



**SEAGROVE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**ST. LUCIE COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
APRIL 28, 2023  
2:00 P.M.**

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

[www.seagrovecdd.org](http://www.seagrovecdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**SEAGROVE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Special District Services, Inc. – Tradition Management Offices  
10807 SW Tradition Square  
Port St. Lucie, FL 34987  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
April 28, 2023  
2:00 P.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Seat Board Members
- D. Administer Oaths of Office & Review Board Members Responsibilities and Duties
- E. Establish Quorum
- F. Election of Officers
  - Chairperson
  - Vice Chairperson
  - Secretary/Treasurer
  - Assistant Secretaries
- G. Confirmation of Initial Landowners’ Election Results
- H. Additions or Deletions to Agenda
- I. Comments from the Public for Items Not on the Agenda
- J. Approval of Minutes
  - 1. February 22, 2023 Organizational Meeting Minutes.....Page 2
  - 2. February 28, 2023 Reconvened Organizational Meeting Minutes.....Page 9
- K. Public Hearing – Fiscal Year 2022/2023 Final Budget**
  - 1. Proof of Publication.....Page 13
  - 2. Receive Public Comments on the 2022/2023 Fiscal Year Final Budget
  - 3. Consider Resolution No. 2023-15 – Adopting a Fiscal Year 2022/2023 Final Budget.....Page 14
- L. Old Business
- M. New Business
  - 1. Consider Resolution No. 2023-16 – Adopting a Fiscal Year 2023/2024 Proposed Budget...Page 19
  - 2. Consider Resolution No. 2023-17 – Amending Resolution No. 2023-13 Setting Public Hearing on Assessments.....Page 24
  - 3. Consider Resolution No. 2023-18 – Amending Resolution No. 2023-14 Notice of Intent to Use Uniform Method.....Page 26
- N. Administrative and Operational Matters
- O. Board Members & Staff Closing Comments
- P. Adjourn

## Miscellaneous Notices

Published in Press Journal on April 7, 2023

### Location

Indian River County, Florida

### Notice Text

SEAGROVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors ("Board") of the Seagrove Community Development District ("District") will hold a public hearing on April 28, 2023, at 2:00 p.m. at Special District Services, Inc., Tradition Management Offices located at 10807 SW Tradition Square, Port St. Lucie, Florida 34987, for the purpose of hearing comments and objections on the adoption of the budget of the District for the fiscal year beginning February 22, 2022, through September 30, 2023, ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and proposed budget may be obtained at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, 561-630-4922 ("District Manager's Office"), during normal business hours. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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. District Manager SEAGROVE COMMUNITY DEVELOPMENT DISTRICT [www.seagrovecdd.org](http://www.seagrovecdd.org) PUBLISH: April 7, 14, 2023 TCN5649052

**SEAGROVE COMMUNITY DEVELOPMENT DISTRICT  
ORGANIZATIONAL MEETING  
FEBRUARY 22, 2023**

**A. CALL TO ORDER**

District Manager Andrew Karmeris called the February 22, 2023, Organizational Meeting of the Seagrove Community Development District (the “District”) to order at 1:00 p.m. at the offices located at 240 NW Peacock Boulevard, Suite 201, Port St. Lucie, Florida 34986.

**B. PROOF OF PUBLICATION**

Mr. Karmeris presented proof of publication that Notice of the Organizational Meeting had been published in the *St. Lucie News Tribune* on February 14, 2023, as legally required.

**C. SEAT NEW BOARD MEMBERS (FROM ORDINANCE)**

**D. ADMINISTER OATHS OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES**

Mrs. Karmeris administered the oaths to the following 3 Board Members: Gregory Pettibon, Matthew Pisciotta and Kayla Holody.

**E. ESTABLISH QUORUM**

A quorum was established with the presence of the following Board Members and it was in order to proceed:

Supervisor	Gregory Pettibon	Present
Supervisor	Matthew Pisciotta	Present
Supervisor	Kayla Holody	Present
Supervisor	Jared Shaver (Arrived at 1:20 pm)	Present

Staff present included:

District Manager	Andrew Karmeris	Special District Services, Inc.
District Counsel	Ginger Wald (via phone)	Billing, Cochran
District Engineer	Tim Foster	Caulfield & Wheeler, Inc.
Bond Counsel	Steve Sanford (via phone)	Greenberg Traurig, P.A.
Trustee	Robert Hedgecock (via phone)	U.S. Bank Wealth Management

**F. ELECTION OF OFFICERS**

The following slate of officers was nominated:

Chairperson: Gregory Pettibon  
Vice Chair: Matthew Pisciotta  
Assistant Secretary: Jared Shaver  
Assistant Secretary: Kayla Aronson Holody  
Assistant Secretary: Jeffrey Alexander  
Treasurer & Secretary: Andrew Karmeris  
Asst Treasurer and Secretary: Frank Sakuma

A **motion** was made by Mr. Pettibon, seconded by Ms. Holody and passed unanimously approving the slate as presented.

**G. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

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

There were no comments from the public for items not on the agenda.

**I. NEW BUSINESS**

**1. Consider Appointment of District Manager**

A **motion** was made by Mr. Pettibon, seconded by Ms. Holody and passed unanimously appointing Special District Services, Inc. as the District's Manager.

**2. Consider Appointment of District General Counsel**

A **motion** was made by Mr. Pettibon, seconded by Ms. Holody and passed unanimously appointing Billing, Cochran, Lyles, Mauro & Ramsey, P.A. as the District's General Counsel.

**3. Consider Appointment of Interim District Engineer**

A **motion** was made by Mr. Pisciotta, seconded by Ms. Holody and passed unanimously appointing Tim Foster of Caulfield & Wheeler, Inc. as the District's Interim District Engineer.

**4. AUTHORIZATION TO ISSUE RFQ FOR ENGINEERING SERVICES**

A **motion** was made by Mr. Pisciotta, seconded by Ms. Holody and passed unanimously authorizing the issuance of an RFQ for engineering services and the District Manager to fill in the dates and approve the criteria of same.

**5. CONSIDER APPOINTMENT OF INVESTMENT BANKER**

A **motion** was made by Mr. Pettibon, seconded by Ms. Holody and passed unanimously appointing John Kessler of FMS Bonds as the District's Investment Banker.

## **6. CONSIDER APPOINTMENT OF BOND COUNSEL**

A **motion** was made by Mr. Pettibon, seconded by Ms. Holody and passed unanimously appointing Steve Sanford of Greenberg Traurig as the District's Bond Counsel.

## **7. CONSIDER APPOINTMENT OF TRUSTEE**

A **motion** was made by Mr. Pettibon, seconded by Ms. Holody and passed unanimously appointing Robert Hedgecock of US Bank and the District's Trustee.

## **8. CONSIDER DESIGNATING A REGISTERED AGENT AND OFFICE**

A **motion** was made by Mr. Pettibon, seconded by Mr. Pisciotta and passed unanimously designating Dennis Lyles of Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Blvd. 6<sup>th</sup> Floor Ft. Lauderdale, Fl 33301, as the District's Registered Agent and Office.

Jared Shaver arrived at the meeting and the Oath of Office was administered to him and he took his seat at the dais.

## **9. DESIGNATING LOCAL RECORDS OFFICE**

A motion was made by Mr. Pettibon, seconded by Ms. Holody and passed unanimously designating the Special District Services' Tradition Management Offices at 10807 SW Transition Square, Port St. Lucie, Florida 34987 as the District's Local Records Office.

## **10. CONSIDER RESOLUTION NO. 2023-01 – ADOPTING A PUBLIC COMMENT POLICY**

Resolution No. 2023-01 was presented, entitled:

### **RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING A PUBLIC COMMENT POLICY, PROVIDING MEMBERS OF THE PUBLIC WITH A REASONABLE OPPORTUNITY TO BE HEARD AT DISTRICT BOARD MEETINGS IN ACCORDANCE WITH SECTION 286.0114, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver and passed unanimously adopting Resolution No. 2023-01, as presented.

## **11. CONSIDER RESOLUTION NO. 2023-02 – ADOPTING A LEGAL DEFENSE POLICY**

Resolution No. 2023-02 was presented, entitled:

**RESOLUTION NO. 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SEAGROVE COMMUNITY DEVELOPMENT DISTRICT SETTING FORTH THE POLICY OF THE DISTRICT WITH REGARD TO THE SUPPORT AND LEGAL DEFENSE OF THE BOARD OF SUPERVISORS; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Pettibon, seconded by Mr. Pisciotta and passed unanimously adopting Resolution No. 2023-02, as presented.

**12. CONSIDER AUTHORIZATION TO OBTAIN GENERAL LIABILITY AND PUBLIC OFFICERS INSURANCE**

A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver and passed unanimously authorizing to obtain general liability and public officers insurance.

**13. CONSIDER RESOLUTION NO. 2023-03 – AUTHORIZING CHAIRMAN TO EXECUTE PLATS, PERMITS AND CONVEYANCES**

Resolution No. 2023-03 was presented, entitled:

**RESOLUTION 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT GRANTING THE CHAIRPERSON AND/OR VICE CHAIRPERSON THE AUTHORITY TO EXECUTE REAL AND PERSONAL PROPERTY CONVEYANCE AND DEDICATION DOCUMENTS, PLATS AND OTHER DOCUMENTS RELATED TO THE DEVELOPMENT OF THE DISTRICT'S IMPROVEMENTS; APPROVING THE SCOPE AND TERMS OF SUCH AUTHORIZATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Pettibon, seconded by Ms. Holody and passed unanimously adopting Resolution No. 2023-03, as presented.

**14. CONSIDER RESOLUTION NO. 2023-04 – SETTING THE FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE AND LOCATION**

Resolution No. 2023-04 was presented, entitled:

**RESOLUTION NO. 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR THE FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Pettibon, seconded by Ms. Holody and passed unanimously adopting Resolution No. 2023-04, holding meetings on the last Friday of each month at 2 p.m. in the offices of Special District Services, Inc. Tradition Management Office located at 10807 SW Tradition Square, Port St. Lucie, Florida 34987.

**15. CONSIDER RESOLUTION NO. 2023-05 – ORDERING AND CALLING FOR INITIAL LANDOWNERS’ MEETING AND PUBLIC NOTICE THEREOF**

Resolution No. 2023-05 was presented, entitled:

**RESOLUTION NO. 2023-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT ORDERING AND CALLING FOR THE INITIAL LANDOWNERS’ MEETING AND PUBLIC NOTICE THEREOF FOR THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT’S ELECTION OF MEMBERS TO THE BOARD OF SUPERVISORS; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver and passed unanimously adopting Resolution No. 2023-05, setting the Initial Landowners’ Meeting for March 31, 2023, at 2pm, in the offices of Special District Services, Inc. Tradition Management Office located at 10807 SW Tradition Square, Port St. Lucie, Florida 34987.

**16. CONSIDER RESOLUTION NO. 2023-06 – APPROVING PROPOSED FISCAL YEAR 2022/2023 ANNUAL BUDGET AND SETTING A PUBLIC HEARING DATE FOR FINAL ADOPTION**

Resolution No. 2023-06 was presented, entitled:

**RESOLUTION 2023-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Pettibon, seconded by Ms. Holody and passed unanimously adopting Resolution No. 2023-06, setting the Public Hearing for April 28, 2023.



**17. CONSIDER DEVELOPER’S FUNDING AGREEMENT FOR FISCAL YEAR 2022/2023**

A **motion** was made by Mr. Pisciotta, seconded by Ms. Holody and passed unanimously approving the Developer’s Funding Agreement for Fiscal Year 2022/2023, as presented.

**18. CONSIDER RESOLUTION NO. 2023-07 – DESIGNATING A QUALIFIED PUBLIC DEPOSITORY**

Resolution No. 2023-07 was presented, entitled:

**RESOLUTION NO. 2023-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT, DESIGNATING A QUALIFIED PUBLIC DEPOSITORY, PURSUANT TO CHAPTER 280, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Pettibon, seconded by Ms. Holody and passed unanimously adopting Resolution No. 2023-07, designating Valley Bank as the District’s Qualified Public Depository, as presented.

**19. CONSIDER RESOLUTION NO. 2023-08 – ESTABLISHING CDD CHECKING ACCOUNT AND SIGNERS**

Resolution No. 2023-08 was presented, entitled:

**RESOLUTION NO. 2023-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Pettibon, seconded by Ms. Holody and passed unanimously adopting Resolution No. 2023-08, as presented.

**20. CONSIDER RESOLUTION NO. 2023-09 – ADOPTING ALTERNATIVE INVESTMENT GUIDELINES**

Resolution No. 2023-09 was presented, entitled:

**RESOLUTION NO. 2023-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT, ADOPTING THE ALTERNATIVE INVESTMENT GUIDELINES FOR INVESTING PUBLIC FUNDS IN EXCESS OF AMOUNTS NEEDED TO MEET CURRENT OPERATING EXPENSES, IN ACCORDANCE WITH SECTION 218.415(17), *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Pettibon, seconded by Ms. Holody and passed unanimously adopting Resolution No. 2023-09, as presented.

**21. CONSIDER RESOLUTION NO. 2023-10 – APPROVING STATEWIDE MUTUAL AID AGREEMENT**

Resolution No. 2023-10 was presented, entitled:

**RESOLUTION NO. 2023-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA, APPROVING THE FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

A motion was made by Mr. Pettibon, seconded by Mr. Shaver and passed unanimously adopting Resolution No. 2023-10, as presented.

At 1:21 p.m. the Organizational Meeting was recessed and scheduled to reconvene at 12:00 p.m. on February 28, 2023, at the offices located at 240 NW Peacock Boulevard, Suite 201, Port St. Lucie, Florida 34986.

---

Secretary  
Chairperson

---

Chairperson

**SEAGROVE COMMUNITY DEVELOPMENT DISTRICT  
FEBRUARY 28, 2023 RECONVENED MEETING FROM FEBRUARY 22, 2028**

On February 28, 2023, at 12:00 p.m. the meeting reconvened at the offices located at 240 NW Peacock Boulevard, Suite 201, Port St. Lucie, Florida 34986.

A quorum was established with the presence of the following Board Members and it was in order to proceed:

Chairman	Gregory Pettibon	Present
Supervisor	Matthew Pisciotta	Present
Supervisor	Kayla Holody	Present
Supervisor	Jared Shaver	Present

Staff present included:

District Manager	Andrew Karmeris	Special District Services, Inc.
District Counsel	Ginger Wald (via phone)	Billing, Cochran
District Engineer	Tim Foster	Caulfield & Wheeler, Inc.
Bond Counsel	Steve Sanford (via phone)	Greenberg Traurig, P.A.
Trustee	Robert Hedgecock (via phone)	U.S. Bank Wealth Management

Jeffrey Alexander declined his appointment to the District Board of Supervisors. Therefore, a vacancy in Seat No. 3 was established.

A **motion** was made by Ms. Holody, seconded by Mr. Pettibon appointing Chris Cutler to Seat No. 3. The **motion** carried 4-0.

Mr. Pettibon then asked to reelect the slate of officers.

The following slate of officers was nominated:

- Chairperson: Gregory Pettibon
- Vice Chair: Chris Cutler
- Assistant Secretary: Jared Shaver
- Assistant Secretary: Kayla Aronson Holody
- Assistant Secretary: Matthew Pisciotta
- Treasurer & Secretary: Andrew Karmeris
- Asst Treasurer and Secretary: Frank Sakuma

A **motion** was made by Ms. Holody, seconded by Mr. Pettibon approving the slate of officers, as presented. The **motion** carried 4-0.

## **22. CONSIDER ENGINEER'S REPORT**

A **motion** was made by Ms. Holody, seconded by Mr. Pettibon and passed unanimously accepting District Engineer's Report, as presented.

## **23. CONSIDER MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT**

Mr. Karmeris presented the Master Special Assessment Methodology Report and recommended approval.

A **motion** was made by Mr. Pettibon, seconded by Mr. Pisciotta and passed unanimously accepting the Master Special Assessment Methodology Report, as presented.

## **24. CONSIDER RESOLUTION NO. 2023-11 – AUTHORIZING THE ISSUANCE OF BONDS**

Resolution No. 2023-11 was presented, entitled:

### **RESOLUTION NO. 2023-11**

**AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$39,000,000 AGGREGATE PRINCIPAL AMOUNT OF SEAGROVE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, IN ONE OR MORE SERIES, TO PAY ALL OR A PORTION OF THE DESIGN, ACQUISITION AND CONSTRUCTION COSTS OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, STORMWATER MANAGEMENT AND CONTROL FACILITIES, INCLUDING, BUT NOT LIMITED TO, RELATED EARTHWORK; WATER, SEWER AND RECLAIMED WATER SYSTEMS INCLUDING CONNECTION FEES, IF APPLICABLE; LANDSCAPING, IRRIGATION AND HARDSCAPE IN PUBLIC RIGHTS OF WAY; MITIGATION AND CONSERVATION; OFF-SITE PUBLIC IMPROVEMENTS AND PROFESSIONAL FEES AND CONTINGENCY (COLLECTIVELY, THE "PROJECT"), PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR THE APPOINTMENT OF A TRUSTEE; APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF A MASTER TRUST INDENTURE AND SUPPLEMENTAL TRUST INDENTURE IN SUBSTANTIALLY THE FORMS ATTACHED HERETO; PROVIDING THAT SUCH BONDS SHALL NOT CONSTITUTE A DEBT, LIABILITY OR OBLIGATION OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT (EXCEPT AS OTHERWISE PROVIDED HEREIN), ST. LUCIE COUNTY, FLORIDA, THE STATE OF FLORIDA OR OF ANY OTHER POLITICAL SUBDIVISION THEREOF, BUT SHALL BE PAYABLE SOLELY FROM SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE PROPERTY WITHIN THE DISTRICT BENEFITED BY THE PROJECT AND SUBJECT TO ASSESSMENT; PROVIDING FOR THE JUDICIAL VALIDATION OF SUCH BONDS; AND PROVIDING FOR OTHER RELATED MATTERS.**

A **motion** was made by Mr. Pettibon, seconded by Mr. Pisciotta and passed unanimously adopting Resolution No. 2023-11, as presented.

**25. CONSIDER RESOLUTION NO. 2023-12 – DECLARING ASSESSMENTS**  
Resolution No. 2023-12 was presented, entitled:

**RESOLUTION NO. 2023-12**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE IMPROVEMENTS TO BE CONSTRUCTED, A PORTION OF WHICH COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE APPORTIONED; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING CERTAIN LANDS IN THE DISTRICT UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF THE SPECIAL ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver and passed unanimously adopting Resolution No. 2023-12, as presented.

**26. CONSIDER RESOLUTION NO. 2023-13 – SETTING A PUBLIC HEARING ON ASSESSMENTS**

Resolution No. 2023-13 was presented, entitled:

**RESOLUTION NO. 2023-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON APRIL 28, 2023 AT 2:00 P.M. TO BE HELD AT 10807 SW TRADITION SQUARE, PORT ST LUCIE, FL 34987, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE LEVY OF NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE BOUNDARIES OF THE DISTRICT; PURSUANT TO CHAPTERS 170, 190, AND 197, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Pettibon, seconded by Ms. Holody and passed unanimously adopting Resolution No. 2023-13, as presented, setting the Public Hearing for April 28, 2023.

**27. CONSIDER RESOLUTION NO. 2023-14 – NOTICE OF INTENT TO USE UNIFORM METHOD**

Resolution No. 2023-14 was presented, entitled:

**RESOLUTION NO. 2023-14**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) EXPRESSING THE INTENT OF THE DISTRICT TO USE THE UNIFORM METHOD OF LEVY, COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS AS AUTHORIZED AND PERMITTED BY SECTION 197.3632, *FLORIDA STATUTES*; EXPRESSING THE NEED FOR THE LEVY OF NON-AD VALOREM ASSESSMENTS AND SETTING FORTH THE LEGAL DESCRIPTION OF THE REAL PROPERTY WITHIN THE DISTRICT'S JURISDICTIONAL BOUNDARIES THAT MAY OR SHALL BE SUBJECT TO THE LEVY OF DISTRICT NON-AD VALOREM ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver and passed unanimously adopting Resolution No. 2023-14, as presented.

**28. CONSIDER COMPENSATION FOR BOARD MEMBERS**

The Board elected not to be compensated.

**29. RATIFY AND APPROVE RECORDED NOTICE OF ESTABLISHMENT**

A **motion** was made by Mr. Shaver, seconded by Mr. Pettibon and passed unanimously ratifying and approving the recorded Notice of Establishment, as presented.

**J. ADMINISTRATIVE MATTERS**

There were no Administrative Matters to come before the Board.

**K. BOARD MEMBER COMMENTS**

There were no further comments from the Board Members.

**L. ADJOURNMENT**

There being no further business to conduct at the Organizational Meeting, the meeting was adjourned at 12:24 p.m. on a **motion** made by Mr. Shaver, seconded by Ms. Holody and passed unanimously.

---

Secretary  
Chairperson

---

Chairperson

## Miscellaneous Notices

Published in Press Journal on April 7, 2023

### Location

Indian River County, Florida

### Notice Text

SEAGROVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors ("Board") of the Seagrove Community Development District ("District") will hold a public hearing on April 28, 2023, at 2:00 p.m. at Special District Services, Inc., Tradition Management Offices located at 10807 SW Tradition Square, Port St. Lucie, Florida 34987, for the purpose of hearing comments and objections on the adoption of the budget of the District for the fiscal year beginning February 22, 2022, through September 30, 2023, ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and proposed budget may be obtained at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, 561-630-4922 ("District Manager's Office"), during normal business hours. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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. District Manager SEAGROVE COMMUNITY DEVELOPMENT DISTRICT [www.seagrovecdd.org](http://www.seagrovecdd.org) PUBLISH: April 7, 14, 2023 TCN5649052

**RESOLUTION NO. 2023-15**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2022/2023 FINAL BUDGET PURSUANT TO CHAPTER 190, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (the “Board”) of the Seagrove Community Development District (“District”) has prepared a Proposed Operating Fund Budget for Fiscal Year 2022/2023, and the Board is empowered to provide a funding source to operate the District and to impose special assessments upon the properties within the District, as required; and

**WHEREAS**, the District has held a duly advertised Public Hearing to receive public comments on the Proposed Operating Fund Budget, has considered and adopted the Fiscal Year 2022/2023 Operating Fund Budget; and is now authorized to levy non-ad valorem assessments upon the assessable properties within the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The Operating Fund Budget for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is accepted, approved and adopted.

**Section 2.** The Secretary and/or Assistant Secretary of the District 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 28<sup>th</sup> day of April, 2023.

**ATTEST:**

**SEAGROVE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson



Seagrove  
Community Development District

**Final Budget For  
Fiscal Year 2022/2023  
February 22, 2023 - September 30, 2023**

# CONTENTS

- I FINAL BUDGET
- II DETAILED FINAL BUDGET

**FINAL BUDGET**  
**SEAGROVE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**FEBRUARY 22, 2023 - SEPTEMBER 30, 2023**

	<b>FISCAL YEAR 2022/2023 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	0
Developer Contribution	74,375
Debt Assessments	0
Interest Income	0
<b>TOTAL REVENUES</b>	<b>\$ 74,375</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
Supervisor Fees	0
Management	21,000
Legal	30,000
Assessment Roll	0
Audit Fees	0
Arbitrage Rebate Fee	0
Insurance	5,000
Legal Advertisements	5,000
Miscellaneous	1,500
Postage	200
Office Supplies	2,500
Dues & Subscriptions	175
Organizational Meeting Fee	5,000
Trustee Fees	0
Continuing Disclosure Fee	0
<b>Total Administrative Expenditures</b>	<b>\$ 70,375</b>
<b>Maintenance Expenditures</b>	
Engineering/Inspections	2,000
Miscellaneous Maintenance	2,000
Field Operations	0
<b>Total Maintenance Expenditures</b>	<b>\$ 4,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 74,375</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ -</b>
Bond Payments	0
<b>BALANCE</b>	<b>\$ -</b>
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**SEAGROVE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**FEBRUARY 22, 2023 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	0	0	0	
Developer Contribution	0	0	74,375	Developer Contribution
Debt Assessments	0	0	0	
Interest Income	0	0	0	
<b>TOTAL REVENUES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 74,375</b>	
<b>EXPENDITURES</b>				
<b>Administrative Expenditures</b>				
Supervisor Fees	0	0	0	
Management	0	0	21,000	\$3,000 X 7 Months
Legal	0	0	30,000	
Assessment Roll	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Audit Fees	0	0	0	Will Commence In Fiscal Year 2023/2024 (For 2022/2023 Audit)
Arbitrage Rebate Fee	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Insurance	0	0	5,000	
Legal Advertisements	0	0	5,000	
Miscellaneous	0	0	1,500	
Postage	0	0	200	
Office Supplies	0	0	2,500	
Dues & Subscriptions	0	0	175	Annual Fee Due Department Of Economic Opportunity
Organizational Meeting Fee	0	0	5,000	Organizational Meeting Fee
Trustee Fees	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Continuing Disclosure Fee	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
<b>Total Administrative Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 70,375</b>	
<b>Maintenance Expenditures</b>				
Engineering/Inspections	0	0	2,000	Engineers Report To Be Included In Bond Cost Of Issuance
Miscellaneous Maintenance	0	0	2,000	
Field Operations			0	
<b>Total Maintenance Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,000</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 74,375</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
Bond Payments	0	0	0	
<b>BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
County Appraiser & Tax Collector Fee	0	0	0	
Discounts For Early Payments	0	0	0	
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**RESOLUTION NO. 2023-16**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Seagrove Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2023/2024 has been prepared and considered by the Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for \_\_\_\_\_, 2023 at 2:00 p.m. at the offices of Special District Services, Inc. – Tradition Management Offices, 10807 SW Tradition Square, Port St. Lucie, FL 34987, for the purpose of receiving public comments on the Proposed Fiscal Year 2023/2024 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 28<sup>th</sup> day of April, 2023.

**ATTEST:**

**SEAGROVE  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice Chairman

Seagrove  
Community Development District

**Proposed Budget For  
Fiscal Year 2023/2024  
October 1, 2023 - September 30, 2024**

# CONTENTS

- I PROPOSED BUDGET
- II DETAILED PROPOSED BUDGET

**PROPOSED BUDGET**  
**SEAGROVE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	<b>FISCAL YEAR 2023/2024 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	0
Developer Contribution	103,025
Debt Assessments	0
Interest Income	0
<b>TOTAL REVENUES</b>	<b>\$ 103,025</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
Supervisor Fees	0
Management	36,000
Legal	30,000
Assessment Roll	7,500
Audit Fees	4,000
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	5,000
Miscellaneous	1,500
Postage	200
Office Supplies	2,500
Dues & Subscriptions	175
Organizational Meeting Fee	0
Trustee Fees	4,500
Continuing Disclosure Fee	1,000
<b>Total Administrative Expenditures</b>	<b>\$ 99,025</b>
<b>Maintenance Expenditures</b>	
Engineering/Inspections	2,000
Miscellaneous Maintenance	2,000
Field Operations	0
<b>Total Maintenance Expenditures</b>	<b>\$ 4,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 103,025</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ -</b>
Bond Payments	0
<b>BALANCE</b>	<b>\$ -</b>
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>



**DETAILED PROPOSED BUDGET**  
**SEAGROVE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	0	0	0	
Developer Contribution	0	74,375	103,025	Developer Contribution
Debt Assessments	0	0	0	
Interest Income	0	0	0	
<b>TOTAL REVENUES</b>	<b>\$ -</b>	<b>\$ 74,375</b>	<b>\$ 103,025</b>	
<b>EXPENDITURES</b>				
<b>Administrative Expenditures</b>				
Supervisor Fees	0	0	0	
Management	0	21,000	36,000	\$3,000 X 12 Months
Legal	0	30,000	30,000	
Assessment Roll	0	0	7,500	Will Commence In Fiscal Year Following Issuing Of Bond
Audit Fees	0	0	4,000	Will Commence In Fiscal Year 2023/2024 (For 2022/2023 Audit)
Arbitrage Rebate Fee	0	0	650	Will Commence In Fiscal Year Following Issuing Of Bond
Insurance	0	5,000	6,000	Insurance Estimate
Legal Advertisements	0	5,000	5,000	
Miscellaneous	0	1,500	1,500	
Postage	0	200	200	
Office Supplies	0	2,500	2,500	
Dues & Subscriptions	0	175	175	Annual Fee Due Department Of Economic Opportunity
Organizational Meeting Fee	0	5,000	0	Fiscal 2022/2023 Year Expenditure
Trustee Fees	0	0	4,500	Will Commence In Fiscal Year Following Issuing Of Bond
Continuing Disclosure Fee	0	0	1,000	Will Commence In Fiscal Year Following Issuing Of Bond
<b>Total Administrative Expenditures</b>	<b>\$ -</b>	<b>\$ 70,375</b>	<b>\$ 99,025</b>	
<b>Maintenance Expenditures</b>				
Engineering/Inspections	0	2,000	2,000	Engineers Report To Be Included In Bond Cost Of Issuance
Miscellaneous Maintenance	0	2,000	2,000	
Field Operations	0	0	0	
<b>Total Maintenance Expenditures</b>	<b>\$ -</b>	<b>\$ 4,000</b>	<b>\$ 4,000</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ 74,375</b>	<b>\$ 103,025</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
Bond Payments	0	0	0	
<b>BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
County Appraiser & Tax Collector Fee	0	0	0	
Discounts For Early Payments	0	0	0	
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**RESOLUTION NO. 2023-17**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2023-13 SETTING A PUBLIC HEARING TO BE HELD ON MAY 26, 2023 AT 2:00 P.M. TO BE HELD AT 10807 SW TRADITION SQUARE, PORT ST LUCIE, FLORIDA 34987, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE LEVY OF NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE BOUNDARIES OF THE DISTRICT; PURSUANT TO CHAPTERS 170, 190, AND 197, *FLORIDA STATUTES*; AND PROVIDING FOR CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, on February 28, 2023, the Board of Supervisors (the “Board”) of the Seagrove Community Development District (the “District”) approved Resolution No. 2023-13 setting a public hearing to be held on April 28, 2023, at 2:00 p.m. at 10807 SW Tradition Square, Port St. Lucie, Florida 34987, for the purposes of hearing public comment on imposing special assessments on certain property within the District in accordance with Chapters 170, 190 and 197, Florida Statutes; and

**WHEREAS**, in order to comply with all publication and notice requirements of Chapters 170, 190 and 197, Florida Statutes, it was necessary to reschedule the public hearing date set forth in Resolution No. 2023-13; and

**WHEREAS**, the District, through the efforts of the District Manager, has prepared a preliminary assessment roll, has provided for all publications, notices, and conditions precedent required pursuant to Chapters 170, 190 and 197, Florida Statutes, to conduct a public hearing and establish a new public hearing date of May 26, 2023, at 2:00 p.m. at 10807 SW Tradition Square, Port St. Lucie, Florida 34987; and

**WHEREAS**, the District has determined that it is necessary to amend Resolution 2023-13 to acknowledge the new public hearing date, and to ratify actions taken by staff to reset the public hearing date to May 26, 2023 and to advertise, publish and provide the required notices of the public hearing utilizing the May 26, 2023 public hearing date.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The above recitals are true and correct and are hereby incorporated into this Resolution by reference.

**Section 2.** Resolution No. 2023-13 is hereby amended to change the declared public hearing date and time to May 26, 2023 at 2:00 p.m., at 10807 SW Tradition Square, Port St Lucie, Florida 34987, for the purpose of hearing questions, comments and objections to the proposed non-ad valorem special assessments and the related infrastructure improvements as described in the preliminary assessment roll and in plans and specifications, copies of which are available for public inspection at the office of the District Manager, The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410. Affected persons may either appear at the hearing or submit their written comments prior to the meeting at the office of the District Manager.

**Section 3.** Notice of said hearing shall be advertised in accordance with Chapters 170, 190, and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place

said notice in a newspaper of general circulation within St. Lucie County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments.

**Section 4.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**Section 5.** If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

**Section 6.** This Resolution shall take effect upon adoption.

**PASSED, ADOPTED and EFFECTIVE** this 28<sup>th</sup> day of April, 2023.

**ATTEST:**

**SEAGROVE  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**RESOLUTION NO. 2023-18**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2023-14 SETTING A PUBLIC HEARING TO BE HELD ON MAY 26, 2023 AT 2:00 P.M. TO BE HELD AT 10807 SW TRADITION SQUARE, PORT ST LUCIE, FLORIDA 34987 FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE INTENT OF THE DISTRICT TO USE THE UNIFORM METHOD OF LEVY, COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS AS AUTHORIZED AND PERMITTED BY SECTION 197.3632, *FLORIDA STATUTES*; EXPRESSING THE NEED FOR THE LEVY OF NON-AD VALOREM ASSESSMENTS AND SETTING FORTH THE LEGAL DESCRIPTION OF THE REAL PROPERTY WITHIN THE DISTRICT'S JURISDICTIONAL BOUNDARIES THAT MAY OR SHALL BE SUBJECT TO THE LEVY OF DISTRICT NON-AD VALOREM ASSESSMENTS; AND PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, on February 28, 2023, the Board of Supervisors (the "Board") of the Seagrove Community Development District (the "District") approved Resolution No. 2023-14 setting a public hearing to be held on April 28, 2023, at 2:00 p.m. at 10807 SW Tradition Square, Port St. Lucie, Florida 34987, for the purposes of hearing public comment on imposing special assessments on certain property within the District in accordance with Chapters 170, 190 and 197, Florida Statutes; and

**WHEREAS**, in order to comply with all publication and notice requirements of Chapters 170, 190 and 197, Florida Statutes, it was necessary to reschedule the public hearing date set forth in Resolution No. 2023-14; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides for the usage by Seagrove Community Development ("District") of a uniform method of levying, collecting and enforcing its non-ad valorem assessments; and

**WHEREAS**, Chapter 197, *Florida Statutes*, sets forth certain requirements which must be met by the District in order to use said uniform method of levying, collecting and enforcing its non-ad valorem assessments; and

**WHEREAS**, in accordance with Section 197.3632, *Florida Statutes*, the District will cause to be published in a newspaper of general circulation within the county within which the District is located, weekly for four (4) consecutive weeks prior to the date of the public hearing a notice of the District's intent to hold a public hearing on May 26, 2023, at 2:00 p.m. at 10807 SW Tradition Square, Port St. Lucie, Florida 34987, for the purpose of advising the public of the District's intention to adopt and use the Chapter 197, *Florida Statutes*, uniform method of levying, collecting and enforcing non-ad valorem assessments; and

collecting and enforcing non-ad valorem assessments as provided in Section 197.3632, *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The above recitals are hereby incorporated and adopted as the findings of fact of the Board.

**Section 2.** Resolution No. 2023-14 is hereby amended to change the declared public hearing date and time to May 26, 2023 at 2:00 p.m., at 10807 SW Tradition Square, Port St Lucie, Florida 34987, for the purpose of hearing questions, comments and objections to the District's intent to elect to use the uniform method of levying, collecting and enforcing non-ad valorem assessments as provided in Section 197.3632, *Florida Statutes*. Persons may either appear at the hearing or submit their written comments prior to the meeting at the office of the District Manager, The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410.

**Section 3.** Notice of said hearing shall be advertised in accordance with Chapters 170, 190, and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within St. Lucie County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments.

**Section 4.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**Section 5.** If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

**Section 6.** This Resolution shall take effect upon adoption.

**PASSED, ADOPTED and BECOMES EFFECTIVE** this 28 day of April, 2023.

**ATTEST:**

**SEAGROVE  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson