

Completed components of this project are, and components of this project remaining to be completed will be, located on a public right of way and owned and operated by the City.

Estimated Cost

The first phase of this project is estimated to have a total cost of \$3,682,591, of which approximately \$1,206,673 remains to be expended as of the date hereof.

The second phase of this project is estimated to have a total cost of \$6,450,180.

Estimated Completion Date

The first phase of this project is expected to be completed by Spring, 2024.

The second phase of this project is expected to be completed by Fall, 2027.

5. Heart Sculpture

Project Description

This project is a Public Art Element, located at the southwest corner of Village Parkway/Discovery Way and will consist of a regional iconic 'Heart' sculpture with elevated pedestrian bridge set atop a stepped pedestal public space/plaza. Design of this project is on-going.

Ownership and Operation

This project will be on land owned by one of the Districts and owned and operated by and on behalf of the Districts.

Estimated Cost

This project is estimated to have a total cost of at least \$4,913,694, of which approximately \$3,062,987 has been expended. Community Infrastructure Indebtedness will not fund costs of the Heart Sculpture in excess of the amount required by the City to be expended on "art in public places" within the boundaries of the Southern Grove Community Development Districts; this amount is currently \$2,125,000.

Estimated Completion Date

This project is expected to be completed by Winter, 2025.

6. Plaza at the Heart

Project Description

This project is located at the southwest corner of Village Parkway/Discovery Way, centered around the Heart Sculpture and will consist of a public plaza with brick pavers and a visitor's center.

Permits for the Plaza at the Heart have been issued and construction is anticipated to commence upon award of the project to the successful bidder.

Ownership and Operation

This project will be on land owned by one or more of the Districts and owned and operated by and on behalf of the Districts.

Estimated Cost

This project is estimated to have a total cost of at least \$3,500,000.

Estimated Completion Date

This project is expected to be completed by Winter, 2026.

7. Stars and Stripes Park

Project Description

The public Stars and Stripes Park vision is to celebrate both the celestial stars as well as to be a place to recognize the stars and stripes of our armed forces. The park will be comprised of a celestial lawn, interactive 'stars' and 'stripes' public art elements, parking, landscape, irrigation, and signage, seating areas with shade structures and site furnishings, and e-Bike charging stations. District No. 5 will construct and/or acquire from the master developer of the residential land in the boundaries of the Districts improvements related to the Stars and Stripes Park and convey these improvements as a grant to the City.

Plans and permits have been received for the site development, which is scheduled to commence in February 2024.

Ownership and Operation

This project will be located on a twenty-five (25) acre publicly owned property located west of Village Parkway and south of East - West No. 2 and will be owned and operated by the City.

Estimated Cost

This project is estimated to have a total cost of \$9,735,000, including costs of public art, of which approximately \$7,349,118 remains to be expended as of the date hereof.

Estimated Completion Date

This project is expected to be completed by the Spring, 2025.

8. Becker Road West

Project Description

This project, referred to as the “Becker Road West Project” is a continuation of public Becker Road (of which Phase 1 is complete), commencing from its western terminus of the Becker Road Phase 1 project westerly approximately 3,500 linear feet to the intersection with Community Boulevard.

The project involves the construction of the public Becker Road West roadway improvements, which includes the addition of 2,650 LF of the two additional lanes of the Becker Road Phase 1 project and 3,500 LF of two lanes of the Becker Road project, water mains, force mains, sidewalks and landscaping.

Ownership and Operation

The Becker Road West Project will be located on a public right of way and will be owned and operated by the City upon completion and dedication.

Estimated Cost

The construction of this phase of this project has a total estimated cost of \$9,800,000, of which \$3,927,109.75 remains to be expended.

Estimated Completion Date

The project is substantially complete, with completion expected by Spring, 2024.

9. Marshall Parkway (West)

Project Description

This public project is sometimes referred to as the “Marshall Parkway (West) Project.” The project is for the section lying west of the Marshall Parkway Project.

The project involves the design and construction of public roadway improvements from the existing round about at the Del-Webb Entrance, westerly approximately 2,100 linear feet to Community Boulevard. The proposed roadway section will be designed as a future 4-lane divided roadway, a sidewalk and landscaping and irrigation improvements.

Construction of the outer 2-lanes of the divided roadway, sidewalk and landscaping and irrigation improvements commenced in December 2023.

This project does not include approximately \$1,421,290.18 of costs related to Marshall Parkway—Phase 1, which is described in the 2020 Supplemental Engineer’s Report, and remain eligible to be funded from Community Infrastructure Indebtedness.

Ownership and Operation

Completed components of this project are, and components of this project remaining to be completed will be, located on a public right of way and owned and operated by the City.

Estimated Cost

The project is estimated to have a total cost of approximately \$2,630,000.

Estimated Completion Date

The project is expected to be completed by Fall, 2024.

10. Traffic Signal (Marshall and Village)

Project Description

This project includes the design, construction, permitting and installation of the necessary infrastructure related to the installation of a traffic signal and other traffic control devices at the intersection of Marshall Parkway and Village Parkway.

Ownership and Operation

Completed components of this project are, and components of this project remaining to be completed will be, located on a public right of way and owned and operated by the City.

Estimated Cost

The project is estimated to have a total cost of approximately \$700,000.

Estimated Completion Date

The project is expected to be completed by Fall, 2025.

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SECTION 3.0

3.1 DEVELOPMENT PERMITS

Development permits are required in connection with each of the Community Infrastructure projects described in Section 2.2, and remaining to be completed, from the City of Port St. Lucie, including a Site Plan Review Permit, a City of Port St. Lucie Engineering Department Permit, a City of Port St. Lucie Building Permit and a SFWMD Construction Permit. These permits are standard permits for these types of improvements and have been, or are expected to be, approved by the authority having jurisdiction.

3.2 MISCELLANEOUS

The Community Infrastructure projects described in Section 2.2 of this Engineer's Report may be constructed by or on behalf of the Districts or constructed by others and acquired by or on behalf of the Districts.

Additional funding for the Community Infrastructure projects described in Section 2.2. not available from proceeds of Community Infrastructure Indebtedness heretofore and hereafter issued may be funded from other legally available funds of the Districts and/or funds provided by the master developer of the residential land within the boundaries of the Districts and/or other significant owner of land in the Districts.

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SECTION 4.0

4.1 CONCLUSION

The Community Infrastructure projects described in Section 2.2 are part of the Community Infrastructure benefitting all assessable land in the boundaries of the Southern Grove Community Development Districts.

The Community Infrastructure projects remaining to be completed as presented in Section 2.2 can be designed, permitted, and constructed in a timely manner, since they are consistent with the Southern Grove Development of Regional Impact, the City of Port St. Lucie's Development Orders and the SFWMD Conceptual Environmental Resource Permit. The project costs in Section 2.2 that are estimated costs and are based on 2024 dollars and are reasonable and similar to project costs within the area, based on our historical knowledge of the Treasure Coast. A normal inflation factor has not been utilized but is considered to be a part of the improvements budget contingency factor. For the purposes of this report, a 10% contingency factor has been included for projects not yet completed.

The scope of work for these projects is based on information provided by the master developer of the residential land in the boundaries of the Districts and other significant landowners in the Districts.

A summary of the Community Infrastructure projects described in Section 2.2 is shown below in Table No. 1.

Table No. 1 below reflects costs expected to be funded, all or in part, with proceeds of the proposed 2024 Bonds (all of which are eligible to be funded by other Community Infrastructure Indebtedness, subject to the limitations noted above in Section 2.2, and/or the Prepaid Assessments).

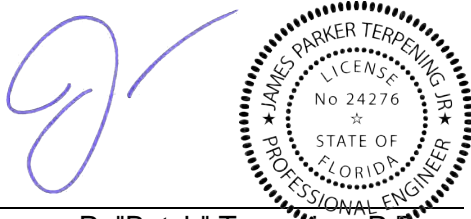
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TABLE NO. 1		
SUMMARY OF CERTAIN COMMUNITY INFRASTRUCTURE PROJECTS		
PROJECT DESCRIPTION	REMAINING ESTIMATED COST AS OF 01/15/2024	ESTIMATED COMPLETION DATE
ACOE Mitigation Project	\$123,075	Winter, 2024
Outfall	\$700,000	Spring, 2024
Tradition Trail	\$700,000	Fall, 2025
Tradition Trail – Final Phase *	\$3,296,763	Spring, 2026
Paar Drive West Project - Phase 1	\$1,206,673	Spring, 2024
Heart Sculpture*	\$2,125,000	Winter, 2025
Plaza at the Heart	\$3,500,000	Winter, 2026
Stars and Stripes Park*	\$7,349,118	Spring, 2025
Becker Road West Project	\$3,927,110	Spring, 2024
Marshall Parkway (West)	\$2,630,000	Fall, 2024
Traffic Signal (Marshall / Village)	\$700,000	Fall, 2025
TOTAL	\$26,257,739	

* Reflects only the portion of the costs currently eligible to be funded by Community Infrastructure Indebtedness.

Respectfully Submitted,

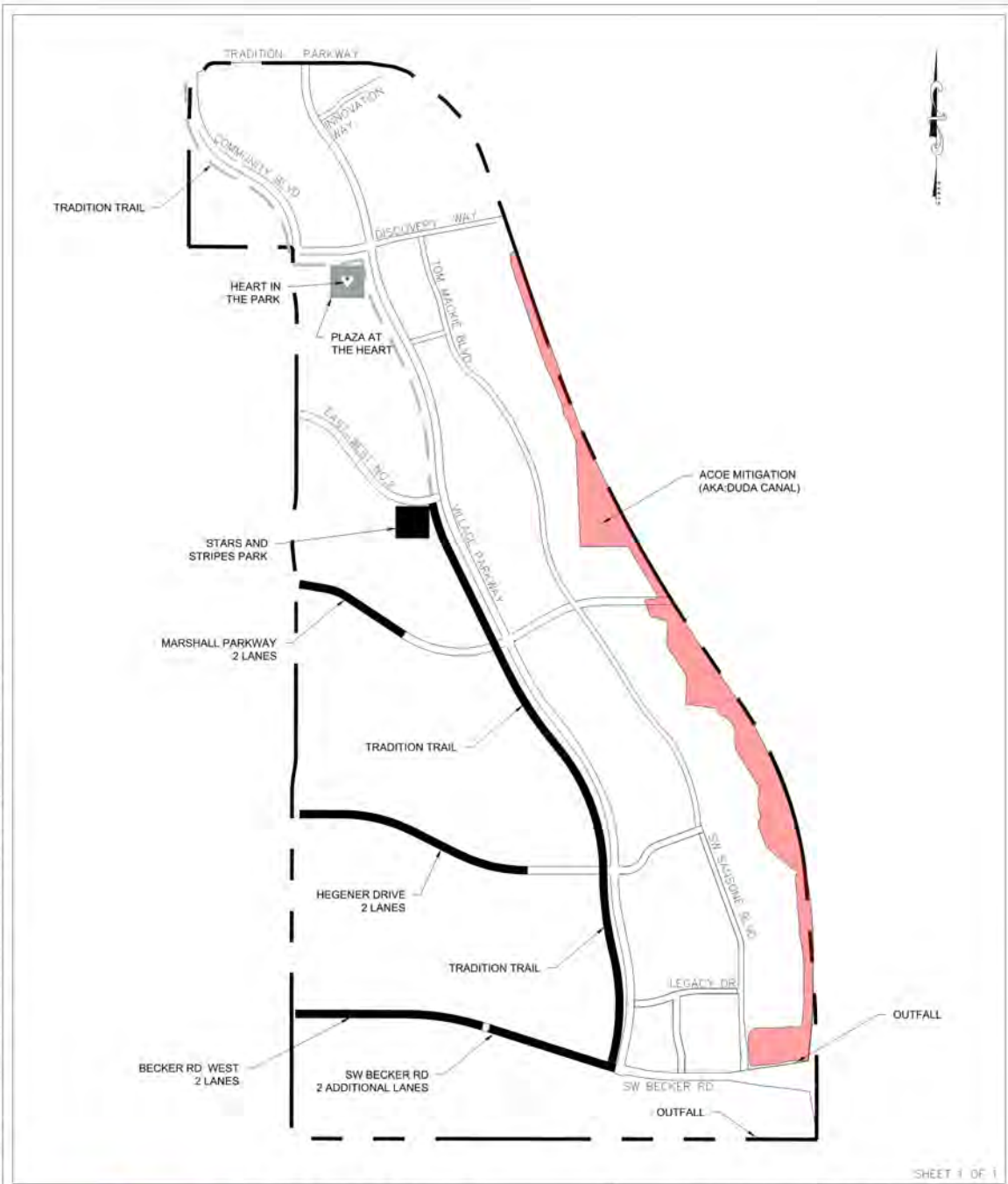
CULPEPPER & TERPENING, INC.



James P. "Butch" Terpening, P.E.
 District Engineer
 Florida Engineer No. 24276
 EOR Responsibility: 100% (Pages 1-14)

This item has been digitally signed and sealed by James Parker Terpening, PE on 03/05/2024 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

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SHEET 1 OF 1



CULPEPPER & TERPENING INC
 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

SOUTHERN GROVE CAPITAL PROJECT 2024 CAPITAL PLAN	
JOB NO: 19-080-SG1 2024	SCALE: 1" = 2500'
DRAWN BY: RCABRERA	DATE: 02/15/2024

RESOLUTION NO. 2024-09

A JOINT RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 2, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 4, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 8, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 9 AND SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 10 APPROVING THE FORM OF AN EIGHTH SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT IN CONNECTION WITH THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5 SPECIAL ASSESSMENT BONDS, SERIES 2024 (COMMUNITY INFRASTRUCTURE); CONFIRMING THE DESIGNATION OF THE 2024 ASSESSMENT AREA DESCRIBED IN SUCH REPORT; CONFIRMING THE LEVY OF A PORTION OF THE COMMUNITY INFRASTRUCTURE ASSESSMENTS IN THE 2024 ASSESSMENT AREA; INDICATING THE INTENT TO LEVY AND COLLECT SUCH COMMUNITY INFRASTRUCTURE ASSESSMENTS IN CONNECTION WITH THE 2024 BONDS; PROVIDING WHEN THE MATTERS ADDRESSED HEREIN BECOME EFFECTIVE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT RESOLVED BY THE RESPECTIVE BOARD OF SUPERVISORS OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 2, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 4, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 8, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 9 AND SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 10:

SECTION 1. AUTHORITY FOR THIS RESOLUTION; DEFINITIONS. This Resolution is adopted pursuant to Chapters 170, 190 and 197, Florida Statutes, as amended, the respective charters of Southern Grove Community Development District No. 2 (“District No. 2”), Southern Grove Community Development District No. 4 (“District No. 4”), Southern Grove Community Development District No. 5 (the “Issuer”), Southern Grove Community Development District No. 6 (“District No. 6”), Southern Grove Community Development No. 8 (“District No. 8”), Southern Grove Community Development No. 9 (“District No. 9”) and Southern Grove Community Development No. 10 (“District No. 10”) and other applicable provisions of law. Capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in Resolution No. 2024-03 adopted by the Board of Supervisors of the Issuer on

March 6, 2024 (the “Award Resolution”), in the Second Amended and Restated District Development Interlocal Agreement, amended and restated as of July 9, 2013, as amended (the “District Development Interlocal Agreement”), the Third Supplement (hereinafter defined) or the Eighth Supplement (hereinafter defined).

SECTION 2. FINDINGS. The respective Board of Supervisors of the Issuer and of District No. 2, District No. 4, District No. 6, District No. 8, District No. 9 and District No. 10 hereby finds and determines as follows:

A. Prior to the date hereof, the Issuer and Southern Grove Community Development District Nos. 1, 2, 3, 4 and 6 have taken certain actions with respect to the establishment, levy and collection of the Community Infrastructure Assessments on assessable District Lands within their respective boundaries, including, but not limited to, Resolution Nos. 2013-02 and 2013-03 adopted by the Board of Supervisors of the Issuer and the respective Board of Supervisors of each of Southern Grove Community Development District Nos. 1, 2, 3, 4 and 6 on February 21, 2013, Resolution Nos. 2013-07 adopted by the Board of Supervisors of the Issuer and the respective Board of Supervisors of each of Southern Grove Community Development District Nos. 1, 2, 3, 4 and 6 on July 9, 2013 and certain supplemental proceedings undertaken by the Issuer and/or Southern Grove Community Development District Nos. 1, 2, 3, 4 and 6, including, but not limited to, Resolution Nos. 2019-12, 2019-13 and 2019-15 adopted by the Board of Supervisors of the Issuer on August 1, 2019, August 1, 2019 and September 13, 2019, joint Resolution Nos. 2019-14 adopted by the Board of Supervisors of Southern Grove Community Development District Nos. 1, 2, 3, 4 and 6 on August 1, 2019 and joint Resolution No. 2024-08 adopted by the respective Board of Supervisors of the Issuer and Southern Grove Community Development District Nos. 1, 2, 3, 4, 6, 7, 8, 9 and 10 on April 3, 2024 (collectively, the “Assessment Proceedings”).

B. As part of the Assessment Proceedings, the Board of Supervisors of the Issuer and the respective Board of Supervisors of Southern Grove Community Development District Nos. 1, 2, 3, 4 and 6 have approved the “Amended and Restated Master Assessment Methodology Report for Public Infrastructure” dated July 9, 2013 (the “Master Report”), as supplemented by the “Supplemental Assessment Methodology Report for Public Infrastructure” dated July 8, 2014 (the “First Supplement”), as further supplemented by the “Second Supplemental Assessment Report for Public Infrastructure” dated December 9, 2014 (the “Second Supplement”) as supplemented and amended by the “Third Supplemental Assessment Methodology Report for Public Infrastructure” dated August 1, 2019 (the “Third Supplement” and, together with the Master Report, the First Supplement, the Second Supplement, and the Third Supplement, the “Assessment Report”). The Assessment Report, particularly the Third Supplement, sets forth a methodology (the “Methodology”) for allocating Community Infrastructure Assessments to the assessable Community Property benefitting from Community Infrastructure and reflecting such allocation to assessable Community Property.

C. Pursuant to the authority of Resolution Nos. 2013-06 adopted by the Board of Supervisors of the Issuer and the respective Board of Supervisors of the Other Districts on July 9, 2013 and the Award Resolution, and the authority delegated to it by the District Development Interlocal Agreement, the Issuer proposes to issue its Special Assessment Bonds, Series 2024

(Community Infrastructure) (the “2024 Bonds”), the proceeds of which will be applied, together with other legally available funds of the Issuer, for the purposes set forth in the Award Resolution, which include financing, all or in part, the Community Infrastructure improvements and facilities referred to in the Award Resolution as the 2024 CI Project, subject to the terms and conditions thereof.

D. Written assignment and assumption agreements (the “Assignment and Assumption Agreements”) previously executed provide for (i) the assignment by the Issuer and Southern Grove Community Development District Nos. 1, 3, 4 and/or 6, as applicable, to Southern Grove Community Development District No. 3, District No. 7, District No. 8, District No. 9 and/or District No. 10, as applicable, of the obligation to collect and remit to the Trustee the 2024 CI Assessments and certain other Community Infrastructure Assessments, as applicable, levied on the District Lands previously in the boundaries of the applicable assigning District and now within the boundaries of the applicable assignee District and (ii) the assumption by the applicable assignee District of such authority and obligation, of the obligation to collect and remit to the Trustee the 2024 CI Assessments and certain other Community Infrastructure Assessments, as applicable, levied on the District Lands previously in the boundaries of the applicable assigning District and now within the boundaries of the applicable assignee District of such authority and obligation.

E. Special District Services, Inc., as assessment consultant, has prepared an Eighth Supplemental Assessment Methodology for 2024 Bonds in the form attached hereto as Exhibit A (the “Eighth Supplement”) applying the Methodology and the allocation of the Community Infrastructure Assessments as set forth in the Third Supplement to reflect the final pricing details of the 2024 Bonds, which results in a portion of the Community Infrastructure Assessments (the “2024 CI Assessments”) being allocated to certain assessable District Lands in the boundaries of the Issuer and District No. 2, District No. 4, District No. 6, District No. 8, District No. 9 and District No. 10 as shown in the Eighth Supplement, which area is referred to therein as the “2024 Assessment Area.”

F. The Issuer and District No. 2, District No. 4, District No. 6, District No. 8, District No. 9 and District No. 10 now desire to (i) approve the Eighth Supplement; (ii) confirm the designation of the 2024 Assessment Area; (iii) confirm the levy of the 2024 CI Assessments; and (iv) confirm their intent to levy and collect the 2024 CI Assessments within the portions of the 2024 Assessment Area in their respective boundaries in connection with the 2024 Bonds.

SECTION 3. APPROVAL OF EIGHTH SUPPLEMENT; MATTERS RELATING TO 2024 CI ASSESSMENTS AND 2024 ASSESSMENT AREA.

(a) The Eighth Supplement in the form attached hereto as Exhibit A is hereby approved.

(b) The designation of the assessable District Lands comprising the 2024 Assessment Area as set forth in the Eighth Supplement is hereby ratified and confirmed.

(c) The 2024 CI Assessments as reflected in the Eighth Supplement, and the intent of the Issuer, District No. 2, District No. 4, District No. 6, District No. 8, District No. 9 and District No. 10 to levy and collect, or, as contemplated by the related Assignment and Assumption Agreements, collect, the 2024 CI Assessments in the 2024 Assessment Area in connection with the 2024 Bonds upon the issuance thereof, all in accordance with the Assessment Proceedings, as supplemented by this resolution and the Eighth Supplement, and by the Assignment and Assumption Agreements, are hereby ratified and confirmed.

(d) The 2024 CI Assessments pledged to the 2024 Bonds will be divided into the various number of annual installments reflected in the assessment roll annexed to the Eighth Supplement.

(e) Notwithstanding anything to the contrary in the Assessment Proceedings, the 2024 CI Assessments may be prepaid, in whole at any time, or in part one time, by payment of an amount equal to the principal amount of such prepayment plus interest accrued at the interest rate on the 2024 Bonds to the first quarterly redemption date on the 2024 Bonds which is more than forty-five (45) days after the date of such prepayment.

SECTION 4. SEVERABILITY. Should any sentence, section, clause, part or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

SECTION 5 CONFLICTS. All resolutions or parts thereof of the Issuer District No. 2, District No. 4, District No. 6, District No. 8, District No. 9 and District No. 10 in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 3rd day of April, 2024.

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 2**

ATTEST:

District Secretary

Chair

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 4**

ATTEST:

District Secretary

Chair

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 5**

ATTEST:

District Secretary

Chair

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 6**

ATTEST:

District Secretary

Chair

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 8**

ATTEST:

District Secretary

Chair

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 9**

ATTEST:

District Secretary

Chair

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 10**

ATTEST:

District Secretary

Chair

EXHIBIT A
EIGHTH SUPPLEMENT

Exhibit A (Under Separate Cover)



Financial Report: Under Separate Cover

