



**SEAGROVE
COMMUNITY DEVELOPMENT
DISTRICT**

**ST. LUCIE COUNTY
REGULAR BOARD MEETING
MARCH 28, 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
March 28, 2024
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. November 24, 2024 Special Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2023/2024 Proposed Budget..Page 5
 - 2. Consider Approval of Property Appraiser Agreement.....Page 12
- I. Administrative and Operational Matters
- J. Board Members & Staff Closing Comments
- K. 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

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 (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: October 10, 2024
TCN10649601

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

Keegan Deoran
Legal Clerk

Kaitlyn Felty
Notary, State of WI, County of Brown

3-7-27

My commission expires

Publication Cost:	\$152.92	
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KAITLYN FELTY
Notary Public
State of Wisconsin

**SEAGROVE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
NOVEMBER 22, 2024**

A. CALL TO ORDER

District Manager Frank Sakuma called the Special Board Meeting of the Seagrove Community Development District (the “District”) to order at 2:13 p.m. The meeting was held 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 Special Meeting had been published in the *St. Lucie News Tribune* on November 15, 2024, 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:** Matthew Pisciotta (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, 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. August 30, 2024, Regular Board Meeting Minutes

A **motion** approving the minutes of the August 30, 2024, Regular Board Meeting as presented was made by Mr. Pettibon, seconded by Mr. Pisciotta, and passed unanimously.

G. OLD BUSINESS

There were no Old Business items to discuss.

H. NEW BUSINESS

1. Consider Resolution No. 2024-06 Adopting a Fiscal Year 2023/2024 Amended Budget

Resolution No. 2024-06 was presented, entitled:

RESOLUTION NO. 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A **motion** adopting Resolution No. 2024-06, as presented, was made by Mr. Pettibon, seconded by Mr. Cutler, and passed unanimously.

2. Approval and Ratification of Declaration of Covenants and Restrictions

Following Board discussion, a **motion** approving and ratifying the Declaration of Covenants and Restrictions was made by Mr. Pettibon, seconded by Mr. Pisciotta, and passed unanimously.

***The Special Meeting recessed at 2:18 p.m. for the Auditor Selection Committee.*

I. AUDITOR SELECTION COMMITTEE

1. Ranking of Proposals/Consider Election of an Auditor

Mr. Sakuma presented the proposal for financial auditing services.

Following discussion, a **motion** recommending Grau & Associates for consideration was made by Mr. Pettibon, seconded by Mr. Cutler, and passed unanimously.

Additionally, a **motion** waiving the three proposal requirement for the RFP was made by Mr. Pettibon, seconded by Mr. Cutler, and passed unanimously.

***The Auditor Selection Committee adjourned at 2:20 p.m.*

2. Consideration of Grau & Associates Financial Auditing Services Proposal

A **motion** accepting the Auditor Selection Committee’s recommendation to engage Grau & Associates for financial auditing services was made by Mr. Pettibon, seconded by Mr. Cutler, and passed unanimously.

J. ADMINISTRATIVE MATTERS

Mr. Sakuma reminded the Board that the required 4-hour ethics training must be completed by December 31, 2024.

K. BOARD MEMBERS & STAFF CLOSING COMMENTS

There were no additional comments from Board Members or staff.

L. ADJOURN

With no further business to address, the Special Board Meeting was adjourned at 2:24 p.m. by Chairman Pettibon. There were no objections.

Secretary

Chairperson

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.

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

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2025/2026 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for May 30, 2025 at 2:00 p.m. in the Special District Services, Inc., Tradition Management Offices, 10807 SW Tradition Square Port St. Lucie, FL 34987, for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.

PASSED, ADOPTED and EFFECTIVE this 28th day of March, 2025.

ATTEST:

**SEAGROVE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Seagrove
Community Development District

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

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- IV ASSESSMENT COMPARISON

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

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 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		

Seacoast 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

INTERLOCAL AGREEMENT AMONG "SEAGROVE COMMUNITY DEVELOPMENT DISTRICT", THE SAINT LUCIE COUNTY PROPERTY APPRAISER, AND THE SAINT LUCIE COUNTY TAX COLLECTOR

THIS AGREEMENT is made as of the ____ day of _____, 2025, by and among the "Seagrove Community Development District", a community development district established pursuant to the Chapter 190, Florida Statutes ("the District"), and the SAINT LUCIE COUNTY PROPERTY APPRAISER, a property appraiser duly elected and serving as provided in Article VIII, Section 1 (d) of the Florida Constitution ("Property Appraiser"), and the SAINT LUCIE COUNTY TAX COLLECTOR, a tax collector duly elected and serving as provided in Article VIII, Section 1 (d) of the Florida Constitution ("Tax Collector").

WHEREAS, the District has been established as a community development district pursuant to Chapter 190, Florida Statutes.

WHEREAS, the District maintains the power and authority to finance, acquire, construct, operate, and maintain community infrastructure, and to operate and maintain certain district infrastructure, including but not limited to the power to levy, collect, and enforce non-ad valorem assessments for the purposes of paying the public structure indebtedness and the costs of maintaining the community infrastructure.

WHEREAS, the District intends to levy non-ad valorem assessment upon real property within the boundaries of the District for the purposes of paying the public infrastructure indebtedness and the costs to maintain the District infrastructure.

WHEREAS, the parties desire to enter into an agreement in accordance with Section 197.3632, Florida Statutes, which, together with Sections 197.3631 and 197.3635, Florida Statutes, provides a uniform method for the levy, collection, and enforcement of non-ad valorem assessments ("Uniform Method").

WHEREAS, Section 197.3632 (2) provides that an agreement entered into in accordance with its terms shall provide for reimbursement to the Property Appraiser and the Tax Collector for necessary administrative costs incurred as a result of such agreement.

NOW, THEREFORE, in consideration of the mutual covenants, conditions, and promises contained herein, the parties agree as follows:

1. Recitations; Authority

- a. The recitations and finding set forth above are true and correct and are incorporated by reference.
- b. This agreement is entered into pursuant to the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, and the provisions of Section 197.3632.

2. Resolution of Intent to Use Uniform Method
 - a. On each occasion that the District determines to impose a non-ad valorem assessment and elects to use the Uniform Method, the District shall adopt a resolution of intent in the manner prescribed by Section 197.3632 (3) (a). Each such resolution:
 - i. shall be adopted prior to March 1 of the first tax year that the non-ad valorem assessment as issue is to be levied;
 - ii. shall include the boundaries of the real property subject to the levy so imposed; and
 - iii. shall be provided to the Property Appraiser, the Tax Collector, and the Florida Department of Revenue by United States mail on or before March 10 of the first tax year that the non-ad valorem assessment at issue is to be levied.
 - b. The District shall use its best efforts in furnishing the Property Appraiser accurate data concerning the boundaries of the real property subject to each levy so imposed, the proposed assessments, and other information as required from time to time by the Property Appraiser and necessary to facilitate preparing the assessment roll at issue.
3. Property Appraiser Information Annually on or before June 1 and commencing with the first tax year that the District elects to use the Uniform Method, the Property Appraiser shall provide to the District, by list or compatible electronic medium, the information specified in Section 197.3632 (3) (b) with respect to each resolution of intent received from the District. Such information (a) shall include the legal description of the property within the boundaries described in the resolution, and the names and addresses of the owners of such property, (b) shall reference the property identification number, and (c) otherwise shall conform in format to that contained on the ad valorem roll submitted to the Florida Department of Revenue.
4. Assessment Rolls
 - a. On each occasion that the District determines to impose a non-ad valorem assessment and elects to use the Uniform Method, the District shall adopt a non-ad valorem assessment roll in the manner prescribed by Section 197.3632 (4).
 - b. For each non-ad valorem assessment levied as provided in subparagraph 4.a of this Agreement, the Property Appraiser will use the information described in paragraphs 2 and 3 of this Agreement, and the assessment information developed by the District, in the manner prescribed by Section 197.3632 (4) (b) and (c), to prepare an assessment roll for the District.
 - c. Each year, prior to the Property Appraiser preparing an assessment roll as provided in subparagraph 4.b of this Agreement, the District shall review the non-ad valorem assessments at issue and shall certify their accuracy and all corrections in writing to the Property Appraiser. Such certification shall be made prior to July 1 of each year.
 - d. All data, calculations, and other information used by the Property Appraiser in preparing non-ad valorem assessment rolls under the Agreement shall be supplied by and are the sole responsibility of the District.

- e. For each assessment roll prepared as provided in paragraph 4 of the Agreement:
 - i. Thirty days prior to presenting a certified roll, the District, directly or through the Property Appraiser, shall provide to the Tax Collector all proposed details regarding yearly billing, prepayments, payoffs during term, payoffs after first billing, and costs that may be added after prepayments, if any, in a format acceptable to all parties.
 - ii. On or before September 15 of the first tax year that the non-ad valorem assessment at issue is to be levied, the District shall certify and the Property Appraiser shall provide such roll on compatible electronic medium to the Tax Collector in the manner prescribed by Section 197.3632 (5).
 - f. The parties acknowledge that the Property Appraiser processes changes to the assessment roll through a procedure known as Certificate of Correction ("C of C"). The parties agree that if the Property Appraiser processes a C of C for ad valorem assessments that would affect assessable property within the District, such C of C shall also apply to the District's non-ad valorem assessments.
5. TRIM Notice Pursuant to Section 190.021 (2) and (3) of the Act, each year that the District proposes to adopt a non-ad valorem assessment roll at a public hearing pursuant to Section 197.3632 (4), the District may provide to the Property Appraiser the date, time, and location of the District budget hearings for inclusion on the notice of proposed taxes and non-ad valorem assessment prepared as provided in Section 200.069, Florida Statutes ("TRIM Notice"). The Property Appraiser agrees that if such budget hearing information is received from the District on or before July 19, such information will be included on the TRIM Notice for such year in the manner specified in Section 200.069 (10) (a).
6. Reimbursement of Administrative Expenses
- a. In accordance with Section 197.3632 (2), the District shall reimburse the Property Appraiser and the Tax Collector for the necessary administration costs incurred in performing this Agreement. Such reimbursement shall be to the Property Appraiser at the rate of two percent and to the Tax Collector at the rate of two percent of the total levy of non-ad valorem assessment for each year in which the District, or any of them, acting by and through the District, determine to impose a non-ad valorem assessment and elect to use the Uniform Method.
 - b. If, due to unusual or extenuating circumstances, the necessary administrative costs incurred by the Property Appraiser and/or the Tax Collector in performing the services required by this Agreement exceed the amount(s) calculated as provided in subparagraph 6.a above, the District shall reimburse the Property Appraiser and/or Tax Collector for such additional costs.
 - c. All payments by the District to the Property Appraiser and the Tax Collector in accordance with this paragraph 6 shall become due on November 1 of each tax year and shall be payable on or before April 1 of the following year.

7. Indemnification; Setoff by Tax Collector of Certain Amounts Due

- a. The District acknowledges that (a) the Property Appraiser and the Tax Collector are entering this Agreement without any determination that the District is authorized or qualified to collect non-ad valorem assessments pursuant to Section 197.3632, (b) the duties and responsibilities undertaken by the Property Appraiser under this Agreement appear to be ministerial in nature, and (c) under the circumstances of this Agreement neither the Property Appraiser nor the Tax Collector has any authority (i) to refuse to perform such duties and responsibilities, (ii) to question compliance with Chapter 197, Florida Statutes, (iii) to determine the validity of any non-ad valorem assessment, or (iv) to determine the validity of any lien resulting from nonpayment of such assessment. In recognition of all of the above, and to the extent permitted by law, the District shall indemnify, defend, save, and hold harmless the Property Appraiser and the Tax Collector, their officers, agents, servants, and employees, from and against any and all claims, demands, suits, losses, and liabilities of any nature whatsoever, including but not limited to reasonable attorney's fees and other litigation expenses, arising out of, because of, or due to any misconduct, negligent act, or omission of the District, its officers, agents, servants, or employees, in the performance of this Agreement.
- b. The District agrees that all amounts due to the Tax Collector under this Agreement, including but not limited to the reimbursements required under paragraph 6, may be withheld by the Tax Collector from remittance to the District of non-ad valorem assessments collected. The District further agrees that the Tax Collector may also withhold from such remittances any amount due for ad valorem taxes or non-ad valorem assessments upon real property currently owned by the District but for which such taxes or assessments were not paid at the time the District obtained title to such property.

8. Miscellaneous

- a. Any alteration, variation, modification, extension, renewal, or waiver of the provisions of this Agreement shall be valid only when reduced to writing, duly authorized, and signed by all parties. Any amendment must be entered prior to January 1 of the tax year in which such amendment is to become effective. This Agreement and any amendment shall be filed with the Clerk of the Circuit Court for Saint Lucie County, Florida, and shall be effective as of the date of such filing.
- b. This agreement shall continue from year to year unless terminated by either party for any reason, provided however, that the party desiring to terminate must give written notice of such termination on or before June 30 preceding January 1 of the year the Agreement shall stand terminated.

- c. All notices or other communications hereunder shall be in writing and shall be deemed duly given if delivered in person or sent by certified or registered mail, return receipt requested, and addressed as follows:

If to the District:

Special District Services Inc
Seagrove CDD
2501A Burns Rd
Palm Beach Gardens, FL 33410

With copy to:

Attn: Andrew Karmeris
Special District Services Inc
2501A Burns Rd
Palm Beach Gardens, FL 33410

If to the Property Appraiser:

Saint Lucie County Property Appraiser
2300 Virginia Avenue, Room 107
Fort Pierce, FL 34982

With copy to:

Attn: Cali Rabins
Saint Lucie County Property Appraiser
2300 Virginia Avenue, Room 107
Fort Pierce, FL 34982

If to the Tax Collector:

Saint Lucie County Tax Collector
2300 Virginia Avenue
Fort Pierce, FL 34982

With copy to:

Attn: Ed Becht
Saint Lucie County Tax Collector
2300 Virginia Avenue
Fort Pierce, FL 34982

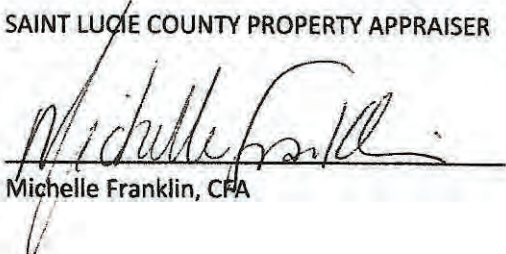
- d. This Agreement constitutes the entire agreement among the parties with respect to the subject matter, and supersedes all prior oral or written agreements among the parties.
- e. This Agreement shall be interpreted as a whole unit, and section headings are for convenience only. All interpretations shall be governed by the laws of the State of Florida.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the day and year first above-written.

SEAGROVE CDD

Gregory Pettibon
Chairman, Board of Supervisors

SAINT LUCIE COUNTY PROPERTY APPRAISER



Michelle Franklin, CFA

SAINT LUCIE COUNTY TAX COLLECTOR



Chris Craft

STATE OF FLORIDA
COUNTY OF SAINT LUCIE

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by Gregory Pettibon, as Chairman of the Board of Supervisors of the Seagrove CDD, on behalf of the District. He ___ is personally known to me, or ___ has produced _____ as identification and ___ did ___ did not take an oath.

[Notary Seal]

Notary Public-State of Florida
Print Name _____
My commission expires _____

STATE OF FLORIDA
COUNTY OF SAINT LUCIE

The foregoing instrument was acknowledged before me this 29 day of Jan, 2025, by Michelle Franklin, as Saint Lucie County Property Appraiser. She is personally known to me, or ___ has produced _____ as identification and ___ did ___ did not take an oath.

[Notary Seal]

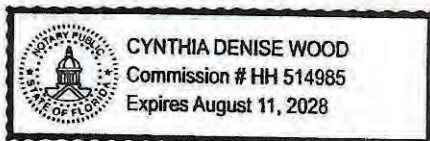


Jessica Marie Jones
Notary Public-State of Florida
Print Name Jessica Marie Jones
My commission expires 9-25-26

STATE OF FLORIDA
COUNTY OF SAINT LUCIE

The foregoing instrument was acknowledged before me this 3rd day of February, 2025, by Chris Craft, as Saint Lucie County Tax Collector. He ___ is personally known to me, or ___ has produced _____ as identification and ___ did ___ did not take an oath.

[Notary Seal]



Cynthia Denise Wood
Notary Public-State of Florida
Print Name Cynthia Denise Wood
My commission expires 8/11/28