



**SEAGROVE
COMMUNITY DEVELOPMENT
DISTRICT**

**ST. LUCIE COUNTY
REGULAR BOARD MEETING
JUNE 26, 2026
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.
10521 SW Village Center Dr, Suite 203
Port St. Lucie, FL 34987
Conference Call Info
Call In: (800) 743-4099 Passcode: 4394800

REGULAR BOARD MEETING

June 26, 2026
6:00 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. January 30, 2026 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Proposed Budget...Page 5
 - 2. 2026 Legislative Memo.....Page 12
- I. Administrative and Operational Matters
- J. Board Members & Staff Closing Comments
- K. Adjourn



Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

__ Laura Archer
Seagrove CDD
2501 Burns RD
Suite 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:

SCN StLucie-IndianRv-Stuart 10/17/2025
SCN tcpalm.com 10/17/2025

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 10/17/2025

Legal Clerk

Notary, State of WI, County of Brown

3.7.27

My commission expires

Publication Cost: \$148.96
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KAITLYN FELTY
Notary Public
State of Wisconsin

BOARD OF SUPERVISORS' MEETING
DATES
SEAGROVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
The Board of Supervisors of the Seagrove Community Development District (the "District") will hold their regular meetings for Fiscal Year 2025/2026 at 2:00 p.m. at Special District Services, Inc. located at 10521 SW Village Center Drive, Suite 203, Port St. Lucie, FL 34987, as follows:
October 31, 2025
November 28, 2025
January 30, 2026
February 27, 2026
March 27, 2026
April 24, 2026
May 29, 2026
June 26, 2026
July 31, 2026
August 28, 2026
September 25, 2026

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 (561) 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 10/17/2025
TCN 11753047



**SEAGROVE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JANUARY 30, 2026**

A. CALL TO ORDER

District Manager Frank Sakuma called the Regular Board Meeting of the Seagrove Community Development District (the “District”) to order at 2:11 p.m. at 10521 SW Village Center Dr, Ste 203, 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 17, 2025, as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, as legally required.

C. ESTABLISH QUORUM

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

- **Chairman:** Gregory Pettibon (Present)
- **Supervisor:** April Parker (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. ACCEPT RESIGNATION OF CHRIS CUTLER

A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver accepting the resignation of Chris Cutler. The **motion** passed unanimously.

Mr. Pettibon nominated Bojana Brown to the vacant Board seat.

A **motion** was made by Mr. Shaver, seconded by Ms. Parker appointing Ms. Brown to the Seagrove Community Development District Board of Supervisors. The **motion** passed unanimously.

E. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

There were no public comments.

G. APPROVAL OF MINUTES

1. May 30, 2025, Regular Board Meeting & Public Hearing Minutes

A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver approving the May 30, 2025, Regular Board Meeting and Public Hearing minutes, as presented. The **motion** passed unanimously.

H. OLD BUSINESS

There were no Old Business items to discuss.

I. NEW BUSINESS

1. Consider Resolution No. 2026-01 Adopting a Fiscal Year 2024/2025 Amended Budget

Resolution No. 2026-01 was presented, entitled:

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver adopting Resolution No. 2026-01, Adopting an Amended Final Fiscal Year 2024/2025 Budget, as presented. The **motion** passed unanimously.

2. Consider Resolution No. 2026-02 Goals and Objectives Annual Report

Resolution No. 2026-02 was presented, entitled:

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver adopting Resolution 2026-02 Adopting an Annual Report of Goals, Objectives, and Performance Measures and Standards, as presented. The **motion** passed unanimously.

Ms. Wald advised that the Board needed to adopt goals, objectives, and performance measures and standards for the current fiscal year.

A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver adopting the annual goals, objectives, and performance measures and standards from the previous fiscal year for fiscal year 2025-2026. The **motion** passed unanimously.

3. Discussion of Pending WAWA Construction

After Board discussion, a **motion** was made by Mr. Pettibon, seconded by Mr. Shaver authorizing the Chair/Vice Chair to execute the WAWA Easement Agreement upon review by the District Engineer and District Counsel. The **motion** passed unanimously.

J. ADMINISTRATIVE MATTERS

Mr. Sakuma reminded the Board that the Form 1 – Statement of Financial Interests must be submitted by July 1, 2026.

K. BOARD MEMBERS & STAFF CLOSING COMMENTS

There were no additional comments from Board Members or staff.

L. ADJOURNMENT

With no further business to address, the Regular Board Meeting was adjourned at 2:35 p.m. by Chairman Pettibon. There were no objections.

Secretary

Chairperson

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; 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 District Manager prepared a Fiscal Year 2026/2027 Proposed Budget and submitted the Proposed Budget to the Board prior to June 15, 2026; and

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2026/2027 previously prepared and is 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 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2026 at _____ a.m./p.m. in the Special District Services, Inc., Tradition Management Offices, 10521 SW Village Center Drive, Suite 203, Port St. Lucie, FL 34987, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 26th day of June, 2026.

ATTEST:

**SEAGROVE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Seagrove
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
SEAGROVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O&M Assessments	104,511
Developer Contribution - O&M	0
Developer Contribution - Debt	0
Debt Assessments	1,105,407
Interest Income	780
TOTAL REVENUES	\$ 1,210,698
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	38,040
Legal	13,000
Assessment Roll	7,500
Audit Fees	4,700
Arbitrage Rebate Fee	650
Insurance	6,100
Legal Advertisements	1,750
Miscellaneous	700
Postage	200
Office Supplies	500
Dues & Subscriptions	175
Trustee Fees	4,500
Dissemination Services	2,500
Continuing Disclosure Fee	500
Total Administrative Expenditures	\$ 80,815
Maintenance Expenditures	
Engineering/Inspections	3,000
Miscellaneous Maintenance	500
Total Maintenance Expenditures	\$ 3,500
TOTAL EXPENDITURES	\$ 84,315
REVENUES LESS EXPENDITURES	\$ 1,126,383
Bond Payments	(1,039,083)
BALANCE	\$ 87,300
County Property Appraiser Fee	(23,724)
County Tax Collector Fee	(23,724)
Discounts For Early Payments	(47,447)
EXCESS/ (SHORTFALL)	\$ (7,595)
Carryover From Prior Year	7,595
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
SEAGROVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O&M Assessments	0	104,563	104,511	Expenditures Less Interest/.94
Developer Contribution - O&M	68,683	0	0	
Developer Contribution - Debt	647,073	0	0	
Debt Assessments	0	1,105,407	1,105,407	Bond Payments/.94
Interest Income	1,509	480	780	Projected At \$65 Per Month
TOTAL REVENUES	\$ 717,265	\$ 1,210,450	\$ 1,210,698	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	36,000	37,044	38,040	CPI Adjustment
Legal	8,736	25,000	13,000	FY 25/26 Expenditure Through Jan 2025 Was \$3,677
Assessment Roll	7,500	7,500	7,500	No Change From 2025/2026 Budget
Audit Fees	4,400	4,600	4,700	Accepted Amount For 2025/2026 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2025/2026 Budget
Insurance	5,200	5,700	6,100	FY 24/25 Expenditure Was \$5,512
Legal Advertisements	565	3,000	1,750	\$1,250 Decrease From 2025/2026 Budget
Miscellaneous	20	1,400	700	\$700 Decrease From 2025/2026 Budget
Postage	128	200	200	No Change From 2025/2026 Budget
Office Supplies	222	1,500	500	\$1,000 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	4,246	4,500	4,500	Will Commence In Fiscal Year Following Issuing Of Bond
Dissemination Services	0	2,500	2,500	Required By Bond Underwriter
Continuing Disclosure Fee	500	1,000	500	\$500 Decrease From 2025/2026 Budget
Total Administrative Expenditures	\$ 68,342	\$ 94,769	\$ 80,815	
Maintenance Expenditures				
Engineering/Inspections	1,855	2,000	3,000	\$1,000 Increase From 2025/2026 Budget
Miscellaneous Maintenance	0	2,000	500	\$1,500 Decrease From 2025/2026 Budget
Total Maintenance Expenditures	\$ 1,855	\$ 4,000	\$ 3,500	
TOTAL EXPENDITURES	\$ 70,197	\$ 98,769	\$ 84,315	
REVENUES LESS EXPENDITURES	\$ 647,068	\$ 1,111,681	\$ 1,126,383	
Bond Payments	(647,073)	(1,039,083)	(1,039,083)	2027 Principal & Interest Payments
BALANCE	\$ (5)	\$ 72,598	\$ 87,300	
County Property Appraiser Fee	0	0	(23,724)	Two Percent Of Total Assessment Roll
County Tax Collector Fee	0	(24,199)	(23,724)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(48,399)	(47,447)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (5)	\$ -	\$ (7,595)	
Carryover From Prior Year	0	0	7,595	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (5)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
SEAGROVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	27,552	2,000	2,000	Projected Interest For 2026/2027
Developer Contribution	647,073	0	0	
NAV Tax Collection	0	1,039,083	1,039,083	Maximum Debt Service Collection
Total Revenues	\$ 674,625	\$ 1,041,083	\$ 1,041,083	
EXPENDITURES				
Principal Payments	250,000	260,000	270,000	Principal Payment Due In 2027
Interest Payments	650,558	777,751	766,489	Interest Payments Due In 2027
Transfer To Construction Fund	22,797	1,500	1,500	
Bond Redemption	0	1,832	3,094	Estimated Excess Debt Collections
Total Expenditures	\$ 923,355	\$ 1,041,083	\$ 1,041,083	
Excess/ (Shortfall)	\$ (248,730)	\$ -	\$ -	

Notes

Capitalized Interest Was Set-Up Through December 2024.

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 1/1/26 =	\$15,750,000		

Seagrove Community Development District Assessment Comparison

	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Assessment Before Discount*	Fiscal Year 2026/2027 Projected Assessment Before Discount*
O & M Assessment For Townhomes	\$ -	\$ 159.64	\$ 159.57
<u>Debt Assessment For Townhomes</u>	<u>\$ -</u>	<u>\$ 1,542.55</u>	<u>\$ 1,542.55</u>
Total	\$ -	\$ 1,702.19	\$ 1,702.12
O & M Assessment For Single Familys 40'	\$ -	\$ 159.64	\$ 159.57
<u>Debt Assessment For Single Family's 40'</u>	<u>\$ -</u>	<u>\$ 1,648.94</u>	<u>\$ 1,648.94</u>
Total	\$ -	\$ 1,808.58	\$ 1,808.51
O & M Assessment For Single Familys 50'	\$ -	\$ 159.64	\$ 159.57
<u>Debt Assessment For Single Family's 50'</u>	<u>\$ -</u>	<u>\$ 1,861.70</u>	<u>\$ 1,861.70</u>
Total	\$ -	\$ 2,021.34	\$ 2,021.27

* 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

MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from \$200,000 to \$350,000 per person and from \$300,000 to \$500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain

special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of “rural community” to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill’s expansion of the definition of “rural community” under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida’s Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited

withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of “compact, urban, mixed-use district” under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD’s ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

5. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

6. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

7. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.