



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

**PORT ST. LUCIE  
REGULAR BOARD MEETING  
NOVEMBER 5, 2025  
10:30 A.M.**

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

[www.southerngrovecdd1.org](http://www.southerngrovecdd1.org)  
[www.southerngrovecdd2.org](http://www.southerngrovecdd2.org)  
[www.southerngrovecdd3.org](http://www.southerngrovecdd3.org)  
[www.southerngrovecdd4.org](http://www.southerngrovecdd4.org)  
[www.southerngrovecdd5.org](http://www.southerngrovecdd5.org)  
[www.southerngrovecdd6.org](http://www.southerngrovecdd6.org)  
[www.southerngrovecdd7.org](http://www.southerngrovecdd7.org)  
[www.southerngrovecdd8.org](http://www.southerngrovecdd8.org)  
[www.southerngrovecdd9.org](http://www.southerngrovecdd9.org)  
[www.southerngrovecdd10.org](http://www.southerngrovecdd10.org)

561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO.'s 1-10**  
**Tradition Town Hall**  
**10799 SW Civic Lane**  
**Port St. Lucie, FL 34987**  
**OR**  
**Join Zoom Meeting:**  
<https://us02web.zoom.us/j/3341025011?omn=85193256916>  
**Meeting ID: 334 102 5011**  
**Dial In at: 1 929 436 2866**  
**REGULAR BOARD MEETING**  
**November 5, 2025**  
**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 October 1, 2025, Regular Board Meeting.....Page 3
  - 2. Approval of WA #19-144-253; D37904 Port St. Lucie, FL. – Panda Express - SWM.....Page 7
- G. Old Business
- H. New Business
  - 1. Consider Adopting Resolution No. 2025-25; Amended Final Fiscal Year Budget 2024/2025.....Page 10
  - 2. Consider Adopting Resolution No. 2025-26; Designating a Registered Agent & Registered Office of the District & Providing for an Effective Date – District Nos. 1-10.....Page 13
  - 3. Consider Adopting Resolution No. 2025-27; Extending the Terms of Office of all Current Supervisors – District Nos. 7,8,9,&10.....Page 25
  - 4. Consider RFP's for Aquatic Maintenance (Under Separate Cover).....Page 34
- I. Administrative Matters
  - 1. Manager's Report
  - 2. Attorney's Report
  - 3. Engineer's Report
  - 4. Financial Report (Under Separate Cover).....Page 35
  - 5. Founder's Report
- J. Board Member Discussion Requests and Comments
- K. Adjourn

**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10  
MEETING SCHEDULE FOR FISCAL YEAR 2025/2026**

**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 1, 2025\***

**November 5, 2025**

**December 3, 2025**

**\*January 7, 2026\***

**February 4, 2026**

**March 4, 2026**

**\*April 1, 2026\***

**May 6, 2026**

**June 3, 2026**

**\*July 1, 2026\***

**August 5, 2026**

**September 2, 2026**

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

**PUBLISH: ST. LUCIE NEWS TRIBUNE 09/10/25**

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

**Tradition Town Hall  
10799 SW Civic Lane**

**OR**

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/3341025011?omn=87174870689>

**Meeting ID: 334 102 5011**

**Dial In at: 1 929 436 2866**

**REGULAR BOARD MEETING**

**October 1<sup>st</sup>, 2025**

**10:30 a.m.**

**A. CALL TO ORDER**

The Regular Board Meeting of the Southern Grove Community Development District Nos. 1-10 of October 1, 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 10, 2025, as part of the District's Fiscal Year 2025/2026 meeting schedule, as legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of the following Supervisors constituted a quorum in Districts 1, 2, 3, 4, 7, 8 and 10 and it was in order to proceed with the meeting.

**CDD #'s 1,2,9 (P: present, Zm:Zoom, Abs: Absent)**

|                            |         |
|----------------------------|---------|
| Bill Pittsley - Vice Chair | Present |
| Eric Sexauer - Chair       | Absent  |
| Jonas Read                 | Present |
| Tara Toto                  | Present |
| Karl Albertson             | Absent  |

**CDD # 3**

|                             |         |
|-----------------------------|---------|
| Kevin Matyjaszek            | Present |
| Eric Sexauer – Chair        | Absent  |
| Jonas Read                  | Present |
| Karl Albertson – Vice Chair | Absent  |
| Jennifer Davis              | Absent  |

**CDD # 4**

|                             |         |
|-----------------------------|---------|
| Kevin Matyjaszek            | Present |
| Jennifer Davis – Chair      | Present |
| Karl Albertson – Vice Chair | Absent  |

|                                     |  |
|-------------------------------------|--|
| <b>(2) Vacant Seats (1 &amp; 3)</b> |  |
|-------------------------------------|--|

**CDD # 5**

|                                     |         |
|-------------------------------------|---------|
| Bill Pittsley – Vice Chair          | Present |
| Eric Sexauer – Chair                | Absent  |
| Karl Albertson                      | Absent  |
| <b>(2) Vacant Seats (1 &amp; 3)</b> |         |

**CDD # 6**

|                                     |         |
|-------------------------------------|---------|
| Kevin Matyjaszek                    | Present |
| Jennifer Davis - Chair              | Present |
| Karl Albertson - Vice Chair         | Absent  |
| <b>(2) Vacant Seats (1 &amp; 3)</b> |         |

**CDD #'s 7, 8, 10**

|                            |                    |
|----------------------------|--------------------|
| Kevin Matyjaszek           | Present            |
| Jennifer Davis - Chair     | Present            |
| Peter Crane                | Present            |
| Stephen Okiye - Vice Chair | Absent             |
| Elijah Wooten              | Present (via Zoom) |

Staff members in attendance were:

|                            |                            |                                 |
|----------------------------|----------------------------|---------------------------------|
| District Manager           | Frank Sakuma               | Special District Services, Inc. |
| District Manager           | Stephanie Brown            | Special District Services, Inc. |
| Assistant District Manager | Jessica Wargo              | Special District Services, Inc. |
| District Manager           | Andrew Karmeris (via Zoom) | Special District Services, Inc. |
| District Counsel           | Bennett Davenport          | Kutak Rock                      |
| District Counsel           | Lindsay Whelan (via Zoom)  | Kutak Rock                      |

Also present was: (See attached sign-in sheet)

A **motion** was made by CDD No. 1 Mr. Pittsley, seconded by Ms. Toto, appointing Mr. Read as interim Chair for the October 1, 2025, Regular Board Meeting. The **motion** passed.

**D. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

**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 September 3, 2025, Regular Board Meeting and Public Hearing Minutes**
- 2. Approval of WA #19-144-251; Vitas – SWM**

- 3. Approval of Resolution No. 2025-22; Adopting Annual Reporting of Goals, Objectives, and Performance Measures and Standards**
- 4. Approval of Direct Collections Agreement; Fiscal Year 2026**
- 5. Approval of Maintenance Services Agreement**

A **motion** was made by CDD No. 1 Mr. Read, seconded by Mr. Pittsley, and passed by CDD No.1 approving all the above Consent Items, as presented.

## **G. OLD BUSINESS**

There was no old business to come before the Board.

## **H. NEW BUSINESS**

### **1. Notice of Receipt of Annual Audit**

Mr. Sakuma presented the annual audit and advised that there were no findings.

A **motion** was made by Mr. Read, seconded by Mr. Pittsley accepting the annual audit report, as presented. The **motion** passed unanimously.

### **2. Consider RFPs for Aquatic Maintenance**

A **motion** was made by CDD No. 1 Mr. Read, seconded by Mr. Pittsley, authorizing staff to issue an RFP for aquatic maintenance. The **motion** passed unanimously.

## **I. ADMINISTRATIVE MATTERS**

### **1. Manager's Report**

Mr. Sakuma reminded the Board to complete the annual ethics training by December 31, 2025. He stated that an ethics training session would be held on Friday, October 3, 2025, @ Tradition Hall.

### **2. Attorney's Report**

District Counsel Bennett Davenport of Kutak Rock introduced himself to the Board and expressed his gratitude for the opportunity to represent Southern Grove.

### **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 in the meeting package, and Mr. Karmeris was present to answer any questions.

### **5. Founder's Report**

Mr. Read advised that the Fire Department on Tradition Parkway was now open, and the Stars and Stripes Park grand opening was set for November.

**J. BOARD MEMBER COMMENTS**

There were no further Board comments.

**K. ADJOURNMENT**

There being no further business to come before the Board, Mr. Read made a **motion** to adjourn, seconded by Mr. Pittsley. The meeting was adjourned at 10:39 a.m. with no objections.

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Secretary (B. Frank Sakuma, Jr.)

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Chair/Vice-Chair

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Print Name

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Print Name

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

**MEMORANDUM**

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**To:** Board of Supervisors  
**From:** Jesse Wargo, Assistant District Manager  
**Date:** October 20, 2025

**Board Meeting Date:** November 5, 2025

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**SUBJECT**

Work Authorization (WA) WA-19-144-253; D37904 Panda Express - SWM

**STAFF RECOMMENDATION**

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.

**GENERAL INFORMATION**

On October 10, 2025, the Southern Grove CDD Engineer received an application for a Work Authorization for the "D37904 Port St Lucie, FL Panda Express". The applicant is seeking approval for a new ground up Panda Express facility at SW Becker Rd & SW Anthony F Sansone Sr Blvd. The restaurant will be located in a portion of Parcel "C" in SG-7.

**DISTRICT LEGAL COUNSEL REVIEW**

Not applicable.

**FUNDING REVIEW**

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

**Southern Grove Community Development District  
BOARD AGENDA ITEM  
Board Meeting Date: November 5, 2025**

**Subject:**        **SG - D37904 Port St Lucie, FL Panda Express - SWM**  
**Work Authorization No.** WA-19-144-253  
**C&T Project No.** 19-144.SG2.009.1025.W

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**Background:**

On October 10, 2025, the Southern Grove CDD Engineer received an application for a Work Authorization for the “D37904 Port St Lucie, FL Panda Express”. The applicant is seeking approval for a new ground up Panda Express facility at SW Becker Rd & SW Anthony F Sansone Sr Blvd. The restaurant will be located in a portion of Parcel “C” in SG-7.

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**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.

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**Location:**        Southern Grove Community Development District CDD.2

Within Tradition Irrigation Service Area? No

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

Grant Related? No

Additional Comments: None

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**Board Action:**

Moved by:

Seconded by:

Action Taken:

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Item Prepared by: Stefan K. Matthes, PE

October 20, 2025



0 250 500  
Feet

**SG - D37904 Port St Lucie, FL Panda Express**  
**WA#: 19-144-253**  
**Project #: 19-144.SG2.009.1025.W**

SW Legacy Park

SW Village Pkwy

SW Anthony F  
Sansone Sr Blvd

SB Interstate 95

NB Interstate 95

SW Becker Rd

SW Courtesy Ln

SW  
Courtesy

SW Devotion St

SW Virtuous  
Path

SW America  
Walks Blvd

SW Sporting  
Way

SW Gallant  
Ln

NB Interstate  
95

County Line Canal

## Legend

-  Subject Property
-  Other Parcels



**CULPEPPER &  
TERPENING INC**

Work Authorization #:  
19-144-253  
Project #:  
19-144.SG2.009.1025.W  
Scale: 1" = 500'  
Date: 10/20/2025

**EXHIBIT 1**  
**SG - D37904 PORT ST**  
**LUCIE, FL PANDA EXPRESS**  
**SITE LOCATION MAP**

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

**MEMORANDUM**

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**To:** Board of Supervisors  
**From:** Jesse Wargo, Assistant District Manager  
**Date:** November 5, 2025

**Board Meeting Date:** November 5, 2025

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**SUBJECT**

Consider Resolution No. 2025-25; Adopting Amended Fiscal Year 2024/2025 Final Budget

**STAFF RECOMMENDATION**

Staff recommend approving Resolution No. 2025-25 for District Nos. 1-10; Adopting the district's fiscal year 2024/2025 final amended budget.

**GENERAL INFORMATION**

A resolution of the board of supervisors of the Southern Grove Community Development District Nos. 1-10 adopting the district's fiscal year 2024/2025 final amended budget.

**DISTRICT LEGAL COUNSEL REVIEW**

N/A

**FUNDING REVIEW**

N/A

**RESOLUTION NO. 2025-25**

**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 2024/2025 BUDGET, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Southern Grove Development District No. 1 (“District No. 1”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

**WHEREAS**, District No. 1, along with Southern Grove Community Development District Nos. 2-10 (“Other Districts,” and collectively with District No. 1, the “Districts”) are parties to that Second Amended and Restated District Development Interlocal Agreement dated as of July 9, 2013, recorded in Official Records Book 3539, Page 672, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to District No. 1 the authority to act on behalf of the Districts with respect to development and approval of the annual budget for the Districts; and

**WHEREAS**, the Districts are empowered to provide a funding source and to impose special assessments upon the properties within the Districts; and

**WHEREAS**, District No. 1 has prepared for consideration and approval an Amended Budget for the Districts.

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

**Section 1.** The Amended Budget for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is hereby approved and adopted.

**Section 2.** The Secretary/Assistant Secretary of District No.’s 1-10 is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE this 5<sup>th</sup> DAY OF NOVEMBER 2025.**

ATTEST:

**SOUTHERN GROVE COMMUNITY  
DISTRICT NOS. 1,2,3,5,9**

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Secretary (B. Frank Sakuma, Jr.)

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Chairperson (Eric Sexauer)

ATTEST:

**SOUTHERN GROVE COMMUNITY  
DISTRICT NOS. 4,6,7,8,10**

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Secretary (B. Frank Sakuma, Jr.)

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Chairperson (Jennifer Davis)

## MEMORANDUM

**FROM:** Kutak Rock LLP  
**TO:** Board of Supervisors  
**DATE:** November 5, 2025

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Subject: Resolution Designating Registered Agent

### Staff Recommendation

Staff recommends that the Board adopt the resolution designating Lindsay Whelan as the registered agent and the office of Kutak Rock LLP as the registered office for each of the Districts.

### General Information

Under Florida law, special districts are required to designate a registered agent and a registered office for the purposes of accepting any process, notice, or demand to be served upon the District. The District's previous counsel is the current registered agent for each of the Southern Grove Community Development Districts. This resolution designates Lindsay Whelan with Kutak Rock LLP as the new registered agent for each of the Districts. This resolution also designates the office of Kutak Rock LLP as the registered office for each of the Districts.

### District Legal Counsel Review

The District's attorneys prepared this resolution.

### Funding Review

This resolution is not expected to affect the District's financial condition.

## JOINT RESOLUTION 2025-26

**A RESOLUTION OF THE 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 DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, 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 (the “**Districts**”) are local units of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Districts are statutorily required to designate a registered agent (the “**Registered Agent**”) and a registered administrative office location (the “**Registered Office**”) for the purposes of accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DISTRICTS:**

1. **DESIGNATION OF REGISTERED AGENT.** Lindsay C. Whelan is hereby designated as the Registered Agent for each of the Districts.
2. **REGISTERED OFFICE.** The Registered Office of each of the Districts shall be located at 107 W. College Avenue, Tallahassee, Florida 32301.
3. **FILING.** In accordance with Section 189.014, Florida Statutes, the Secretary for the Districts are hereby directed to file certified copies of this resolution with St. Lucie County and the Florida Department of Commerce.
4. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** this 5<sup>th</sup> day of November 2025.

ATTEST:

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

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson, Board of  
Supervisors

**PASSED AND ADOPTED** this 5<sup>th</sup> day of November 2025.

ATTEST:

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

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

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of  
Supervisors

**PASSED AND ADOPTED** this 5<sup>th</sup> day of November 2025.

ATTEST:

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

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

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of  
Supervisors

**PASSED AND ADOPTED** this 5<sup>th</sup> day of November 2025.

ATTEST:

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

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

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of  
Supervisors

**PASSED AND ADOPTED** this 5<sup>th</sup> day of November 2025.

ATTEST:

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

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

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of  
Supervisors

**PASSED AND ADOPTED** this 5<sup>th</sup> day of November 2025.

ATTEST:

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

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

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of  
Supervisors

**PASSED AND ADOPTED** this 5<sup>th</sup> day of November 2025.

ATTEST:

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

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

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of  
Supervisors

**PASSED AND ADOPTED** this 5<sup>th</sup> day of November 2025.

ATTEST:

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

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

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of  
Supervisors

**PASSED AND ADOPTED** this 5<sup>th</sup> day of November 2025.

ATTEST:

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

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

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of  
Supervisors

**PASSED AND ADOPTED** this 5<sup>th</sup> day of November 2025.

ATTEST:

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

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

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of  
Supervisors

## MEMORANDUM

**FROM:** Kutak Rock LLP  
**TO:** Board of Supervisors  
**DATE:** November 5, 2025

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Subject: Resolution Extending Term

### Staff Recommendation

Staff recommends the Board approve the Resolution Extending Terms.

### General Information

While initially elected by landowners on a one-acre/one-vote basis, supervisors of a CDD are elected via the general election process administered by the supervisor of elections for the county in which the district is located after it has existed for at least six years and has at least 250 qualified electors residing within its boundaries.

Southern Grove Community Development Districts Nos. 7-10 were each established on November 14, 2025. The initial landowners' elections for each took place a few months after in 2023. The election cycle for all other Southern Grove CDDs fall on even-numbered years. In anticipation of Southern Grove Nos. 7-10 turning over to the general election process in a few years, and the ease of administration in having the St. Lucie County Supervisor of Elections administer all district elections as the same time, these resolutions extend the terms of office for the existing supervisors of Southern Grove Nos. 7-10 by one year in order that they might correspond to the even-year election cycle.

### District Legal Counsel Review

The District's attorneys prepared this Resolution.

### Funding Review

This Resolution is not expected to affect the District's financial condition.

## RESOLUTION 2025-27

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7 EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006, *FLORIDA STATUTES*; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Southern Grove Community Development District No. 7 (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the current members of the Board of Supervisors (“Board”) were elected by the landowners within the District based on a one acre/one vote basis; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Supervisors of the District.

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

**SECTION 1.** The following terms of office are hereby extended to coincide with the general election to be held in November of 2026:

|          |                                   |
|----------|-----------------------------------|
| Seat # 3 | (currently held by Peter Crane)   |
| Seat # 4 | (currently held by Stephen Okiye) |
| Seat # 5 | (currently held by Elijah Wooten) |

The following terms of office are hereby extended to coincide with the general election to be held in November of 2028:

|          |                                      |
|----------|--------------------------------------|
| Seat # 1 | (currently held by Jennifer Davis)   |
| Seat # 2 | (currently held by Kevin Matyjaszek) |

**SECTION 2.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 5<sup>th</sup> day of November 2025.

ATTEST:

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

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

## RESOLUTION 2025-27

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 8 EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006, *FLORIDA STATUTES*; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Southern Grove Community Development District No. 8 (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the current members of the Board of Supervisors (“Board”) were elected by the landowners within the District based on a one acre/one vote basis; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Supervisors of the District.

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

**SECTION 1.** The following terms of office are hereby extended to coincide with the general election to be held in November of 2026:

|          |                                   |
|----------|-----------------------------------|
| Seat # 3 | (currently held by Peter Crane)   |
| Seat # 4 | (currently held by Stephen Okiye) |
| Seat # 5 | (currently held by Elijah Wooten) |

The following terms of office are hereby extended to coincide with the general election to be held in November of 2028:

|          |                                      |
|----------|--------------------------------------|
| Seat # 1 | (currently held by Jennifer Davis)   |
| Seat # 2 | (currently held by Kevin Matyjaszek) |

**SECTION 2.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 5<sup>th</sup> day of November 2025.

ATTEST:

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

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

## RESOLUTION 2025-27

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 9 EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006, *FLORIDA STATUTES*; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Southern Grove Community Development District No. 9 (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the current members of the Board of Supervisors (“Board”) were elected by the landowners within the District based on a one acre/one vote basis; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Supervisors of the District.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 9:**

**SECTION 1.** The following terms of office are hereby extended to coincide with the general election to be held in November of 2026:

|          |                                    |
|----------|------------------------------------|
| Seat # 3 | (currently held by Tara Toto)      |
| Seat # 4 | (currently held by Karl Albertson) |
| Seat # 5 | (currently held by Jonas Read)     |

The following terms of office are hereby extended to coincide with the general election to be held in November of 2028:

|          |                                      |
|----------|--------------------------------------|
| Seat # 1 | (currently held by Eric Sexauer)     |
| Seat # 2 | (currently held by William Pittsley) |

**SECTION 2.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 5<sup>th</sup> day of November 2025.

ATTEST:

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

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

## RESOLUTION 2025-27

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 10 EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006, *FLORIDA STATUTES*; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Southern Grove Community Development District No. 10 (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the current members of the Board of Supervisors (“Board”) were elected by the landowners within the District based on a one acre/one vote basis; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Supervisors of the District.

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

**SECTION 1.** The following terms of office are hereby extended to coincide with the general election to be held in November of 2026:

|          |                                   |
|----------|-----------------------------------|
| Seat # 3 | (currently held by Peter Crane)   |
| Seat # 4 | (currently held by Stephen Okiye) |
| Seat # 5 | (currently held by Elijah Wooten) |

The following terms of office are hereby extended to coincide with the general election to be held in November of 2028:

|          |                                      |
|----------|--------------------------------------|
| Seat # 1 | (currently held by Jennifer Davis)   |
| Seat # 2 | (currently held by Kevin Matyjaszek) |

**SECTION 2.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 5<sup>th</sup> day of November 2025.

ATTEST:

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

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

# Aquatic Maintenance RFP's (Under Separate Cover)



# Financial Report: Under Separate Cover

