



**SEAGROVE
COMMUNITY DEVELOPMENT
DISTRICT**

**ST. LUCIE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
MAY 30, 2025
2:00 P.M.**

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

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
1-877-873-8018 Access #7344194
REGULAR BOARD MEETING & PUBLIC HEARING
May 30, 2025
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. March 28, 2025 Regular Board Meeting Minutes.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
 - 3. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2023/2024 Final Budget.....Page 6
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Meeting Schedule..Page 13
- J. Administrative and Operational Matters
- K. Board Members & Staff Closing Comments
- L. Adjourn



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

_ Laura Archer
Seagrove CDD
2501 Burns RD # A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

10/10/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/10/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$152.92

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1

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BOARD OF SUPERVISORS' MEETING DATES SEAGROVE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025

The Board of Supervisors of the Seagrove Community Development District (the "District") will hold their regular meetings for Fiscal Year 2024/2025 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:

October 25, 2024
November 29, 2024
December 20, 2024
January 31, 2025
February 28, 2025
March 28, 2025
April 25, 2025
May 30, 2025
June 27, 2025
July 25, 2025
August 29, 2025
September 26, 2025

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 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 (861) 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
DEVELOPMENT DISTRICT
www.seagrovecdd.org
Pub: October 10, 2024
TCN10649601

KAITLYN FELTY
Notary Public
State of Wisconsin

**SEAGROVE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 28, 2025**

A. CALL TO ORDER

District Manager Frank Sakuma called the Special Board Meeting of the Seagrove Community Development District (the “District”) to order at 2:02 p.m. at 10807 SW Tradition Square, Port St. Lucie, Florida 34987.

B. PROOF OF PUBLICATION

Mr. Sakuma presented proof of publication confirming that the Notice of the Regular Meeting had been published in the *St. Lucie News Tribune* on October 10, 2024, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, as legally required.

C. ESTABLISH QUORUM

A quorum was established with the presence of the following Board Members:

- **Chairman:** Gregory Pettibon (Present)
- **Vice Chairman:** Chris Cutler (Present)
- **Supervisor:** Jared Shaver (Present)

Also in attendance were:

- **District Manager:** Frank Sakuma, Special District Services, Inc.
- **District Manager:** Stephanie Brown, Special District Services, Inc.
- **District Counsel:** Ginger E. Wald (via phone), Billing, Cochran
- **District Engineer:** Tim Foster (via phone), Caufield & Wheeler

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no public comments.

F. APPROVAL OF MINUTES

1. November 24, 2024, Special Board Meeting Minutes

A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver, approving the November 24, 2024, Special Board Meeting minutes as presented. The **motion** passed unanimously.

G. OLD BUSINESS

There were no Old Business items to discuss.

H. NEW BUSINESS

1. Consider Resolution No. 2025-01 Adopting a Fiscal Year 2025/2026 Proposed Budget

Resolution No. 2025-01 was presented, entitled:

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver adopting Resolution No. 2025-01, as presented, setting the Public Hearing for Final Budget Adoption for May 30, 2025, at 2:00 p.m. The **motion** passed unanimously.

2. Consider Approval of Property Appraiser Agreement

A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver approving the Property Appraiser Agreement as presented. The **motion** passed unanimously.

Mr. Pettibon requested ID numbers for the parcels.

I. ADMINISTRATIVE MATTERS

Mr. Sakuma reminded the Board that the required 4-hour ethics training must be completed by December 31, 2025.

Ms. Wald stated that she would have a Legislative Memo to present in June.

J. BOARD MEMBERS & STAFF CLOSING COMMENTS

There were no additional comments from Board Members or staff.

K. ADJOURN

With no further business to address, the Board Meeting was adjourned at 2:13 p.m. by Chairman Pettibon. There were no objections.

Secretary

Chairperson

Publication Date
2025-05-09

Subcategory
Miscellaneous Notices

SEAGROVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 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 May 30, 2025, 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 October 1, 2025, through September 30, 2026, (Fiscal Year 2025/2026). 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 Managers 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 Managers 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 Managers 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

PUBLISH: ST. LUCIE NEWS TRIBUNE 05/09/25 & 05/16/25

TCN11291584

RESOLUTION NO. 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2025/2026 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 2025/2026, 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 2025/2026 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 2025/2026 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 30th day of May, 2025.

ATTEST:

**SEAGROVE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Seagrove Community Development District

**Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

CONTENTS

- I FINAL BUDGET**
- II DETAILED FINAL BUDGET**
- III DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

FINAL BUDGET
SEAGROVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O&M Assessments	104,563
Developer Contribution - O&M	0
Developer Contribution - Debt	0
Debt Assessments	1,105,407
Interest Income	480
TOTAL REVENUES	\$ 1,210,450
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	37,044
Legal	25,000
Assessment Roll	7,500
Audit Fees	4,600
Arbitrage Rebate Fee	650
Insurance	5,700
Legal Advertisements	3,000
Miscellaneous	1,400
Postage	200
Office Supplies	1,500
Dues & Subscriptions	175
Trustee Fees	4,500
Dissemination Services	2,500
Continuing Disclosure Fee	1,000
Total Administrative Expenditures	\$ 94,769
Maintenance Expenditures	
Engineering/Inspections	2,000
Miscellaneous Maintenance	2,000
Field Operations	0
Total Maintenance Expenditures	\$ 4,000
TOTAL EXPENDITURES	\$ 98,769
REVENUES LESS EXPENDITURES	\$ 1,111,681
Bond Payments	(1,039,083)
BALANCE	\$ 72,598
County Appraiser & Tax Collector Fee	(24,199)
Discounts For Early Payments	(48,399)
EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
SEAGROVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
O&M Assessments	0	0	104,563	Expenditures Less Interest/.94
Developer Contribution - O&M	68,683	103,035	0	Developer Contribution - O&M
Developer Contribution - Debt	0	1,038,833	0	Developer Contribution - Debt
Debt Assessments	0	0	1,105,407	Bond Payments/.94
Interest Income	791	240	480	Projected At \$40 Per Month
TOTAL REVENUES	\$ 69,474	\$ 1,142,108	\$ 1,210,450	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	36,000	36,000	37,044	CPI Adjustment
Legal	15,296	30,000	25,000	FY 24/25 Expenditure Through Jan 2025 Was \$4,386
Assessment Roll	0	7,500	7,500	Will Commence In Fiscal Year Following Issuing Of Bond
Audit Fees	3,200	4,000	4,600	Will Increase Due To Bond Issue
Arbitrage Rebate Fee	0	650	650	Will Commence In Fiscal Year Following Issuing Of Bond
Insurance	5,000	5,500	5,700	FY 24/25 Expenditure Was \$5,200
Legal Advertisements	584	6,000	3,000	\$3,000 Decrease From 2024/2025 Budget
Miscellaneous	225	1,500	1,400	\$100 Decrease From 2024/2025 Budget
Postage	99	200	200	No Change From 2024/2025 Budget
Office Supplies	214	2,250	1,500	\$750 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	0	4,500	4,500	Will Commence In Fiscal Year Following Issuing Of Bond
Dissemination Services	0	0	2,500	Required By Bond Underwriter
Continuing Disclosure Fee	0	1,000	1,000	Will Commence In Fiscal Year Following Issuing Of Bond
Total Administrative Expenditures	\$ 60,793	\$ 99,275	\$ 94,769	
Maintenance Expenditures				
Engineering/Inspections	2,047	2,000	2,000	No Change From 2024/2025 Budget
Miscellaneous Maintenance	0	2,000	2,000	No Change From 2024/2025 Budget
Field Operations	0	0	0	
Total Maintenance Expenditures	\$ 2,047	\$ 4,000	\$ 4,000	
TOTAL EXPENDITURES	\$ 62,840	\$ 103,275	\$ 98,769	
REVENUES LESS EXPENDITURES	\$ 6,634	\$ 1,038,833	\$ 1,111,681	
Bond Payments	0	(1,038,833)	(1,039,083)	2026 Principal & Interest Payments
BALANCE	\$ 6,634	\$ -	\$ 72,598	
County Appraiser & Tax Collector Fee	0	0	(24,199)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	0	(48,399)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 6,634	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
SEAGROVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	1,330	0	2,000	Projected Interest For 2025/2026
Developer Contribution	0	1,038,833	0	2025 Payments Are Developer Funded
Bond Proceeds	773,149	0	0	
NAV Tax Collection	0	0	1,039,083	Maximum Debt Service Collection
Total Revenues	\$ 774,479	\$ 1,038,833	\$ 1,041,083	
EXPENDITURES				
Principal Payments	0	250,000	260,000	Principal Payment Due In 2026
Interest Payments	0	788,833	777,751	Interest Payments Due In 2026
Transfer To Construction Fund	894	0	1,500	
Bond Redemption	0	0	1,832	Estimated Excess Debt Collections
Total Expenditures	\$ 894	\$ 1,038,833	\$ 1,041,083	
Excess/ (Shortfall)	\$ 773,585	\$ -	\$ -	

Notes

Capitalized Interest Set-Up Through December 2024.

2025 Principal & Interest Payments To Be Developer Funded.

Series 2024 Bond Information

Original Par Amount =	\$16,000,000	Annual Principal Payments Due =	June 15th
Interest Rate =	4.25% - 5.20%	Annual Interest Payments Due =	June 15th & December 15th
Issue Date =	August 2024		
Maturity Date =	June 2054		
Par Amount As Of 1/1/25 =	\$16,000,000		

Seagrove Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Projected Assessment Before Discount*
O & M Assessment For Townhomes	\$ -	\$ -	\$ 159.64
<u>Debt Assessment For Townhomes</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,542.55</u>
Total	\$ -	\$ -	\$ 1,702.19
O & M Assessment For Single Familys 40'	\$ -	\$ -	\$ 159.64
<u>Debt Assessment For Single Family's 40'</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,648.94</u>
Total	\$ -	\$ -	\$ 1,808.58
O & M Assessment For Single Familys 50'	\$ -	\$ -	\$ 159.64
<u>Debt Assessment For Single Family's 50'</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,861.70</u>
Total	\$ -	\$ -	\$ 2,021.34

* Assessments Include the Following :

4% Discount for Early Payments
1% County Tax Collector Fee
1% County Property Appraiser Fee

Community Information:

Townhomes	306
Single Family's 40'	74
<u>Single Family's 50'</u>	<u>275</u>
Total Units	655

RESOLUTION NO. 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR THE FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Seagrove Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2025/2026; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 30th day of May, 2025.

ATTEST:

**SEAGROVE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**BOARD OF SUPERVISORS' MEETING DATES
SEAGROVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026**

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District Manager

SEAGROVE COMMUNITY DEVELOPMENT DISTRICT

www.seagrovecdd.org

PUBLISH: ST. LUCIE NEWS TRIBUNE