



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

**PORT ST. LUCIE
REGULAR BOARD MEETING
FEBRUARY 5, 2025
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
Port St. Lucie, FL 34987
OR
Join Zoom Meeting:
<https://us02web.zoom.us/j/3341025011?omn=81292507925>
Meeting ID: 334 102 5011
Dial In at: 1 929 436 2866
REGULAR BOARD MEETING
February 5th, 2025
10:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Resignation of Supervisor(s)
- E. Appointment to Vacant Board Seats: District No. 3/Seat No. 1; District No. 4,6,7,8&10/Seat No. 2
 - Administer Oath of Office
- F. Resolution No. 2025-04; Election of Officers.....Page 2
- G. Additions or Deletions
- H. Comments from the Public Not on the Agenda
- I. Consent Items
 - 1. Approval of January 8,2025, Regular Board Meeting.....Page 8
 - 2. Approve Southern Grove Corps of Engineers Permit 2025-26 Mitigation Monitoring Maintenance Program.....Page 14
 - 3. Approve and Ratify Partial Abandonment and Termination of Blanket Flowage Easement.....Page 20
 - 4. Approval of WA #19-144-128; TIM Village Parkway Pathway – Phase 1 – SWM.....Page 24
 - 5. Approval of WA #19-144-233; Southport Force Main Interconnect Phase 3 – ROW.....Page 27
- J. Old Business
- K. New Business
- L. Administrative Matters
 - 1. Manager’s Report
 - 2. Attorney’s Report
 - 3. Engineer’s Report
 - 4. Financial Report.....Page 30
 - 5. Founder’s Report
- M. Board Member Discussion Requests and Comments
- N. Adjourn

**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10
FISCAL YEAR 2024/2025 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 2, 2024
November 6, 2024
December 4, 2024
January 8, 2025
February 5, 2025
March 5, 2025
April 2, 2025
May 7, 2025
June 4, 2025
July 2, 2025
August 6, 2025
September 3, 2025

***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 09/24/24

RESOLUTION 2025-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF SOUTHERN GROVE
COMMUNITY DEVELOPMENT DISTRICT 3, AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Southern Grove Community Development District 3 (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the St. Lucie County, Florida; and

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT 3:**

1. The following persons are elected to the offices shown, to wit:

Eric Sexauer	Chairperson
_____	Assistant Secretary
B. Frank Sakuma, Jr.	Secretary/Treasurer
Karl Albertson	Vice-Chairperson
Jennifer Davis	Assistant Secretary
Jonas Read	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 5th DAY OF FEBRUARY, 2025.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT 3**

Secretary (B. Frank Sakuma, Jr.)

Chairperson (Eric Sexauer)

RESOLUTION 2025-04

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

WHEREAS, the Southern Grove Community Development District 4 (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the St. Lucie County, Florida; and

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT 4:

1. The following persons are elected to the offices shown, to wit:

Jennifer Davis	Chairperson
Karl Albertson	Vice-Chairperson
B. Frank Sakuma, Jr.	Secretary/Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 5th DAY OF FEBRUARY 2025.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT 4**

Secretary (B. Frank Sakuma, Jr.)

Chairperson (Jennifer Davis)

RESOLUTION 2025-04

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

WHEREAS, the Southern Grove Community Development District 6 (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the St. Lucie County, Florida; and

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT 6:**

1. The following persons are elected to the offices shown, to wit:

Jennifer Davis	Chairperson
Karl Albertson	Vice-Chairperson
B. Frank Sakuma, Jr.	Secretary/Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 5th DAY OF FEBRUARY 2025.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT 6**

Secretary (B. Frank Sakuma, Jr.)

Chairperson (Jennifer Davis)

RESOLUTION 2025-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF SOUTHERN GROVE
COMMUNITY DEVELOPMENT DISTRICT NO. 7, AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Southern Grove Community Development District 7 (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the St. Lucie County, Florida; and

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 7:**

1. The following persons are elected to the offices shown, to wit:

Jennifer Davis	Chairperson
_____	Vice-Chairperson
B. Frank Sakuma, Jr.	Secretary/Treasurer
Stephen Okiye	Assistant Secretary
Elijah Wooten	Assistant Secretary
Peter Crane	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 5th DAY OF FEBRUARY 2025.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT 7**

Secretary (B. Frank Sakuma, Jr.)

Chairperson (Jennifer Davis)

RESOLUTION 2025-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF SOUTHERN GROVE
COMMUNITY DEVELOPMENT DISTRICT NO. 8, AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Southern Grove Community Development District 8 (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the St. Lucie County, Florida; and

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 8:**

1. The following persons are elected to the offices shown, to wit:

Jennifer Davis	Chairperson
_____	Vice-Chairperson
B. Frank Sakuma, Jr.	Secretary/Treasurer
Stephen Okiye	Assistant Secretary
Elijah Wooten	Assistant Secretary
Peter Crane	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 5th DAY OF FEBRUARY 2025.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT 8**

Secretary (B. Frank Sakuma, Jr.)

Chairperson (Jennifer Davis)

RESOLUTION 2025-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF SOUTHERN GROVE
COMMUNITY DEVELOPMENT DISTRICT NO. 10, AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Southern Grove Community Development District 10 (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 1100, Florida Statutes, being situated entirely within the St. Lucie County, Florida; and

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per F.S. 1100.006(4); and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 1100.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 10:**

1. The following persons are elected to the offices shown, to wit:

Jennifer Davis	Chairperson
_____	Vice-Chairperson
B. Frank Sakuma, Jr.	Secretary/Treasurer
Stephen Okiye	Assistant Secretary
Elijah Wooten	Assistant Secretary
Peter Crane	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 5th DAY OF FEBRUARY 2025.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT 10**

Secretary (B. Frank Sakuma, Jr.)

Chairperson (Jennifer Davis)

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10

**Tradition Town Hall
10799 SW Civic Lane**

OR

Join Zoom Meeting:

<https://us02web.zoom.us/j/3341025013?pwd=Y1VkbVNPUII4djJ3eTJYWEtLWmtrZz09&omn=88579219470>

Meeting ID: 334 102 5013

Dial In at: 1 929 436 2866

REGULAR BOARD MEETING

January 8th, 2025

10:30 a.m.

A. CALL TO ORDER

The Regular Board Meeting of the Southern Grove Community Development District Nos. 1-10 of January 8, 2025, was called to order at 10:30 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 22nd, 2024, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum in all Districts, and it was in order to proceed with the meeting.

CDD #'s 1-10		
Chairman/ Supervisor	Eric Sexauer: #1,2,3,5,9	Present
Supervisor	Karl Albertson: #1,2,3,4,6,9,5	Present
Supervisor	Jonas Read: #1,2,3,9	Absent
Supervisor / Vice Chair	William Pittsley: #1,2,5,9	Present
Supervisor / Vice Chair	David Graham: #3,4,5,6,7,8,10	Present
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	Peter Crane: #7,8,10	Present

Staff members in attendance were:

District Manager	Frank Sakuma	Special District Services, Inc.
Assistant District Manager	Jesse Wargo	Special District Services, Inc.
District Manager	Andrew Karmeris (via Zoom)	Special District Services, Inc.
District Engineer	Stef Matthes	Culpepper and Terpening
District Counsel	Susan Garrett	Torcivia, Donlon, Goddeau & Rubin, P.A.

Also present was: District Engineer Gabriel Gomez with Culpepper and Terpening

(See attached sign-in sheet)

D. RESIGNATIONS OF SUPERVISORS

There were no resignations presented.

E. APPOINTMENTS TO VACANT BOARD SEATS/ADMINISTER OATH OF OFFICE

Peter Crane was nominated for Supervisor of Districts 7,8,10/Seat 3.

A **motion** was made by Ms. Davis, seconded by Mr. Okiye appointing Mr. Crane to Districts 7,8,10/Seat 3. The **motion** passed unanimously.

Mr. Sakuma administered the Oath of Office to Mr. Crane, and he was seated.

F. RESOLUTION NOS. 2025-02; ELECTION OF OFFICERS

Resolution Nos. 2025-02 were presented, entitled:

RESOLUTION 2025-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF SOUTHERN GROVE
COMMUNITY DEVELOPMENT DISTRICT NO. 7 AND
PROVIDING FOR AN EFFECTIVE DATE.**

RESOLUTION 2025-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF SOUTHERN GROVE
COMMUNITY DEVELOPMENT DISTRICT NO. 8 AND
PROVIDING FOR AN EFFECTIVE DATE.**

RESOLUTION 2025-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF SOUTHERN GROVE
COMMUNITY DEVELOPMENT DISTRICT NO. 10 AND
PROVIDING FOR AN EFFECTIVE DATE.**

A **motion** was made by CDD Nos. 7,8,10 Mr. Wooten, seconded by Ms. Davis, adopting Resolution 2025-02 Election of Officers as presented. The **motion** passed unanimously.

G. ADDITIONS OR DELETIONS TO AGENDA

- New Business/K-3: SG The Shoppes at Southern Grove Offsite Turn Lanes
WA #19-144-222

- New Business /K-4: SG Belterra Phase 2-4 Irrigation Main in SW Tracts WA #19-144-223
- New Business/K-5: SG: The Shoppes at Southern Grove SG8-Irrigation WA #19-144-224
- New Business/K-6: SG Four Port St. Lucie SWM WA #19-144-225
- New Business/K-7: SG Project Everest-Irrigation WA #19-144-226
- New Business/K-8: SG Tradition Commerce Park Phase 1-Irrigation WA #19-144-227
- New Business/K-9: SG Florida Vision Outparcel SWM WA #19-144-228
- New Business/K-10: SG Village Parkway Plaza-Irrigation WA #19-144-229
- New Business/K-11: Southern Grove Plat 47 WA #19-144-230
- New Business/K-12: TIM Village Parkway Pathway (Hegner to Marshall) SWM WA #19-144-231
- New Business/K-13: Southern Grove 7B Master Infrastructure Sum & Plat WA #19-144-232

A **motion** was made by CDD No. 1 Mr. Sexauer, seconded by Mr. Albertson, approving the agenda, as amended. The **motion** passed unanimously.

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

There were no comments from the public.

I. CONSENT ITEMS

1. **Approval of November 6, 2024, Regular Board Meeting Minutes**
2. **Approve and Ratify P24-137 Legacy Park North at Southern Grove MPUD Amendment and Rezoning Application**

A **motion** was made by CDD No. 1 Mr. Sexauer, seconded by Mr. Albertson, and passed unanimously by CDD No.1 approving all the items under Consent Items.

J. OLD BUSINESS

1. **Consider Resolution No. 2024-25 for District Nos. 1-10; Adopting Fiscal Year 2023/2024 Final Amended Budget (No quorum last meeting.)**

RESOLUTION NO. 2024-25

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10 AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR

**2023/2024 BUDGET, PURSUANT TO CHAPTER 190, FLORIDA STATUTES;
AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by CDD Nos. 1,2,3,5,9 Mr. Sexauer, seconded by Mr. Albertson, to adopt the Fiscal Year 2023/2024 Final Amended Budget. The **motion** passed unanimously.

A **motion** was made by CDD Nos. 4,6,7,8,10 Ms. Davis, seconded by Mr. Graham, to adopt the Fiscal Year 2023/2024 Final Amended Budget. The **motion** passed unanimously.

K. NEW BUSINESS

**1. Consider Resolution No. 2025-01; Approving and Authorizing Certain Matters
Relating to the Autonomous Electric Vehicles**

RESOLUTION NO. 2025-01

**A JOINT RESOLUTION OF THE BOARD OF SUPERVISORS OF
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1,
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 2,
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7,
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8,
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9,
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10,
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11,
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 AND
AUTHORIZING CERTAIN MATTERS RELATING TO THE
AUTONOMOUS ELECTRIC VEHICLES THAT ARE THE
SUBJECT OF THE INTERLOCAL AGREEMENT FOR THE
PROVISION OF AUTONOMOUS ELECTRIC VEHICLE TROLLEY
SERVICES DATED OCTOBER 14, 2020, AS AMENDED, TO WHICH
ALL OF THE FOREGOING DISTRICTS ARE PARTIES, INCLUDING
THE SALE OF SUCH VEHICLES AND OBTAINING REPLACEMENT
MASS TRANSIT SERVICES AND AUTHORIZING AND
APPROVING THE EXECUTION OF AGREEMENTS IN
CONNECTION THEREWITH; APPROVING AND AUTHORIZING,
ON THE PART OF TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 9, A FIRST SUPPLEMENT TO
FEDERAL TAX CERTIFICATE RELATING TO ITS OUTSTANDING
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2021
(COMMUNITY INFRASTRUCTURE); APPROVING AND
AUTHORIZING, ON THE PART OF SOUTHERN GROVE**

COMMUNITY DEVELOPMENT DISTRICT NO. 5, A FIRST SUPPLEMENT TO FEDERAL TAX CERTIFICATE RELATING TO ITS OUTSTANDING SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2021 (COMMUNITY INFRASTRUCTURE) AND CERTAIN RELATED ACTIONS; APPROVING AND AUTHORIZING, ON THE PART OF THE SOUTHERN GROVE DISTRICTS THE APPLICATION OF CERTAIN LEGALLY AVAILABLE FUNDS OF THE SOUTHERN GROVE DISTRICTS IN CONNECTION WITH THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2021 (COMMUNITY INFRASTRUCTURE) AND SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022-2 (COMMUNITY INFRASTRUCTURE) (FEDERALLY TAXABLE); PROVIDING WHEN THE MATTERS ADDRESSED HEREIN BECOME EFFECTIVE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

After Board discussion, a **motion** was made by CDD Nos. 1,2,3,5,9 Mr. Sexauer, seconded by Mr. Albertson, Adopting Resolution No. 2025-01, Approving and Authorizing Certain Matters Relating to Autonomous Electric Vehicles. The **motion** passed unanimously.

A **motion** was made by CDD Nos. 4,6,7,8,10 Ms. Davis, seconded by Mr. Wooten Adopting Resolution No. 2025-01, Approving and Authorizing Certain Matters Relating to the Autonomous Electric Vehicles. The **motion** passed unanimously.

2. Consider Resolution No. 2025-02; Election of Officers/District Nos. 3,4,6,7,8, &10

No action was taken.

- 3. SG The Shoppes at Southern Grove Offsite Turn Lanes WA #19-144-222**
- 4. SG Belterra Phase 2-4 Irrigation Main in SW Tracts WA #19-144-223**
- 5. SG The Shoppes at Southern SG8-Irrigation WA #19-144-224**
- 6. SG Four Port St. Lucie SWM WA #19-144-225**
- 7. SG Project Everest-Irrigation WA #19-144-226**
- 8. SG Tradition Commerce Park Phase 1 WA #19-144-227**
- 9. SG Florida Vision Outparcel SWM WA #19-144-228**
- 10. SG Village Parkway Plaza-Irrigation WA #19-144-229**
- 11. SG Plat 47 WA #19-144-230**
- 12. TIM Village Parkway Pathway (Hegner to Marshall) SWM WA #19-144-231**
- 13. SG 7B Master Infrastructure Sum & Plat WA #19-144-232**

A **motion** was made by CDD No. 1 Mr. Sexauer, seconded by Mr. Albertson, approving New Business Item Nos. 3-13, WA #19-144-222 through WA #19-144-232. The **motion** passed unanimously.

L. ADMINISTRATIVE MATTERS

1. Manager’s Report

Mr. Sakuma welcomed everyone to 2025 and stated that he looked forward to working with all the Districts.

2. Attorney’s Report

There was no Attorney’s Report at this time.

3. Engineer’s Report

There was no Engineer’s Report at this time.

4. Financial Report

Mr. Sakuma notified the Board that the financial report was provided, and Mr. Karmeris was present via Zoom to answer any questions.

5. Founder’s Report

Mr. Albertson stated that the Heart Sculpture and the Regional Park were still on schedule, and the school would be opened by 2026.

M. BOARD MEMBER COMMENTS

There were no Board comments.

N. ADJOURNMENT

There being no further business to come before the Boards, Mr. Sexauer made a **motion** to adjourn and Mr. Albertson seconded. The meeting was adjourned at 10:54 a.m.

Secretary (B. Frank Sakuma, Jr.)

Chair/Vice-Chair

Print Signature

Print Signature

To: Board of Supervisors
From: Jesse Wargo, Assistant District Manager
Date: January 7, 2025

Board Meeting Date: February 5, 2025

SUBJECT

Consider Approval of Southern Grove Corps of Engineers Permit 2025-26 Mitigation Monitoring Maintenance Program.

STAFF RECOMMENDATION

Staff recommends Approval of EW Consultants, Inc. to provide 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 2025 and completed in March 2026.

GENERAL INFORMATION

Scope of Services:

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 may be 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

**Southern Grove Community
District Nos. 1-10**

MEMORANDUM

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 2025 with the final treatment completed in February 2026. Treatments will achieve total cover of less than five percent Category I or II invasive non-native and nuisance plant species after each treatment.

DISTRICT LEGAL COUNSEL REVIEW

Not applicable.

FUNDING REVIEW

Project Cost:

The following cost elements will comprise the 2025-26 Monitoring and Maintenance services beginning in April 2025.

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

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

Budget Category – Mitigation Maintenance

Funds are available per FY: 24-25 Budget

Attachments



Southern Grove Community Development District

Southern Grove Corps of Engineers Permit

2025-26 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 2025 and completed in March 2026.

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 may be 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 2025 with the final treatment completed in February 2026. 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 October 2025. This field data and observations will be compiled into the 2025 Eighth Annual 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 2025-26 Monitoring and Maintenance services beginning in April 2025.

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

**Southern Grove Community
District Nos. 1-10**

MEMORANDUM

To: Board of Supervisors

From: Jesse Wargo, Assistant District Manager

Date: January 22, 2025

Board Meeting Date: February 5, 2025

SUBJECT

Approve & Ratify Partial Abandonment & Termination of Blanket Flowage Easement Agreement

STAFF RECOMMENDATION

Staff recommends to approve & ratify certain Blanket Flowage Easement [Discovery Way] as described in the easement recorded in Official Records Book 3826, Page 2231 of the Public Records of St. Lucie County, Florida.

GENERAL INFORMATION

Partial termination of the easement has been executed by Southern Grove CDD No. 5.

DISTRICT LEGAL COUNSEL REVIEW

Approved by District Attorney, Susan Garrett.

FUNDING REVIEW

No impact to budget.

Attachments

*Prepared by and when
recorded return to:*

PARTIAL ABANDONMENT & TERMINATION OF
BLANKET FLOWAGE EASEMENT

THIS PARTIAL ABANDONMENT & TERMINATION OF BLANKET FLOWAGE EASEMENT (“Agreement”) is made by the SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, a local unit of special purpose government organized and existing in accordance with Chapter 190, Florida Statutes (“Grantee”).

WHEREAS, Tradition Land Company, LLC, an Iowa limited liability company, conveyed that certain Blanket Flowage Easement [Discovery Way] to Grantee, as described in the easement recorded in Official Records Book 3826, Page 2231 of the Public Records of St. Lucie County, Florida (the “Flowage Easement”); and

WHEREAS, Grantee wishes to abandon and terminate that portion of the Flowage Easement situated on the real property more particularly described on Exhibit “A” attached hereto and incorporated herein (the “Abandoned Easement Area”).

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

1. Grantee hereby terminates and extinguishes all rights granted under the Flowage Easement with respect to the Abandoned Easement Area only and forever releases and discharges the Abandoned Easement Area from the terms and conditions of the Flowage Easement.
2. Except as provided above, the Flowage Easement shall continue in full force and effect.

[Signature appears on following page.]

IN WITNESS WHEREOF, Grantee has caused this Agreement to be executed by its authorized representative.

SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 5

Witness
Print Name: _____
Address: _____

By: _____
Name: _____
Title: _____

Witness
Print Name: _____
Address: _____

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ___ physical presence or online notarization on this __ day of January 2025, by _____ of the SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5. He/she presented a valid driver's license or is personally known to me.

Notary Public

Typed printed or stamped name of Notary
Public

EXHIBIT "A"
Abandoned Easement Area

TRACT 1, SOUTHERN GROVE PLAT NO. 47, AS RECORDED IN PLAT BOOK 129, PAGE 13, OF
THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**Southern Grove Community
District Nos. 1-10**

MEMORANDUM

To: Board of Supervisors
From: Jesse Wargo, Assistant District Manager
Date: January 24, 2025

Board Meeting Date: February 5, 2025

SUBJECT

Work Authorization (WA) WA-19-144-218; TIM Village Parkway Pathway- Phase 1 - SWM

STAFF RECOMMENDATION

District Engineer recommends approval of the proposed project connecting to the Southern Grove Master Stormwater System under the following conditions:

1. Responding to the outstanding request for additional information to the CDD Engineer's satisfaction.

GENERAL INFORMATION

On April 1, 23, 2023, the Southern Grove CDD Engineer received an application for a Work Authorization for phase 1 of the TIM Village Parkway Pathway project. Phase 1 of the project will include 3690 linear feet of 12 ft wide multipurpose sidewalk.

DISTRICT LEGAL COUNSEL REVIEW

Not applicable.

FUNDING REVIEW

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

Attachments

**Southern Grove Community Development District
BOARD AGENDA ITEM
Board Meeting Date: February 05, 2025**

**Subject: SG - TIM Village Parkway Pathway- Phase 1 - SWM
Work Authorization No. WA-19-144-218
C&T Project No. 19-144.SG7.003.0324.W**

Background:

On April 1, 23, 2023, the Southern Grove CDD Engineer received an application for a Work Authorization for phase 1 of the TIM Village Parkway Pathway project. Phase 1 of the project will include 3690 linear feet of 12 ft wide multipurpose sidewalk.

Recommended Action:

Approve proposed project connecting to the Southern Grove Master Stormwater System under the following conditions:

1. Responding to the outstanding Request for Additional Information to the CDD Engineer's satisfaction.

Location: Southern Grove Community Development District CDD.07

Within Tradition Irrigation Service Area? Yes

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

Grant Related? No

Additional Comments: None

Board Action:

Moved by:

Seconded by:

Action Taken:

Item Prepared by: Stefan K. Matthes, PE

January 20, 2025

To: Board of Supervisors
From: Jesse Wargo, Assistant District Manager
Date: January 24, 2025

Board Meeting Date: February 5, 2025

SUBJECT

Work Authorization of (WA) WA-19-144-233; Southport Force Main Interconnect Phase 3- ROW

STAFF RECOMMENDATION

District Engineer recommends approval of the proposed project connecting to the Southern Grove Master Stormwater System under the following conditions:

1. Responding to the outstanding request for additional information to the CDD Engineer's satisfaction.

GENERAL INFORMATION

On December 19, 2024, the Southern Grove CDD Engineer received an application for a Right of Way Work Authorization. The applicant is requesting a 10-foot-wide utility easement for the City of Port St Lucie Utility System Department to construct a 24" force main. The proposed easement is located at a SGCDD owned on Discovery way east of SW Tom Mackie Blvd.

DISTRICT LEGAL COUNSEL REVIEW

Not applicable

FUNDING REVIEW

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

Attachments

**Southern Grove Community Development District
BOARD AGENDA ITEM
Board Meeting Date: February 05, 2025**

**Subject: SG - Southport Force Main Interconnect Phase 3- ROW
Work Authorization No. WA-19-144-233
C&T Project No. 19-144.SG5.069.1224.R**

Background:

On December 19, 2024, the Southern Grove CDD Engineer received an application for a Right of Way Work Authorization. The applicant is requesting a 10-foot-wide utility easement for the City of Port St Lucie Utility System Department to construct a 24" force main. The proposed easement is located at a SGCDD owned on Discovery way east of SW Tom Mackie Blvd.

Recommended Action:

Approve proposed project connecting to the Southern Grove Master Stormwater System under the following conditions:

1. Responding to the outstanding Request for Additional Information to the CDD Engineer's satisfaction.

Location: Southern Grove Community Development District CDD.05

Within Tradition Irrigation Service Area? Yes

Fiscal Information: This project is not expected to impact the CDD Stormwater System operational budget.

Grant Related? No

Additional Comments: None

Board Action:

Moved by:

Seconded by:

Action Taken:

Item Prepared by: Stefan K. Matthes, PE

January 22, 2025

Southern Grove Community Development Districts #1-10

Financial Report
Fiscal Year 2024/2025
October 1, 2024 - December 30, 2024

FINANCIAL REPORT
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICTS #1-10 RECAP
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - DECEMBER 30, 2024

	FISCAL YEAR 2024/2025 FINAL BUDGET	FISCAL YEAR 10/01/24 - 12/31/24 ACTUALS	% Of Budget
REVENUES			
ON-ROLL ASSESSMENTS - DEBT (Combined)	3,259,002	2,871,175	88%
BOND PREPAYMENTS	0	36,281	0%
ON-ROLL ASSESSMENTS - Administrative	749,202	685,466	91%
ON-ROLL ASSESSMENTS - Maintenance	1,490,572	1,363,767	91%
OTHER INCOME (Eng Rev, Interest, Application)	110,000	123,163	112%
STORMWATER	1,000,000	0	0%
Total Revenues	\$ 6,608,775	\$ 5,079,851	77%
EXPENDITURES - ADMIN			
ARBITRAGE FEE	6,500	0	0%
AUDIT	60,000	0	0%
DISSEMINATION AGENT	4,000	0	0%
DISTRICT COUNSEL	60,000	16,351	27%
MANAGEMENT	74,216	18,554	25%
CONSULTING FEE	0	1,375	0%
ASSESSMENT ROLL	6,000	0	0%
TIF/SAD REBATE ANALYSIS	110,000	0	0%
DUES, LICENSES & FEES	1,750	1,750	100%
ENGINEERING	175,000	60,804	35%
GENERAL INSURANCE	65,000	61,009	94%
WEB SITE MAINTENANCE	7,500	1,625	22%
LEGAL ADVERTISING	5,300	197	4%
TRAVEL AND PER DIEM	600	113	19%
OFFICE SUPPLIES	1,400	168	12%
OFFICE RENT	22,000	3,297	15%
POSTAGE & SHIPPING	1,000	84	8%
COPIES	2,500	0	0%
SUPERVISOR FEES	24,000	0	0%
CONTINGENCY ADMIN	50,000	113	0%
CONTINUING DISCLOSURE	0	0	0%
TRUSTEE SERVICES	12,500	8,278	66%
TOTAL ADMIN EXPENSES	689,266	173,717	25%
EXPENDITURES - MAINT			
AQUATIC MAINTENANCE	100,000	18,802	19%
BULDING MAINTENANCE	200,000	0	0%
COMMUNITY AREA MAINTENANCE	75,000	27,167	36%
TIM OPERATIONS	750,000	0	0%
CONTINGENCY	150,000	0	0%
DEVELOPMENT COORDINATOR	32,411	8,103	25%
ELECTRIC	25,000	285	1%
ENGINEERING - MAINT.	175,000	0	0%
FIELD MANAGEMENT	75,000	18,750	25%
FOUNTAIN MAINTENANCE & CHEMICALS	4,000	960	24%
IRRIGATION PARTS & REPAIRS	20,000	4,305	22%
IRRIGATION WATER	2,000	0	0%
LANDSCAPE MAINTENANCE	331,000	123,861	37%
SIDEWALK CLEANING AND REPAIR	30,000	0	0%
SIGNAGE	10,000	0	0%
STORMWATER MAINTENANCE	431,915	46,070	11%
STREETLIGHT MAINTENANCE AND REPAIR	20,000	0	0%
TREE/PLANT REPLACEMENT & TRIM	50,000	0	0%
TOTAL MAINTENANCE EXPENSES	2,481,326	248,302	10%
Total Expenditures	\$ 3,170,592	\$ 422,019	13%
EXCESS / (SHORTFALL)	\$ 3,438,184	\$ 4,657,832	135%
PAYMENT TO TRUSTEE	(2,998,282)	(2,658,899)	89%
PREPAYMENTS TO TRUSTEE	-	(36,281)	
BALANCE	\$ 439,902	\$ 1,962,652	
COUNTY APPRAISER & TAX COLLECTOR FEE	(219,951)	(204,429)	93%
DISCOUNTS FOR EARLY PAYMENTS	(219,951)	(196,719)	89%
NET EXCESS / (SHORTFALL)	\$ -	\$ 1,561,504	

Southern Grove CDD 1

Balance Sheet

01/27/25

As of December 31, 2024

Accrual Basis

	<u>Dec 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1068	6,908,569.24
01-1001 · Valley Bank-Special Bond Acct	2,219,439.41
1072 · Bill.com Money Out Clearing	-6,000.01
Total Checking/Savings	<u>9,122,008.64</u>
Accounts Receivable	
01-1200 · Accounts Receivable	44,672.02
Total Accounts Receivable	<u>44,672.02</u>
Total Current Assets	9,166,680.66
Other Assets	
01-8122 · A/R St Lucie County Excess Fees	-2,978.00
Total Other Assets	<u>-2,978.00</u>
TOTAL ASSETS	<u>9,163,702.66</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	2,993,931.55
Total Accounts Payable	<u>2,993,931.55</u>
Other Current Liabilities	
01-2024 · Due To Other Gov Units-Fishkind	750.02
01-2025 · Deposits - Engr Deposit	33,893.55
01-2026 · Deferred Revenue - SAD/TIF	65,640.88
01-2027 · Due to CDD2	42,496.09
01-2028 · Due to CDD3	38,835.34
01-2029 · Due to CDD4	121,259.32
01-2030 · Due to CDD5	1,754,513.22
01-2031 · Due to CDD6	41,676.52
01-2032 · Due to CDD7	36,443.64
01-2033 · Due to CDD8	27,995.67
01-2034 · Due to CDD9	-6,330.91
01-2035 · Due to CDD10	29,222.12
01-2051 · AP Other - Future Bonds	963,719.38
Total Other Current Liabilities	<u>3,150,114.84</u>
Total Current Liabilities	<u>6,144,046.39</u>
Total Liabilities	6,144,046.39
Equity	
30000 · Opening Balance Equity	206,446.32
99-9999 · Retained Earnings	1,251,706.42
Net Income	1,561,503.53
Total Equity	<u>3,019,656.27</u>
TOTAL LIABILITIES & EQUITY	<u>9,163,702.66</u>