

# Southern Grove Community Development Districts

10807 SW Tradition Square, Port St. Lucie, FL 34987  
772-345-5101 FAX 772-345-5104

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The meeting of the Board of Supervisors of Southern Grove Community Development District Nos. 1-6 will be held on **Wednesday, December 13, 2016 at 11:30 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, FL.** The following is the agenda for this meeting.

## **Landowners Election Meeting**

Call to Order / Roll Call

1. Election of Chairperson for the Purpose of Conducting the Landowners' Meeting
2. Election of Supervisors
  - Determine Number of Voting Units Represented or Assigned by Proxy
  - Nominations for the Position of Supervisor and Term of Office
  - Casting of Ballots
  - Ballot Tabulation and Results
3. Adjournment

## **Board of Supervisors Meeting**

Call to Order/Roll Call

## **Administrative Matters**

- Consideration of Confirming and Ratifying (or Revising) Current Organization (Officers) of the Boards (Action by Each Board - Current Officers Listed):

### **District Nos. 1-4 & 6:**

Mr. Anderson - Chair  
Ms. Rowley - Vice Chair  
Dr. Fishkind - Secretary/Treasurer  
Mr. Reilly - Assistant Secretary  
Mr. Weimer  
Mr. Richey - Assistant Secretary

### **District No. 5:**

Mr. Anderson - Chair  
Ms. Rowley - Vice Chair  
Dr. Fishkind - Assistant Secretary  
Mr. Reilly - Assistant Secretary  
Mr. Perry - Assistant Secretary  
Mr. Richey - Assistant Secretary

- Consideration of Minutes of the November 9, 2016 Board of Supervisors Meeting

#### **Business Matters**

- Tradition Irrigation Co. Transaction Update
- Updated Assessment Methodology

#### **Financial Matters**

- Consideration of the Statement of the District's Financial Position (under separate cover)

#### **Other Business**

- **Staff Reports**
  - Manager's Report
  - Attorney's Report
  - Engineer's Report
    - DE 1 WA# 5-23-1116-S Heartland Dental
- **Supervisor's Requests**
- **Audience Comments**
- **Adjournment**

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

Resolution No. 2016-06

**RESOLUTION NO. 2016-06**

**A RESOLUTION OF THE LANDOWNERS AND THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1 CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES**

WHEREAS, the Southern Grove Community Development District No. 1 ("District") is a community development district established and existing in accordance with Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a Landowners Meeting is required to be held within 90 days of the District's creation and every two years following the creation of a community development district for the purpose of electing members of the Board of Supervisors ("Board") for the District; and

WHEREAS, following proper announcement at a public meeting of the Board and proper publication of notice thereof, such Landowners' meeting was held on December 13, 2016, at which meeting the below recited person(s) were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Landowners and the Board desire to canvas the votes and declare and certify the results of said election;

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

1. The following person(s) are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

_____	_____ Votes
_____	_____ Votes
_____	_____ Votes

2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office.

_____	<u>Four (4) year term</u>
_____	<u>Four (4) year term</u>
_____	<u>Two (2) year term</u>

3. The terms of office of the elected Supervisors shall commence immediately upon the adoption of this Resolution.

PASSED AND DULY ADOPTED THIS 13th DAY OF December, 2016.

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

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

**RESOLUTION NO. 2016-06**

**A RESOLUTION OF THE LANDOWNERS AND THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 2 CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES**

WHEREAS, the Southern Grove Community Development District No. 2 ("District") is a community development district established and existing in accordance with Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a Landowners Meeting is required to be held within 90 days of the District's creation and every two years following the creation of a community development district for the purpose of electing members of the Board of Supervisors ("Board") for the District; and

WHEREAS, following proper announcement at a public meeting of the Board and proper publication of notice thereof, such Landowners' meeting was held on December 13, 2016, at which meeting the below recited person(s) were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Landowners and the Board desire to canvas the votes and declare and certify the results of said election;

**NOW, THEREFORE, BE IT RESOLVED BY THE LANDOWNERS AND THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 2 AS FOLLOWS:**

1. The following person(s) are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

_____	_____ Votes
_____	_____ Votes
_____	_____ Votes

2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office.

_____	<u>Four (4) year term</u>
_____	<u>Four (4) year term</u>
_____	<u>Two (2) year term</u>

3. The terms of office of the elected Supervisors shall commence immediately upon the adoption of this Resolution.

PASSED AND DULY ADOPTED THIS 13th DAY OF December, 2016.

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

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

**RESOLUTION NO. 2016-06**

**A RESOLUTION OF THE LANDOWNERS AND THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3 CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES**

WHEREAS, the Southern Grove Community Development District No. 3 ("District") is a community development district established and existing in accordance with Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a Landowners Meeting is required to be held within 90 days of the District's creation and every two years following the creation of a community development district for the purpose of electing members of the Board of Supervisors ("Board") for the District; and

WHEREAS, following proper announcement at a public meeting of the Board and proper publication of notice thereof, such Landowners' meeting was held on December 13, 2016, at which meeting the below recited person(s) were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Landowners and the Board desire to canvas the votes and declare and certify the results of said election;

**NOW, THEREFORE, BE IT RESOLVED BY THE LANDOWNERS AND THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3 AS FOLLOWS:**

1. The following person(s) are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

_____	_____ Votes _____
_____	_____ Votes _____
_____	_____ Votes _____



2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office.

_____	<u>Four (4) year term</u>
_____	<u>Four (4) year term</u>
_____	<u>Two (2) year term</u>

3. The terms of office of the elected Supervisors shall commence immediately upon the adoption of this Resolution.

PASSED AND DULY ADOPTED THIS 13th DAY OF December, 2016.

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

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

**RESOLUTION NO. 2016-06**

**A RESOLUTION OF THE LANDOWNERS AND THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 4 CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES**

WHEREAS, the Southern Grove Community Development District No. 4 ("District") is a community development district established and existing in accordance with Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a Landowners Meeting is required to be held within 90 days of the District's creation and every two years following the creation of a community development district for the purpose of electing members of the Board of Supervisors ("Board") for the District; and

WHEREAS, following proper announcement at a public meeting of the Board and proper publication of notice thereof, such Landowners' meeting was held on December 13, 2016, at which meeting the below recited person(s) were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Landowners and the Board desire to canvas the votes and declare and certify the results of said election;

**NOW, THEREFORE, BE IT RESOLVED BY THE LANDOWNERS AND THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 4 AS FOLLOWS:**

1. The following person(s) are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

_____	_____ Votes
_____	_____ Votes
_____	_____ Votes

2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office.

_____	<u>Four (4) year term</u>
_____	<u>Four (4) year term</u>
_____	<u>Two (2) year term</u>

3. The terms of office of the elected Supervisors shall commence immediately upon the adoption of this Resolution.

PASSED AND DULY ADOPTED THIS 13th DAY OF December, 2016.

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

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

**RESOLUTION NO. 2016-06**

**A RESOLUTION OF THE LANDOWNERS AND THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5 CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES**

WHEREAS, the Southern Grove Community Development District No. 5 ("District") is a community development district established and existing in accordance with Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a Landowners Meeting is required to be held within 90 days of the District's creation and every two years following the creation of a community development district for the purpose of electing members of the Board of Supervisors ("Board") for the District; and

WHEREAS, following proper announcement at a public meeting of the Board and proper publication of notice thereof, such Landowners' meeting was held on December 13, 2016, at which meeting the below recited person(s) were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Landowners and the Board desire to canvas the votes and declare and certify the results of said election;

**NOW, THEREFORE, BE IT RESOLVED BY THE LANDOWNERS AND THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5 AS FOLLOWS:**

1. The following person(s) are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

_____	_____ Votes _____
_____	_____ Votes _____
_____	_____ Votes _____

2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office.

_____	<u>Four (4) year term</u>
_____	<u>Four (4) year term</u>
_____	<u>Two (2) year term</u>

3. The terms of office of the elected Supervisors shall commence immediately upon the adoption of this Resolution.

PASSED AND DULY ADOPTED THIS 13th DAY OF December, 2016.

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

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

**RESOLUTION NO. 2016-06**

**A RESOLUTION OF THE LANDOWNERS AND THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6 CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES**

WHEREAS, the Southern Grove Community Development District No. 6 ("District") is a community development district established and existing in accordance with Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a Landowners Meeting is required to be held within 90 days of the District's creation and every two years following the creation of a community development district for the purpose of electing members of the Board of Supervisors ("Board") for the District; and

WHEREAS, following proper announcement at a public meeting of the Board and proper publication of notice thereof, such Landowners' meeting was held on December 13, 2016, at which meeting the below recited person(s) were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Landowners and the Board desire to canvas the votes and declare and certify the results of said election;

**NOW, THEREFORE, BE IT RESOLVED BY THE LANDOWNERS AND THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6 AS FOLLOWS:**

1. The following person(s) are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

_____	_____ Votes _____
_____	_____ Votes _____
_____	_____ Votes _____

2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office.

_____	<u>Four (4) year term</u>
_____	<u>Four (4) year term</u>
_____	<u>Two (2) year term</u>

3. The terms of office of the elected Supervisors shall commence immediately upon the adoption of this Resolution.

PASSED AND DULY ADOPTED THIS 13th DAY OF December, 2016.

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

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

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

November 9, 2016  
Meeting Minutes



**SOUTHERN GROVE  
COMMUNITY DEVELOPMENT DISTRICT  
NO'S. 1-6**

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**BOARD OF SUPERVISORS MEETING**

**Tuesday, November 9, 2016 - 11:30 A.M.**

**10799 SW Civic Lane**

**Port St. Lucie, FL 34987**

**MINUTES OF MEETING**

Present and constituting a quorum:

Jim Anderson	Board Member
Jane Rowley	Board Member
Darren Weimer	Board Member
Shawn Reilly	Board Member
Peter Perry	Board Member

Also present were:

Hank Fishkind	Fishkind & Associates
John Gallagher	Fishkind & Associates
Alan Mishlove	Fishkind & Associates
Angela Shepherd	Fishkind & Associates
Bob Lawson	Arcadis

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Dr. Fishkind called the meeting to order and roll call was taken. The persons in attendance are as outlined above. It was determined that a quorum was present for all Boards. Dr. Fishkind then turned the meeting over to Chairman Anderson.

**SECOND ORDER OF BUSINESS**

**Meeting Minutes**

On MOTION, by Mr. Reilly, seconded by Mr. Weimer, with all in favor, the Board of Supervisors of Southern Grove Community Development District No. 1 approved the October 11, 2016 Board of Supervisors Meeting Minutes.

**THIRD ORDER OF BUSINESS**

**Statement of Financial Position**

Presented by Mr. Mishlove.

# SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO'S. 1-6

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## **FOURTH ORDER OF BUSINESS**

## **Staff Reports**

### **Manager's Report**

Dr. Fishkind reported that there is an approved capital improvement plan, and staff will have new assessment methodology to present in December commensurate with the new land use plan.

Costs associated with preparing the SAD Reports will now need to be accounted for in the budget.

### **Engineer's Report**

Mr. Lawson presented DE1, WA# 5-20-0616-PS Southern Grove Plat 18 & 5.5 Acre Multi-Use Site, with recommendation for approval with noted conditions.

On MOTION, by Mr. Weimer, seconded by Mr. Reilly, with all in favor, the Board of Supervisors of Southern Grove Community Development Districts approved WA# 5-20-0616-PS with noted conditions.

Mr. Lawson presented DE2, WA# 5-22-1016-P Southern Grove Plat 20 with recommendation for approval with noted conditions.

On MOTION, by Mr. Perry, seconded by Ms. Rowley, with all in favor, the Board of Supervisors of Southern Grove Community Development Districts approved WA# 5-22-1016-P with noted conditions.

Mr. Lawson presented DE3, WA# 4-2-0515-P Southern Grove Plat 13, with recommendation for approval with noted conditions.

On MOTION, by Mr. Reilly, seconded by Mr. Weimer, with all in favor, the Board of Supervisors of Southern Grove Community Development Districts approved WA# 4-2-0515-P with noted conditions.

### **Attorney's Report**

Nothing to report.

### **Supervisors Requests**

None.

### **Audience Comments**

None.

**SOUTHERN GROVE  
COMMUNITY DEVELOPMENT DISTRICT  
NO'S. 1-6**

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**SEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION, by Mr. Weimer, seconded by Mr. Reilly, with all in favor, the Board of Supervisors of Southern Grove Community Development District adjourned.
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\_\_\_\_\_  
Secretary/Assistant Secretary

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

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

DE1 WA# 5-23-10116-S  
Heartland Dental

# *Southern Grove Community Development District*

## **Board Agenda Item Tuesday, December 13, 2016**

### **Item**

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#### **DE 1 WA# 5-23-1116-S Heartland Dental**

### **Summary**

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The Heartland Dental site is located on the south side of Tradition Parkway within Southern Grove's CDD 5 on Lot 2 of Southern Grove Plat No. 17. The project proposes to construct a 4,060 SF office building and associated parking on an existing graded lot within the phased mixed use development known as Village Pointe. A Work Authorization was issued for the first phase of the Village Pointe development and Southern Grove Plat No. 11 in December 2014 and included construction of a master water management pond, roadways and infrastructure to service the first phase of the mixed use development. The developer of the Heartland Dental project will provide water quality treatment in the form of onsite dry detention in an amount equal to the ½ inch over the impervious area on this site prior to discharge into the Master system via existing stormwater stub out extended to the lot.

An access driveway from Tradition Parkway was constructed by Tradition Land Company into Lot 2 as a part of the Village Pointe development. This common driveway is covered by an ingress/egress easement and is for the use of both Lots 1 and 2. Lots 1 and 2 are also connected by two internal drives required as a part of the City site plan approval process.

The plans appear consistent with the Policies and Procedures of the District and the latest revision of the SFWMD permit for Southern Grove (Permit No. 56-02531-P). A SFWMD permit for the site has been issued under Application 160923-4.

The Developer is required to meet specific certification criteria set forth in the District's Policies and Procedures Manual prior to the District's return of the Surface Water Management Deposit.

### **Recommendation**

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Recommendation for the District Engineer to issue approval of the Work Authorization upon satisfaction of the following condition:

1. Applicant will be required to provide a refundable \$1,000.00 Surface Water Management Deposit prior to issuance of the Work Authorization.

### **Board Action**

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Moved by:

Seconded by:

Action Taken:

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