



**SEAGROVE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**ST. LUCIE COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
MAY 26, 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  
1-877-873-8017 Access #9758310  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
May 26, 2023  
2:00 P.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. April 28, 2023 Regular Board Meeting & Public Hearing Minutes.....Page 3
- G. Public Hearing – Authorizing Uniform Method of Collection**
  - 1. Proof of Publication.....Page 7
  - 2. Receive Public Comment on the Use of the Uniform Method of Collection
  - 3. Consider Resolution No. 2023-19 – Adopting the Uniform Method of Collection.....Page 8
- H. Public Hearing – Levy of Non-Ad Valorem Assessments**
  - 1. Proof of Publication.....Page 10
  - 2. Receive Public Comment Regarding the Intent to Levy Special Assessments
  - 3. Consider Approval of the Project and Levying of Non-Ad Valorem Special Assessments Based on Comments from the Public
  - 4. Consider Adjusting and Equalizing of Non-Ad Valorem Special Assessments Based on Comments from the Public
  - 5. Consider Resolution No. 2023-20 – Authorizes the Project, the Intent to Levy Non-Ad Valorem Assessments; Intent to Utilize Chapter 197, F.S. for the Levy, Collection and the Enforcement of Non-Ad Valorem Assessments; and the Adoption of a Final Assessment Roll, Pursuant to Chapters 170 and 190, F.S.....Page 11
- I. Old Business
- J. New Business
- K. Administrative and Operational Matters
- L. Board Members & Staff Closing Comments
- M. Adjourn

# Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune  
1801 U.S. 1, Vero Beach, FL 32960  
**AFFIDAVIT OF PUBLICATION**

**SEAGROVE CDD**  
2501 BURNS RD # A

**PALM BEACH GARDENS, FL 33410-5207**

STATE OF WISCONSIN  
COUNTY OF BROWN

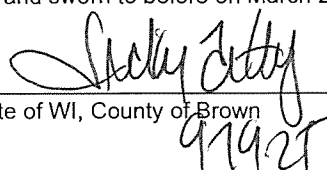
Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

Issue(s) dated before where the dates are noted or by publication on the newspaper's website, if authorized, on :

03/21/2023



Subscribed and sworn to before on March 21, 2023:

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

My commission expires

VICKY FELTY  
Notary Public  
State of Wisconsin

Publication Cost: \$153.90  
Ad No: 0005629565  
Customer No: 2328047  
PO #:

# of Affidavits 1

BOARD OF SUPERVISORS'  
MEETING DATES  
SEAGROVE COMMUNITY DE-  
VELOPMENT DISTRICT  
FISCAL YEAR 2022/2023

The Board of Supervisors of the Seagrove Community Development District (the "District") will hold their regular meetings for Fiscal Year 2022/2023 at 2:00 p.m. at Special District Services, Inc., Tradition Management Offices located at 10807 SW Tradition Square, Port St. Lucie, FL 34987, as follows:

March 31, 2023  
April 28, 2023  
May 26, 2023  
June 30, 2023  
July 28, 2023  
August 25, 2023  
September 29, 2023

The meetings are open to the public and will be conducted in accordance with the provision of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the Agendas for any of the meetings may be obtained from the District's website at [www.seagrovecdd.org](http://www.seagrovecdd.org) or by contacting the District Manager at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (888) 630-4922 at least 48 hours prior to the meeting. 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 Office.

Any person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person 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.

District Manager

SEAGROVE COMMUNITY DE-  
VELOPMENT DISTRICT  
[www.seagrovecdd.org](http://www.seagrovecdd.org)  
PUBLISH: ST. LUCIE NEWS  
TRIBUNE 03/21/23  
TCN5629565

**SEAGROVE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING & PUBLIC HEARING  
APRIL 28, 2023**

**A. CALL TO ORDER**

District Manager Andrew Karmeris called the April 28, 2023, Regular Board Meeting & Public Hearing of the Seagrove Community Development District (the “District”) to order at 2:00 p.m. at the offices located at 10807 SW Tradition Square, Port St. Lucie, Florida 34987.

**B. PROOF OF PUBLICATION**

Mr. Karmeris presented proof of publication that Notice of the Regular Meeting and Public Hearing had been published in the *St. Lucie News Tribune* on April 7, 2023 and April 14, 2023, as legally required.

**C. ESTABLISH QUORUM**

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

|               |                   |         |
|---------------|-------------------|---------|
| Chairman      | Gregory Pettibon  | Absent  |
| Vice Chairman | Chris Cutler      | 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 Manager  | Frank Sakuma            | Special District Services, Inc. |
| District Counsel  | Ginger Wald (via phone) | Billing, Cochran                |
| District Engineer | Tim Foster (via phone)  | Caulfield & Wheeler, Inc.       |

**D. ELECTION 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. Cutler and passed unanimously approving the slate as presented.

**E. CONFIRMATION OF INITIAL LANDOWNERS ELECTION RESULT**

A **motion** was made by Mr. Pisciotta, seconded by Ms. Holody and passed unanimously confirming the initial landowners election result.

**F. ADDITIONS OR DELETIONS TO AGENDA**

None.

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

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

**H. APPROVAL OF MINUTES**

**1. February 22, 2023 Organizational Meeting Minutes**

A **motion** was made by Mr. Pisciotta, seconded by Mr. Shaver and passed unanimously approving the minutes of the February 22, 2023, Organizational Board Meeting, as presented.

**2. February 28, 2023 Reconvened Organizational Meeting Minutes**

A **motion** was made by Ms. Holody, seconded by Mr. Pisciotta and passed unanimously approving the minutes of the February 28, 2023, Reconvened Organizational Board Meeting, as amended showing Mr. Cutler present in person, not by phone.

The regular board meeting was recessed, and the public hearing was opened at 2:04 p.m.

**I. PUBLIC HEARING – FISCAL YEAR 2022/2023 FINAL BUDGET**

**1. Proof of Publication**

Proof of publication was presented that a notice of the Public Hearing had been published in *St. Lucie News Tribune* on April 7, 2023 and April 14, 2023, as legally required.

**2. Receive Public Comment on the 2022/2023 Fiscal Year Final Budget**

Mr. Karmeris opened the public comment portion of the Public Hearing to receive comments from the public on the 2022/2023 Fiscal Year Final Budget. There being no comments, Mr. Karmeris closed the public comment portion of the Public Hearing.

**3. Consider Resolution No. 2023-15 – Adopting a Fiscal Year 2022/2023 Final Budget**

**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.**

A **motion** was made by Mr. Pisciotta, seconded by Mr. Shaver and passed unanimously adopting Resolution No. 2023-15 – Adopting a Fiscal Year 2022/2023 Final Budget, as presented.

The public hearing was closed at 2:05 p.m. and the regular meeting was reconvened.

**J. OLD BUSINESS**

There was no old business.

**K. NEW BUSINESS**

- 1. Consider Resolution No. 2023-16 – Adopting a Fiscal Year 2023/2024 Proposed Budget**

**RESOLUTION NO. 2023-16**

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

A **motion** was made by Mr. Shaver, seconded by Mr. Pisciotta and passed unanimously adopting Resolution No. 2023-16 – Adopting a Fiscal Year 2023/2024 Proposed Budget setting the public hearing for June 30<sup>th</sup>, 2023, as presented.

- 2. Consider Resolution No. 2023-17 – Amending Resolution No. 2023-13 Setting Public Hearing on Assessments**

**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.**

A **motion** was made by Mr. Pisciotta, seconded by Ms. Holody and passed unanimously adopting Resolution No. 2023-17 – Amending Resolution No. 2023-13 Setting Public Hearing on Assessments, as presented.

- 3. Consider Resolution No. 2023-18 – Amending Resolution No. 2023-14 Notice of Intent to Use Uniform Method**

**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.**

A **motion** was made by Mr. Shaver, seconded by Ms. Holody and passed unanimously adopting Resolution No. 2023-18 – Amending Resolution No. 2023-13 Notice of Intent to Use Uniform Method, as presented.

**L. ADMINISTRATIVE MATTERS**

There were no administrative matters.

**M. BOARD MEMBERS COMMENTS**

There were no board member comments.

**P. ADJOURN**

There being no further business to come before the Board, a **motion** was made by Ms. Holody, seconded by Mr. Pisciotta to adjourn the meeting at 2:09 p.m. and passed unanimously.

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Secretary  
Chairperson

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Chairperson



## Public Notice

Originally published at tcpalm.com on 05/12/2023

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SEAGROVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS Notice is hereby given that the Seagrove Community Development District (the District) intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on May 26, 2023, at 11:00 a.m. at the offices of Special District Services, Inc., Tradition Management Offices, located at 10807 SW Tradition Square, Port St. Lucie, Florida 34987. The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the Uniform Method) to be levied by the District on properties located on land included in, or to be added to, the District. The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadway improvements, water distribution system, sanitary sewer system, stormwater management and landscaping and irrigation, and any other lawful improvements or services of the District. Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at 2501A Burns Road, Palm Beach Gardens, Florida 33410, 561-630-4922, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person 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.

District Manager SEAGROVE COMMUNITY DEVELOPMENT DISTRICT  
www.seagrovecdd.org Pub Apr 28th, May 5th, 12th, 19th 2023 TCN5677390

**RESOLUTION NO. 2023-19**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE USE OF THE UNIFORM METHOD FOR THE LEVY, COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS, 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.**

**WHEREAS**, Chapter 197, *Florida Statutes*, provides for the usage by the Seagrove Community Development District (the "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 and procedures which have been implemented by the District in order to use said uniform method of levying, collecting and enforcing its non-ad valorem assessments; and

**WHEREAS**, pursuant to Section 197.3632, Florida Statutes, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within St. Lucie County, Florida for four (4) consecutive weeks prior to such hearing; and

**WHEREAS**, the Board of Supervisors (the "Board") of the District, have determined that it is in the best interest of the District, for the District, to elect to use the uniform method for levying, 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:**

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

2. That the uniform method for levying, collecting and enforcing non-ad valorem assessments as authorized by Section 197.3632, *Florida Statutes*, is hereby adopted for usage by the District.

3. That non-ad valorem assessments will in the future be required to be assessed and levied by the District in order to provide necessary funds for one or more of the following reasons:

- (a) Satisfying the lawful debt obligations of the District, and/or
- (b) Financing, constructing, maintaining and servicing the Improvements within the District, and/or

- (c) The administrative operation of the District, and/or
- (d) Such other lawful purposes which the District is empowered to provide as authorized by law.

4. That the uniform method for the levying, collecting and enforcing of non-ad valorem assessments now and in the future, shall, to the extent authorized by law, apply to all assessable lands in the District, and said boundaries of the District are described in attached **Exhibit "A"** which is incorporated herein and made a part hereof.

5. This resolution shall take effect immediately upon its adoption.

**THIS RESOLUTION PASSED AND WAS ADOPTED** this 26<sup>th</sup> day of May, 2023.

**ATTEST:**

**SEAGROVE  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

**NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF REGULAR MEETING OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (the "Board") of the Seagrove Community Development District (the "District") will hold public hearings on **May 26, 2023, at 11:00 a.m., at Special District Services, Inc., Tradition Management Offices, located at 10807 SW Tradition Square, Port St. Lucie, Florida 34987**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, and to provide for the levy, collection and enforcement of the special assessments. The areas to be improved are depicted below and in the District's *Engineer's Report*, dated February 22, 2023 (the "CIP"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, *Florida Statutes*. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be obtained by contacting the District Manager at 2501A Burns Road, Palm Beach Gardens, Florida 33410, 561-630-4922 or by e-mail at [akarmeris@sdsinc.org](mailto:akarmeris@sdsinc.org) (the "District Office").

Also on **May 26, 2023, at 2:00 p.m.**, the Board will hold a regular public meeting to consider matters related to the special assessments and any other business that may lawfully be considered by the District. The meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law. The meeting or hearings may be continued to a date, time, and place announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("Improvements") are currently expected to include, but are not limited to, offsite and onsite roadway improvements, landscaping, irrigation, stormwater management system, water distribution system, sanitary sewer system, and other improvements, all as more specifically described in the CIP, on file and available during normal business hours at the address provided above.

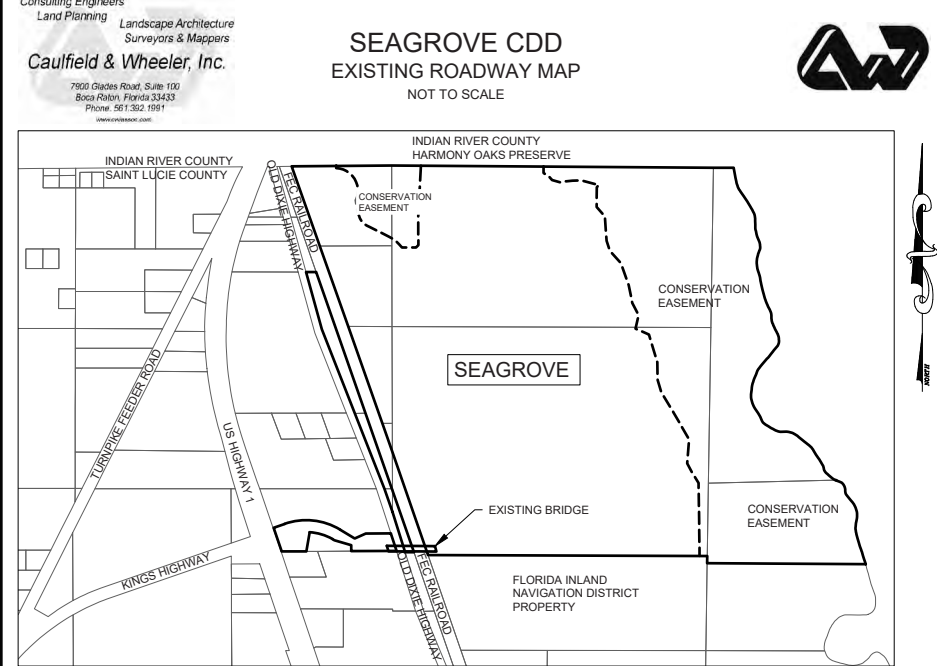
The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's *Master Special Assessment Methodology Report*, dated February 22, 2023 (the "Assessment Report"), which is on file and available during normal business hours at the address provided above. The purpose of any such assessment is to secure the bonds issued to fund the Improvements. The Assessment Report identifies each tax parcel identification number within the District and assessments per parcel for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis. At the time parcels are platted or otherwise subdivided into assessable units, the method of allocating assessments is based on the Equivalent Residential Unit ("ERU"). The methodology and ERU factor per land use type is explained in more detail in the Assessment Report. The Assessment Report allocates the District's total anticipated debt over certain developable property included in the development plan for lands within the District, as described in the Assessment Report. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than **\$39,000,000** in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed schedule of assessments is as follows:

| Product Type | ERU (per unit) | Maximum Principal (per unit) | Maximum Annual Installment (per unit)* |
|--------------|----------------|------------------------------|--|
| TOWNHOMES    | 0.877          | \$55,712                     | \$4,266                                |
| SF - 40'     | 0.956          | \$60,702                     | \$4,648                                |
| SF - 50'     | 1.000          | \$63,491                     | \$4,862                                |

\*Exclusive of fees and costs of collection or enforcement, discounts for early payment and interest.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments may be collected on the St. Lucie County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.



**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.**

**WHEREAS**, the Board of Supervisors (the "Board") of the Seagrove Community Development District (the "District") hereby determines to construct and/or acquire certain public improvements (the "Improvements") described in the District's Engineer's Report dated February 22, 2023, as amended and as may be further revised, prepared by Caulfield & Wheeler, Inc. (the "Engineer's Report"), and in the plans and specifications available for review at the offices of Special District Services, Inc., located at 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District Office");

**WHEREAS**, the District is empowered by Chapters 170, 190 and 197, *Florida Statutes*, to refinance, finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy, and collect the special assessments (as defined below);

**WHEREAS**, the Board finds that it is in the best interest of the District to pay all or a portion of the cost of the Improvements by imposing, levying, and collecting special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes* ("Special Assessments") against the assessable lands within the District;

**WHEREAS**, the District hereby determines, based on the findings in the Engineer's Report, that benefits will accrue to the property improved, the amount of those benefits, and that the Special Assessments will be made in proportion to the benefits received as set forth in the District's Master Special Assessment Methodology Report dated February 22, 2023, which may be further revised, prepared by Special District Services, Inc. (the "Master Report"), a copy of which is available for review in the District Offices, for the assessable lands in the District;

**WHEREAS**, the District hereby determines that the Special Assessments to be levied will not exceed the benefits to the property so improved;

**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.** The Special Assessments shall be levied to defray a portion of the costs of the Improvements.

**Section 3.** The nature of the Improvements generally consists of, but not necessarily limited to, offsite roadway improvements including the payment by the District of road impact fees, onsite roadway improvements, landscaping, irrigation, stormwater management system, water distribution system including the payment by the District of related connection charges, sanitary sewer system including the payment by the District of related connection charges and other related improvements, all as described more particularly in the Engineer's Report and the plans and specifications available for review in the District Offices.

**Section 4.** The general locations of the Improvements are within parcels of land in the District consisting of approximately 280.73 gross acres located in the unincorporated area of St. Lucie County, Florida, in an area bounded to the north by Indian River County line, to the east by Indian River Aquatic Preserve, to the west by US Highway 1 and to the south by the Florida Inland Navigational District..

**Section 5.** The estimated cost of the Improvements is approximately \$32,490,174.46 (hereinafter referred to as the "Estimated Cost") based on the Engineer's Report.

**Section 6.** The Special Assessments will defray approximately \$39,000,000.00, which includes all or a portion of the Estimated Cost, plus financing related costs, capitalized interest and a debt service reserve requirement.

**Section 7.** The manner in which the Special Assessments shall be apportioned and paid is contained within the Master Report. Initially, the Special Assessments will be levied on a per acre basis since the Improvements increase the value of all the lands in the District. On and after the date the benefited lands within the District are specifically platted, the Special Assessments will be levied on a per unit/lot basis. Until such time all benefited lands within the District are specifically platted, the manner by which the Special Assessments will be imposed shall be a combination of a per acre basis and a per unit basis all in accordance with the Master Report.

**Section 8.** The Special Assessments shall be levied on all lots and lands, within the District which are adjoining and contiguous or bounding and abutting upon the Improvements or specially benefited thereby and further designated on the assessment plat and/or assessment roll referenced in the Master Report.

**Section 9.** There is on file in the District Offices an assessment plat showing the area to be assessed, with the plans and specifications describing the proposed Improvements and the Estimated Cost, all of which shall be open to inspection by the public.

**Section 10.** The District Manager is hereby authorized and directed to cause to be made a preliminary assessment roll, as promptly as possible, which shall show the lots and lands to be assessed, the amount of benefit to and the Special Assessment against each lot or parcel of land and the number of annual installments into which the Special Assessment is divided.

**Section 11.** Commencing with the year in which the District incurs obligations for the payment of a portion of the Estimated Cost of the Improvements which are acquired and/or constructed by the District, the Special Assessments shall be paid in not more than thirty (30) annual installments (not counting any capitalized period) payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, *Florida Statutes*; provided, however, that in the event the non-ad valorem assessment method of collecting the Special Assessments is not available to the District in any year, or the District determines not to utilize the uniform method of collection described in Chapter 197, *Florida Statutes*, the Special Assessments may be collected in such manner as is otherwise permitted by law.

**Section 12.** Upon completion of the preliminary assessment roll, the Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Special Assessments or the making of the Improvements, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved.

**Section 13.** Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this resolution to be published twice in a newspaper of general circulation within St. Lucie County.

**Section 14.** In the event this Resolution conflicts with any other Resolution of the District, this Resolution shall govern and the conflicting Resolution shall be repealed to the extent of such conflict.

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

**ATTEST: SEAGROVE COMMUNITY DEVELOPMENT DISTRICT**

By: /X/ Secretary/Assistant Secretary By: /X/ Chairperson/Vice Chairperson

**SEAGROVE COMMUNITY DEVELOPMENT DISTRICT**

[www.seagrovecdd.org](http://www.seagrovecdd.org)

**RESOLUTION NO. 2023-20**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT SYSTEMS, FACILITIES, SERVICES AND RELATED INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, IMPOSING AND LEVYING CERTAIN NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN LANDS WITHIN THE DISTRICT SPECIALLY BENEFITTED BY SUCH IMPROVEMENTS, TO PAY A PORTION OF THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHOD PROVIDED FOR BY CHAPTERS 170 AND 197, *FLORIDA STATUTES*; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**BE IT RESOLVED BY THE** Board of Supervisors (the "Board") of the Seagrove Community Development District (the "District") as follows:

**Section 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*.

**Section 2. FINDINGS ASCERTAINMENTS AND DETERMINATIONS** The Board of the District hereby finds and determines as follows:

1. The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, of the State of Florida ("State"), and was established by Ordinance No. 23-016 of the County Commission of St. Lucie County, Florida enacted on January 10, 2023 and effective on January 18, 2023; and
2. The District is authorized by Chapter 190, *Florida Statutes*, to construct offsite roadway improvements, irrigation systems, landscaping, hardscapes, stormwater management and drainage facilities, potable water distribution system, and sanitary sewer collection and transmission systems, and other infrastructure improvements to serve lands in the District (the "Improvements"); and
3. The District is authorized by Chapters 170 and 190, *Florida Statutes*, to levy non-ad valorem special assessments to pay all or any part of the cost of such improvements, and to issue special assessment bonds payable from such non-ad valorem special assessments as provided in Chapters 170 and 190, *Florida Statutes* (the "Special Assessment Bonds"); and
4. It is necessary to the public health, safety and welfare, and in the best interest of the District, that: (i) the District provide the Improvements, the nature and location of which are described in the "Engineer's Report" (as hereinafter defined) and in the plans and specifications on file at the offices of the 10807 SW Tradition Square, Port St. Lucie, FL 34987 (the "District Offices"); (ii) all or a portion of the cost of the Improvements be assessed against the lands within the District specially benefited by the Improvements; and (iii) the District issue special assessment bonds to provide funds for such purposes; and



5. The provision of the Improvements, the levying of such non-ad valorem special assessments and issuance of Special Assessment Bonds serve a proper, essential and valid public purpose; and
6. As set forth in Resolution No. 2023-12, adopted by the Board on February 28, 2023, it is the Board's intention to defray all or a portion of the cost of the Improvements by levying non-ad valorem special assessments on the specially benefited properties located within the District; and
7. In order to provide funds to pay the costs of the Improvements, which are to be assessed against the specially benefited properties in the District, it is necessary for the District to sell and issue its Special Assessment Bonds, in one or more series (the "Bonds"); and
8. The Board has expressed its intention to issue Bonds in order to provide the funds needed for the Improvements prior to the collection of such non-ad valorem special assessments; and
9. Resolution No. 2023-12 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to its adoption, the requirements of Section 170.04, *Florida Statutes*, had been complied with; and
10. Resolution No. 2023-12 was published as required by Section 170.05, *Florida Statutes*. A copy of the affidavit of publication is on file with the Secretary of the Board (i.e., the District Manager) at the District Offices provided in paragraph 4, above; and
11. A preliminary assessment roll was prepared and filed with the Board as required by Section 170.06, *Florida Statutes*; and
12. Pursuant to Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution No. 2023-13, which was amended by Resolution No. 2023-17, providing the time and place for a public hearing where owners of the properties to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of making the Improvements; (ii) the cost of the Improvements; (iii) the manner of payment; (iv) the assessment methodology; (v) the amount to be assessed against each parcel of specially benefited property. Resolution No. 2023-17 further provided for notice of the public hearing to be provided by publication and mail; and
13. Notice of the public hearing has been given by publication and by mail as required by Section 170.07, *Florida Statutes*, and affidavits attesting as to such publication and mailing are on file at the office of the Secretary of the Board at the District Offices; and
14. At the time and place specified in Resolution No. 2023-17 the Board met as an "Equalization Board", conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph 12 above, and based thereon, has made such modifications in the preliminary assessment roll as it deems necessary, in the making of the final assessment roll; and

15. Having considered the costs of the Improvements, revised estimates of financing costs, the assessment methodology, and all comments, complaints and evidence presented at the public hearing, the Board specifically finds, ascertains and determines:
- i. that the estimated costs of the Improvements is as specified in the District’s Engineer’s Report, dated February 22, 2023 and accepted on February 22, 2023, as may be revised (the “Engineer’s Report”), a copy of which is attached hereto and incorporated herein as Exhibit “A”, and that the amount of such costs is reasonable and proper;
  - ii. it is reasonable, proper, just and right to assess a portion of the cost of the Improvements, together with certain additional costs relating to the cost of issuance of the Bonds, against the properties within the District specially benefited thereby, using the method determined by the Board, which is set forth in the District’s Master Special Assessment Methodology Report, dated and accepted February 22, 2023, as may be revised (the “Master Report”), a copy of which is attached hereto and incorporated herein as Exhibit “B”, which will result in the levy of non-ad valorem special assessments to be set forth on the final assessment roll;
  - iii. it is hereby found, determined and declared that the Improvements will constitute and result in special benefits to all parcels of real property to be listed on the final assessment roll within the District, a copy of which is attached hereto and incorporated herein as Exhibit “C”, and that such special benefits, in the case of each such parcel, will be equal to or in excess of the amount of the non-ad valorem special assessment thereon;
  - iv. the non-ad valorem special assessments are apportioned fairly and reasonably; and,
  - v. it is desirable that the non-ad valorem special assessments be paid and collected as herein provided.

**Section 3. AUTHORIZATION OF DISTRICT IMPROVEMENTS.** The Improvements are hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the Improvements to be made following the issuance of the Bonds.

**Section 4. ESTIMATED COST OF IMPROVEMENTS.** The total estimated costs of the Improvements and the costs to be paid by non-ad valorem special assessments on all specially benefited properties within the District are set forth in Exhibits “A” and “B”, respectively, hereto.

**Section 5. APPROVAL AND CONFIRMATION OF ASSESSMENT METHODOLOGY.** The Master Report is hereby approved and confirmed. The non-ad valorem special assessment or assessments against each respective parcel shown on the final assessment roll, a copy of which is attached hereto and incorporated herein as Exhibit “C”, are hereby equalized, approved, confirmed and levied, and together with interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on each such parcel until paid. Such lien shall be co-equal with the lien of all state, county, district,

municipal or other governmental ad valorem taxes and superior in dignity to all other liens, titles and claims as provided in Section 190.021(9), *Florida Statutes*.

**Section 6. FINALIZATION OF NON-AD VALOREM SPECIAL ASSESSMENTS.** When all of the Improvements have been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs, including financing costs thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. The District shall credit to each non-ad valorem special assessment for the Improvements, the difference between the non-ad valorem special assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Improvements, as finally determined upon completion thereof, but, in no event shall the final amount of any such non-ad valorem special assessment exceed the amount of the benefits originally fixed, determined, ascertained, levied, imposed and assessed hereunder. In making such credits, no discount shall be granted nor credit given for any part of the payee's proportionate share of any actual bond financing costs, such as capitalized interest, funded reserves, and bond discounts included in the estimated cost of any such Improvements. Subject to the foregoing, such credits shall be entered in the "Improvement Lien Book." Once the final amount of non-ad valorem special assessments for all of the Improvements has been determined, the terms "special assessment", "non-ad valorem assessment" or "non-ad valorem special assessment" shall, with respect to each parcel, mean the sum of the costs of the Improvements.

**Section 7. PAYMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.**

1. All non-ad valorem special assessments shall be payable in no more than (30) annual installments, such installments to include principal and interest and be payable at the same time and in the same manner as are ad valorem taxes as prescribed in Chapter 197, *Florida Statutes*.
2. The District hereby elects, under its charter and Section 197.3631, *Florida Statutes*, to use the method of collecting special assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes*. The District has timely taken, or will timely take, all necessary actions to comply with the provisions of Sections 197.3632 and 197.3635, *Florida Statutes*, and any applicable rules adopted pursuant thereto; and, on or prior to the date the Bonds are issued, sold and delivered, the District shall enter into a written agreement with the Property Appraiser and Tax Collector of St. Lucie County. Such non-ad valorem special assessments shall be subject to all of the collection provisions of Chapter 197, *Florida Statutes*.
3. Notwithstanding the foregoing, the District reserves the right under Section 197.3631, *Florida Statutes*, to collect its non-ad valorem special assessments pursuant to Chapter 170, *Florida Statutes*, and to foreclose its non-ad valorem special assessment lien as provided for by law.
4. All special assessments may be prepaid, in whole or in part at any time, by payment in an amount equal to the principal amount of such prepayment, plus applicable interest accrued to that next interest payment date for the Bonds, which is more than forty-five (45) days after the date of such prepayment. All special assessments are also subject to prepayment in the amounts and at the times set forth in Chapter 170, *Florida Statutes*, provided, however, that the owner of land



subject to the Special Assessments may elect to waive such statutory right of prepayment.

**Section 8. SEVERABILITY.** If any section or part of a section of this resolution is declared invalid or unconstitutional by a court of competent jurisdiction, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**Section 9. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, only to the extent of such conflict, superseded, amended or repealed as the circumstances may require.

**PASSED, ADOPTED and EFFECTIVE** this 26<sup>th</sup> day of May, 2023.

**ATTEST:**

**SEAGROVE  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

- Attachments:
- Exhibit "A" – Engineer’s Report
  - Exhibit "B" – Master Special Assessment Methodology Report
  - Exhibit "C" – Final Assessment Roll