



**TRADITION
COMMUNITY DEVELOPMENT
DISTRICT NOS. 1 - 11
PORT ST. LUCIE
REGULAR BOARD MEETING
June 7, 2023
11:00 A.M.**

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

www.traditioncdd1.org
www.traditioncdd2.org
www.traditioncdd3.org
www.traditioncdd4.org
www.traditioncdd5.org
www.traditioncdd6.org
www.traditioncdd7.org
www.traditioncdd8.org
www.traditioncdd9.org
www.traditioncdd10.org
www.traditioncdd11.org

561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-11
Keiser University – Port St. Lucie Campus
9400 SW Discovery Way
Port St. Lucie, FL 34987
REGULAR BOARD MEETING
June 7th, 2023
11:00 a.m.

- A.** Call to Order
- B.** Proof of Publication.....Page 1
- C.** Seat New Board Members
- D.** Administer Oaths of Office (Tradition District No. 11)
- E.** Review Board Members Responsibilities and Duties
- F.** Establish Quorum
- G.** Additions or Deletions
- H.** Comments from the Public for Items Not on the Agenda
- I.** Consent Items
 - 1. Approval of April 5th, 2023, Regular Board Meeting Minutes.....Page 3
 - 2. Approval of July 29th, 2022, Budget Workshop Minutes.....Page 10
 - 3. Approval of April 19th, 2023, Budget Workshop Minutes.....Page 13
 - 4. Approve and Ratify Gopher Tortoise Relocation Permit Letter; Tradition CDD No. 1;Page 15
 - 5. Approve and Ratify WA #19-143-152; Crosstown Retail Offsite/Maintenance Easement.....Page 16
 - 6. Approve and Ratify WA #19-143-153; Crosstown Retail Offsite/Irrigation Boundary.....Page 18
- J.** Old Business
- K.** New Business
 - 1. Consider Resolution No. 2023-10; Adopting Proposed Budget FY:23/24 (Budget Under Separate Cover).....Page 20
 - 2. Accept Resignation of Supervisor Tiffany Lewis – District Nos. 1,2,7,8,9,10 / Seat No. 5
 - 3. Appointment to Vacant Board Seats - District Nos. 1,2,7,8,9,10 / Seat No. 5
 - 4. Accept Resignation of Supervisor Ryan Bartlett – District No. 3 / Seat No. 3
 - 5. Appointment to Vacant Board Seat - District No. 3 / Seat No. 3
 - 6. Consider ITB# 2023-04; B Canal Irrigation Intake Replacements.....Page 26
 - 7. Consider Nominating Jerry Krbec and Mary Milmore to the Lake Banks Committee
 - 8. Report from The Lake Banks Committee and Recommendation - Drone with LIDAR.....Page 28
- L.** Administrative Matters
 - 1. Manager's Report
 - Supervisors - Form 1
 - 2. Attorney's Report

3. Engineer's Report	
4. Financial Report (Under Separate Cover).....	Page 28
5. Founder's Report	
M. Board Member Comments	
N. Adjourn	

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11
REVISED FISCAL YEAR 2022/2023
REGULAR BOARD MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Tradition Community Development District Nos. 1-11 (“Districts”) will conduct Regular Board Meetings of the Board of Supervisors (“Board”) for the purpose of conducting the business of the Districts that may properly come before the Board. The following meetings will be held at 11:00 a.m. at Keiser University located at 9400 SW Discovery Way, Port St. Lucie, Florida 34987 on the following dates:

**June 7, 2023
*July 5, 2023
August 2, 2023
September 6, 2023**

***Irrigation Rate Committee Meeting - 9:00 a.m.
Southern Grove CDD Meeting - 10:30 a.m.
Tradition CDD Meeting - 11:00 a.m.**

An Irrigation Committee Meeting will take place at 9:00 a.m. at Keiser University located at 9400 SW Discovery Way, Port St. Lucie, Florida 34987 on the above dates, as indicated.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued to a date, time and place to be specified on the record. A copy of the agenda for the meetings may be obtained from the Districts’ websites or at the offices of the District Manager, Special District Services, Inc., 10807 SW Tradition Square, Port St. Lucie, Florida.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone may be present at the meeting location so that one or more Supervisors may attend the meeting and be fully informed of the discussions taking place.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at 772-345-5119 and/or toll free at 1-877-737-4922 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at a meeting is advised that they 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.

TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11

www.traditioncdd1.org

PUBLISH: ST. LUCIE NEWS TRIBUNE 05/26/23

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-11
Tradition Town Hall
10799 SW Civic Lane
Port St. Lucie, Florida 34987
OR
Join Zoom Meeting: <https://us02web.zoom.us/j/3341025011>
Meeting ID: 334 102 5011
OR
Dial In at: 1 929 436 2866
ORGANIZATIONAL MEETING & REGULAR BOARD MEETING
April 5th, 2023
11:00 a.m.

A. CALL TO ORDER

The Organizational Meeting and Regular Board Meeting of the Tradition Community Development District No.'s 1-1 of April 5th, 2023, was called to order at 11:01 a.m. in the Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

B. PROOF OF PUBLICATION

Proof of publication was presented that showed notice of the Regular Board Meeting had been published in the *St. Lucie News Tribune* on September 23rd, 2022, and March 24th, 2023, as legally required.

C. SEAT NEW BOARD MEMEBERS – DISTRICT NO. 11

Mr. Sakuma announced the following Board Supervisors to be seated on District No. 11:

Seat No. 1 – Tara Toto

Seat No. 2 – Frank Covelli

Seat No. 3 – Tyler Gaffney

Seat No. 4 – **Vacant**

Seat No. 5 – **Vacant**

D. ADMINISTER OATHS

Mr. Sakuma administered the oath of office to each of the following Supervisors: Tara Toto, Frank Covelli, and Tyler Gaffney.

E. REVIEW BOARD MEMBERS RESPONSIBLITIES AND DUTIES

Mr. Sakuma reviewed the responsibilities and duties for the Board Supervisor positions.

F. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting:

CDD #'s 1,2,7,8,9,10		
Chairman	Frank Covelli	Present
Vice Chairman /Supervisor	Tyler Gaffney 1,2,7,8,9,10	Present
Supervisor/ Vice Chairman	Tiffany Lewis 1,2,7,8,9,10	Present
Supervisor	Steven Dassa	Absent
Supervisor	Tara Toto	Present

CDD # 3		
Chairman	Isiah Steinberg	Absent
Vice Chairman	Rick Dufour	Present
Supervisor	Kimberly Gorman	Present
Supervisor	Ryan Bartlett	Present
Supervisor	Roy Perconte	Present

CDD # 4		
Chairman	Gail Cost	Present
Vice Chairman	Rich Giglia	Present
Supervisor	Rob Siedlecki	Present
Supervisor	Joseph Sargent	Present
Supervisor	Drew Wesley	Present

CDD # 5		
Supervisor	Cathy Powers	Present
Chairperson	Chris King	Present
Supervisor	Dave Lasher	Present
Supervisor	Rick Dixon	Present
Vice Chairman	Joe Pinto	Via Zoom

CDD # 6		
Chairman	Jerry Krbec	Present
Vice Chairman	Luis Pagan	Present
Supervisor	Ralph Ritter	Present
Supervisor	John Slicher	Present
Supervisor	George Russell	Present

Staff members in attendance were:

District Manager	B. Frank Sakuma, Jr.	Special District Services, Inc.
Assistant District Manager	Jessica Wargo	Special District Services, Inc.
District Counsel	Dan Harrell	Gonano & Harrell Law
District Counsel	Susan Garrett	Torcivia, Donlon, Goddeau & Rubin, P.A
District Engineer	Stef Matthes	Culpepper and Terpening

Also present via Zoom were: District Manager - Andrew Karmeris with Special District Services, Inc. and Tony Palumbo with Mattamy Homes. (See attached sign-in sheet)

G. RESOLUTION NO. 2023-08; APPOINTING OFFICERS – DISTRICT NO. 11

Resolution No. 2023-08 was presented, entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF TRADITION
COMMUNITY DEVELOPMENT DISTRICT 11, AND
PROVIDING FOR AN EFFECTIVE DATE.**

- **Chairman:** Frank Covelli
- **Vice Chairman:** Tyler Gaffney
- **Secretary/Treasurer:** Frank Sakuma
- **Assistant Secretaries:** Tara Toto

A **Motion** was made by CDD No. 11 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 11 to Adopt Resolution No. 2023-08.

H. ADDITIONS OR DELETIONS TO THE AGENDA

Staff added (1) item under “New Business.”

1. (H-10/New Business) Recommendation to Irrigation Rate Committee

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No.1 to Approve the agenda as amended.

I. COMMENTS FROM THE PUBLIC

Ms. Mary Milmore addressed the mussels in the irrigation system.

J. CONSENT ITEMS

- 1. Approval of March 1, 2023, Regular Board Meeting Minutes**
- 2. Approve and Ratify Office Space Renewal**
- 3. Approve and Ratify Wildlife Services Agreement – Green Iguanas**
- 4. Approval for WA #19-143-148; 12602 SW Sunrise Lake Terrace – Pool**

Item #2 was pulled from consent items at the request of Supervisor Dr. Cathy Powers.

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No.1 to Approve the item(s) under Consent, except for item #2.

Consent Item #2 to Approve and Ratify Office Space Renewal: After a brief discussion a **Motion** was made by CDD No. 1 Mr. Frank Covelli, seconded by Ms. Tiffany Lewis and passed unanimously by CDD No.1 to Approve Consent Item #2.

K. OLD BUSINESS

There were no matters of old business to come before the Board.

L. NEW BUSINESS

Mr. Sakuma expressed sadness over the news of a pedestrian fatality at a roundabout near the Vitalia Community.

The District Engineer, Mr. Stef Matthes, was available to answer questions about street striping.

A lengthy conversation followed.

A recommendation was made to add more pedestrian signage.

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Ms. Lewis and passed unanimously by CDD No.1 to Approve the installation of additional signage in authorized areas.

- 1. Approve Joinder in 2008 Interlocal Agreement, New CIP Interlocal Agreement, 2003 Project Indenture, and New CIP Indenture, as Supplemented by District Nos. 1 and 11**

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No.1 to Approve and Consent to the Joinder in 2008 Interlocal Agreement, as Supplemented by District Nos. 1 and 11.

- 2. Approve Second Joinder in Interlocal Agreement for the Provision of Autonomous Electric Vehicle Trolley Services by District Nos. 1 and 11**

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No.1 to Approve and Consent to the Second Joinder Interlocal Agreement for the Provision of Autonomous Electric Vehicle Trolley Services by District Nos. 1 and 11.

- 3. Approve Assignment and Assumption Agreement by District Nos. 8 & 11**

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD Nos. 8 to Approve the Assignment and Assumption Agreement.

- 4. Resolution No. 2023-07 to be Adopted by District Nos. 1-10; Approving a Joint Resolution of the Board of Supervisors of Tradition CDD District Nos. 1-10 Changing the Registered Agent and Registered Office for the Districts; Proving for Filing with the City of Port St. Lucie, Florida, and the Florida Department of Economic Opportunity; Providing for Severability; and Providing an Effective Date**

Resolution No. 2023-07 was presented, entitled:

A JOINT RESOLUTION OF THE BOARDS OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10 CHANGING THE REGISTERED AGENT AND REGISTERED OFFICE FOR THE DISTRICTS; PROVIDING FOR FILING WITH THE CITY OF PORT ST. LUCIE, FLORIDA, AND THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

A **Motion** was made by CDD Nos. 1,2,7,8,9, &10 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD Nos. 1,2,7,8,9, &10 to Adopt Resolution No. 2023-07.

A **Motion** was made by CDD No. 3 Mr. Dufour, seconded by Mr. Perconte and passed unanimously by CDD No. 3 to Adopt Resolution No. 2023-07.

A **Motion** was made by CDD No. 4 Ms. Cost, seconded by Mr. Sargent and passed unanimously by CDD No. 4 to Adopt Resolution No. 2023-07.

A **Motion** was made by CDD No. 5 Ms. King, seconded by Mr. Lasher and passed unanimously by CDD No. 5 to Adopt Resolution No. 2023-07.

A **Motion** was made by CDD No. 6 Mr. Krbec seconded by Mr. Pagan and passed unanimously by CDD No. 6 to Adopt Resolution No. 2023-07.

5. Summary of Matters Related to Resolution Nos. 2023-02; 2023-03; and 2023-04

Mr. Sakuma reviewed the Summary of Matters.

6. Resolution No. 2023-02 to be Adopted by District No. 9; Authorizing the Issuance of its not Exceeding \$20,000,000 Special Assessment Bonds, Series 2023 (Community Infrastructure)

Resolution No. 2023-02 was presented, entitled:

A JOINT RESOLUTION OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7, TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8, TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10 AND TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11 APPROVING THE JOINDER TO A SECOND SUPPLEMENTAL TRUST INDENTURE RELATING TO THE SPECIAL ASSESSMENT BONDS, SERIES 2023 (COMMUNITY INFRASTRUCTURE) TO BE ISSUED BY TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9; ACKNOWLEDGING CERTAIN ACTIONS TO BE TAKEN BY THE DISTRICTS IN CONNECTION WITH COMMUNITY INFRASTRUCTURE ASSESSMENTS; PROVIDING FOR MISCELLANEOUS MATTERS; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

A **Motion** was made by CDD No. 9 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 9 to Adopt Resolution No. 2023-02.

- 7. Resolution No. 2023-03 to be Adopted by District Nos. 1,7,8,10, and 11;
Approving the Joinder to a Second Supplemental Trust Indenture Relating
to the Special Assessment Bonds, Series 2023 (Community Infrastructure)**

Resolution No. 2023-02 was presented, entitled:

A JOINT RESOLUTION OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7, TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8, TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10 AND TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11 APPROVING THE JOINDER TO A SECOND SUPPLEMENTAL TRUST INDENTURE RELATING TO THE SPECIAL ASSESSMENT BONDS, SERIES 2023 (COMMUNITY INFRASTRUCTURE) TO BE ISSUED BY TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9; ACKNOWLEDGING CERTAIN ACTIONS TO BE TAKEN BY THE DISTRICTS IN CONNECTION WITH COMMUNITY INFRASTRUCTURE ASSESSMENTS; PROVIDING FOR MISCELLANEOUS MATTERS; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

A **Motion** was made by CDD Nos. 1,7,8,10, and 11 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD Nos. 1,7,8,10, and 11 to Adopt Resolution No. 2023-02.

- 8. Resolution No. 2023-04 to be Adopted by District Nos. 1,7,8,9,10 and 11;
Approving a Supplement to the Master Engineer's Report, as Supplemented
and Amended, that is Part of the Assessment Proceedings Relating to
Community Infrastructure**

Resolution No. 2023-04 was presented, entitled:

A JOINT RESOLUTION OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7, TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8, TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9, TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10 AND TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11 APPROVING A SUPPLEMENT TO THE MASTER ENGINEER'S REPORT, AS SUPPLEMENTED AND AMENDED, THAT IS PART OF THE ASSESSMENT PROCEEDINGS RELATING TO COMMUNITY INFRASTRUCTURE PREVIOUSLY ADOPTED BY THE REFERENCED DISTRICTS; PROVIDING WHEN THE MATTERS ADDRESSED HEREIN BECOME EFFECTIVE; PROVIDING FOR MISCELLANEOUS MATTERS; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

A **Motion** was made by CDD Nos. 1,7,8,10, and 11 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD Nos. 1,7,8,10, and 11 to Adopt Resolution No. 2023-04.

- 9. Irrigation Plant: Capacity & Maintenance Review**

- Ms. King commented that the irrigation system is not meeting Tradition’s requirements and the plant is continually being shut down due to lack of water. She stated there’s no regular data being collected and suggested a new Engineering Study be put in place.
- Ms. Cost reported on the Irrigation Rate Committee meeting.
- Ms. King wants a Capacity & Operations Study with RFP’s. Mr. Palumbo agreed.

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 1 to Approve a Capacity & Operations Study with issued RFPs, after review and recommendation of Irrigation Rate Committee.

M. ADMINISTRATIVE MATTERS

1. Manager’s Report

Mr. Sakuma advised of the Budget Workshop and Lake Committee Meeting on 4.19.23 at 11:00a.m.

2. Attorney’s Report

Mr. Harrell had nothing further to report.

3. Engineer’s Report

Mr. Matthes had nothing further to report.

4. Financial Report

Mr. Sakuma spoke to the required reserve balance under the Bonds line item.

5. Founder’s Report

Mr. Palumbo had nothing further for the Boards.

K. BOARD MEMBER COMMENTS

Dr. Powers requested more signage at the west roundabout.

L. ADJOURNMENT

There being no further business to come before the Boards, CDD No. 1 Mr. Covelli adjourned the meeting at 12:46p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

Printed Name

Printed Name

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-10

**Tradition Town Hall
10799 SW Civic Lane
Port St. Lucie, Florida 34987
BUDGET WORKSHOP MEETING
July 29th, 2022
10:00 a.m.**

A. CALL TO ORDER

District Manager, Frank Sakuma called the July 29, 2022, Tradition Community Development District No.'s 1-10 Budget Workshop Meeting to order at 10:02 a.m.

The following Committee Members were in attendance:

Tradition CDD #1, #2, #7, #8, #9 & #10: Frank Covelli

Tradition CDD #3: Rick Dufour

Tradition CDD #4: Gail Cost

Tradition CDD #5: Dave Lasher

Tradition CDD #6: Jerry Krbec

Staff members in attendance were: District Manager - B. Frank Sakuma, Jr., Assistant District Manager - Jessica Wargo, and District Manager - Andrew Karmeris of Special District Services, Inc.

Also present were: Tony Palumbo with Mattamy Homes. (See attached sign-in sheet)

A **Motion** was made by Mr. Dufour, seconded by Ms. Cost and passed unanimously to designate Jerry Krbec as the Chairperson.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the July 29, 2022, Tradition Community Development District No.'s 1-10 Budget Workshop Meeting had been published in *The St. Lucie News Tribune* on July 7, 2022, as legally required.

Staff requested to move item "D" to first on the agenda.

A **Motion** was made by Mr. Covelli, seconded by Ms. Cost and passed unanimously to Adopt the agenda as amended.

D. COMMENTS FROM THE PUBLIC

Sandra Kent stated that on July 12th we were asked to lower the CDD budget by \$100, but it looked as if it was going to be higher. Mr. Krbec addressed that the budget had been cut by \$500,000 and the new amount would less \$100. Mr. Covelli stated that the O&M rate can be kept lower by using the reserve fund.

Chris King asked if Mattamy is planning on contributing to the reserve fund. She also questioned if the community needed another security person and if so, would Mattamy be paying for the increase.

Dr. Cathy Powers inquired about reducing security and having Mattamy cover more of the cost. She would like to see Police reports on what they do here in Tradition. Dr. Powers also inquired about the Building, Bridge & Monument Maintenance & Landscaping and Tree Replacement. Is this once a year or in phases. Also, why the increase in Contingency for Administration.

Lenny Topper, from the Estates, advised the security in his community is too old and outdated. He also informed the Board that he does not approve of TIM. Mr. Defour stated that the security is just to observe and report.

Marsha Warfield, from Vitalia, does not see any benefits from living in Tradition, just a huge increase in the budget.

Chris King is not clear on the Trim Notice. Mr. Krbec explained the Trim Notice vs the HOA payments. He also reviewed the CDD vs HOA and what each entity does.

Jim Masotti, from Vitalia, is concerned there are no reserves. Feels like the lakes/spike rush are being neglected and this look is aesthetically unpleasing.

Ron Beauchemin, from Vitalia, addressed that the Building & Monument line item has increased a lot. He does not like the Heart Sculpture or the "T" sign and believes it will increase the resident's fees.

Wendy Hamilton, from Vitalia, would like to schedule meetings at a different time, so other people can attend.

Gail Cost asked what is driving the increase for the Heart Sculpture and Stars/Stripes. Mr. Palumbo addressed the group and that Mattamy will be funding these projects.

E. FISCAL YEAR: 22/23 PROPOSED BUDGET

Mr. Dufour would like to see less then 20% increase in next year's budget.

Mr. Sakuma reviewed the bond funds. A lengthy discussion followed.

Mr. Krbec and Ms. Cost would both like a reserve fund.

Board members discussed the over all proposed budget what reductions they would like to see.

Mr. Palumbo agreed for Mattamy to pay \$200,000 toward the Tower maintenance.

Mr. Krbec addressed the sidewalk repair and how much this is costing the residents. Would like to reduce to around \$42,000.

There was a discussion between Mr. Palumbo, Mr. Sakuma, and Mr. Karmeris on how to lower the budget. The initial assessments were \$382 and after several conversations and recalculating different line items, the new assessment came out to be \$335 per year for District No.'s 3, 4, 5, 6 and \$382 per year for District No.'s 1, 2, 7, 8, 9, & 10.

Mr. Palumbo requested a budget workshop meeting every April to start discussing the next fiscal year budget.

F. ADJOURNMENT

There being no further business to come before the Committee, CDD No. 6 Mr. Krbec adjourned the meeting at 11:46a.m.

Secretary

Chairperson

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-11
Tradition Town Hall
10799 SW Civic Lane
Port St. Lucie, Florida 34987
BUDGET WORKSHOP
April 19th, 2023
11:00 a.m.

A. CALL TO ORDER

District Manager, Frank Sakuma called the April 19, 2023, Tradition Community Development District No.'s 1-11 Budget Workshop to order at 11:06 a.m.

The following Board Supervisors were in attendance:

Tradition CDD #1, #2, #7, #8, #9, #10 & #11: Frank Covelli

Tradition CDD #3: Roy Perconte

Tradition CDD #4: Gail Cost

Tradition CDD #5: Cathy Powers

Tradition CDD #5: Chris King

Tradition CDD #5: Dave Lasher

Tradition CDD #5: Rick Dixon

Tradition CDD #5: Joe Pinto

Tradition CDD #6: Jerry Krbec

Tradition CDD #6: Luis Pagan

Tradition CDD #6: Ralph Ritter

Tradition CDD #6: John Slicher

Mattamy Homes: Antonio Balestrieri

Staff members in attendance were: District Manager - B. Frank Sakuma, Jr., Assistant District Manager - Jessica Wargo, and District Manager - Andrew Karmeris of Special District Services, Inc.

Also present were: Tony Palumbo with Mattamy Homes - (See attached sign-in sheet)

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the April 19, 2023, Tradition Community Development District No.'s 1-11 Budget Workshop had been published in *The St. Lucie News Tribune* on April 12, 2023, as legally required.

C. NEW BUSINESS

1. Fiscal Year 2023-2024 Budget Workshop

Staff discussed every line item on the proposed budget and answered questions from those in attendance. (See attached)

D. COMMENTS FROM THE PUBLIC

There were no comments from the public.

E. ADJOURNMENT

There being no further business to come before the Board, Mr. Sakuma adjourned the meeting at 1:03p.m.

Secretary

Chairperson



TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1

April 10, 2023

Mr. John Snow
Florida Fish and Wildlife Conservation Commission
Division of Habitat and Species Conservation
620 South Meridian Street
Tallahassee, FL 32399-1600

Subject: Tradition Regional Park; Landowner Authorization

Dear Mr. Snow:

Tradition Community Development District No.1 is the landowner of four parcels located within the boundaries of the proposed Tradition Regional Park property located in St. Lucie County, Florida. As the landowner, we authorize the City of Port St. Lucie to obtain a gopher tortoise relocation permit on our behalf in order to complete any gopher tortoise relocations from our property as necessary for approved earthwork and construction.

The control numbers for the four parcels that are owned by Tradition Community Development District No.1 include:

4307-500-0002-000-3, 4307-500-0001-000-6, 4307-500-0003-000-0, and 4307-500-0005-000-4

Please do not hesitate to contact me if any additional information is needed.

Sincerely,

Frank Covelli, Chairman, Tradition Community
Development District No. 1

**Tradition Community Development District
BOARD AGENDA ITEM
Board Meeting Date June 7, 2023**

Subject: TR - Crosstown Retail Offsite
Work Authorization No. WA-19-143-152
C&T Project No. 19-143.TR4.009.0323.R

Background:

On March 10, 2023, the Tradition CDD Engineer received an application for a Work Authorization for Crosstown Retail. This request is for construction of a stormwater manhole and 24-inch drainage pipes within the CDD canal maintenance easement. None of the proposed improvements will be maintained by the CDD.

Recommended Action:

Ratify approval of the proposed construction within the maintenance easement.

Location: Tradition Community Development District CDD.04

Within Tradition Irrigation Service Area? Yes

Fiscal Information: This project does not include infrastructure dedicated to the CDD. It is not expected to impact the CDD Stormwater System operational budget.

Grant Related? No

Additional Comments: None

Board Action:

Moved by:

Seconded by:

Action Taken:

Item Prepared by: Kelly E Cranford, PE



April 13, 2023



0 250 500
Feet

Crosstown Retail Offsite
WA#: WA-19-143-152
Project #:19-143.TR4.009.0323.R

Legend

-  Subject Property
-  Other Parcels



**CULPEPPER &
TERPENING INC**

Work Authorization #:
WA-19-143-152
Project #:
19-143.TR4.009.0323.R
Scale: 1" = 500'
Date: 4/13/2023

EXHIBIT 1
CROSTOWN RETAIL
OFFSITE
SITE LOCATION MAP

**Tradition Community Development District
BOARD AGENDA ITEM
Board Meeting Date June 7, 2023**

Subject: TR - Crosstown Retail Offsite
Work Authorization No. WA-19-143-153
C&T Project No. 19-143.TR4.009.0323.I

Background:

On March 10, 2023, the Tradition CDD Engineer received an application for a Work Authorization for Crosstown Retail. This request is for irrigation of 0.5 acres within the project area. Source of irrigation will be as a Tier 3 User. None of the proposed improvements will be maintained by the CDD.

Recommended Action:

Ratify approval of the proposed irrigation within the Tradition Irrigation boundary.

Location: Tradition Community Development District CDD.04

Within Tradition Irrigation Service Area? Yes

Fiscal Information: This project does not include infrastructure dedicated to the CDD. It is not expected to impact the CDD Stormwater System operational budget.

Grant Related? No

Additional Comments: None

Board Action:

Moved by:

Seconded by:

Action Taken:

Item Prepared by: Kelly E Cranford, PE



April 13, 2023



0 250 500
Feet

Crosstown Retail Offsite
WA#: 19-143-153
Project #:19-143.TR4.009.0323.R

Legend

-  Subject Property
-  Other Parcels



**CULPEPPER &
TERPENING INC**

Work Authorization #:
WA-19-143-152
Project #:
19-143.TR4.009.0323.R
Scale: 1" = 500'
Date: 4/13/2023

EXHIBIT 1
CROSTOWN RETAIL
OFFSITE
SITE LOCATION MAP

RESOLUTION 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11 APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; DIRECTING STAFF TO PROVIDE A COPY OF THE PROPOSED BUDGET TO THE LOCAL GENERAL PURPOSE GOVERNMENT AND PROVIDING FOR NOTICE OF SAID HEARING PURSUANT TO LAW.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board a proposed budget for fiscal year 2023/2024 attached hereto as Exhibit A; and

WHEREAS, the Board of Supervisors has considered said proposed budget and desires to set the required public hearing thereon.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.1:

1. The budget proposed by the District Manager for fiscal year 2023/2024, attached hereto as Exhibit A, is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____

Hour: _____

Place: _____

3. The District Manager shall send a copy of the proposed budget to the City of Port St. Lucie at least 60 days prior to the date of the public hearing.
4. The District Manager shall cause notice of the public hearing to be provided by publication in a newspaper of general circulation in St. Lucie County once a week for two consecutive weeks with the first publication not less than 15 days prior to the date of the public hearing.

PASSED AND ADOPTED THIS 7th DAY OF June, 2023.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO.'S 1, 2,
7, 8, 9,10 & 11

Chairman / Vice Chairman

Print Name

ATTEST:

Secretary / Assistant Secretary

Print Name

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 3

Chairman / Vice Chairman

Print Name

ATTEST:

Secretary / Assistant Secretary

Print Name

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 4

Chairman / Vice Chairman

Print Name

ATTEST:

Secretary / Assistant Secretary

Print Name

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 5

Chairman / Vice Chairman

ATTEST:

Secretary / Assistant Secretary

Print Name

Print Name

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 6

Chairman / Vice Chairman

ATTEST:

Secretary / Assistant Secretary

Print Name

Print Name

EXHIBIT "A"

Proposed Budget Fiscal Year: 2023/2024 (Under Separate Cover)



May 15, 2023

VIA: Email to: bsakuma@sdsinc.org

B. Frank Sakuma, Jr.
District Manager
Special District Services, Inc.
Tradition Management Offices
10807 SW Tradition Square
Port St. Lucie, FL 34987

**RE: Tradition Community Development District
ITB #2023-04 B Canal Irrigation Intake Replacement
Recommendation for Award**

Dear Mr. Sakuma:

The ITB was publicly advertised and we received one bid response, from Agricultural Services International. Culpepper & Terpening, Inc has reviewed the bid response and found it responsive to the Invitation to Bid. Agricultural Services International provided the lowest responsive quote price at \$482,708.00. A copy of the bid is attached.

Based upon the above, we recommend awarding the work to Agricultural Services International for the price of \$482,708.00. We trust that this recommendation meets with your approval.

Should you have any questions, please do not hesitate to contact me at (772) 464- 3537 ext. 222 or via email at KCranford@CT-Eng.com.

Sincerely,
CULPEPPER & TERPENING, INC.
Tradition CDD Engineer



Kelly Cranford, P.E., Enr. SP
Senior Vice President/ Principal Engineer



May 9, 2023

Tradition Community Development District No. 1
% Special District Services, Inc.
10807 SW Tradition Square
Port St. Lucie, FL 34987

RE: B Canal Improvements

Dear Mr. Frank Sakuma,

Thank you for allowing Industrial Services International the opportunity to propose the following cost:

Item No.	Description	Unit	Quantity	Unit Price	Project Cost
1	Mobilization / Demobilization	LS	1	\$ 88,232.00	\$ 88,232.00
2	Sediment and Erosion Controls	LS	1	\$ 6,800.00	\$ 6,800.00
3	Earthwork	LS	1	\$ 14,960.00	\$ 14,960.00
4	Dewatering	LS	1	\$ 190,400.00	\$ 190,400.00
5	Remove 24" CAP	LS	1	\$ 3,520.00	\$ 3,520.00
6	24" CAP	LS	1	\$ 15,432.00	\$ 15,432.00
7	Intake Structure	LS	1	\$ 51,664.00	\$ 51,664.00
8	Trash Basket	LS	1	\$ 7,680.00	\$ 7,680.00
9	Catwalk	LS	1	\$ 91,520.00	\$ 91,520.00
10	Pavilion	LS	1	0****	\$ -
11	Replace Vegetation	LS	1	\$ 8,200.00	\$ 8,200.00
12	Sod	LS	1	\$ 4,300.00	\$ 4,300.00
Total Bid Price					\$ 482,708.00

BE ADVISED QUOTE IS ONLY GOOD FOR 10 DAYS

If you have any questions regarding the above proposal, please do not hesitate to contact my office at your earliest convenience. Thank you.

Sincerely,
Bill Marine - President

Lake Bank Inspection Proposal: Tradition CDD Managed Lakes

From: Kelly Cranford, PE – CDD Engineer

April 25, 2023

Tradition CDD currently manages 67 lakes with 55.7 miles of lake and canal banks. Current criteria is no steeper than 4:1 side slopes; a step at the edge of water (EOW) of no more than 12 inches; and a step eight feet from EOW of no more than 27 inches. Steps do not typically appear until the lakes have been through several wet-dry seasons.

As requested by the Lake Bank Committee at its April 19, 2023 meeting, below are options for the bank inspections.

1. This type of inspection is made visual by an experienced inspector walking and/or driving the lake banks and noting where the banks and steps appear to exceed CDD criteria. In areas where the slope / steps appear to exceed criteria, the inspector will use a template and measuring device to confirm compliance or non-compliance. Deliverable is a spreadsheet with highlighted map showing areas of deficiencies. (See Example 1). \$50,250 and will take 12 weeks to complete.
2. This type of inspection is by traditional survey and will result in plotted cross-sections taken every 100 feet, which are then checked manually for compliance with CDD slope and step criteria. Deliverable is plotted cross-sections with highlighted areas of deficiencies along with a plan view of the lakes highlight with deficient areas. \$167,400 and will take 11 weeks to collect data and another 8 weeks to produce the deliverables (19 weeks total).
3. This type of inspection is performed by a drone with lidar survey capabilities. Between 2 and 4 tradition survey cross-sections would be performed on lakes which indicate slope or step deficiencies. Deficiencies are noted through a “heat map” by setting the software parameters to look for areas which do not comply with input criteria. Deliverables are cross-section and plan view map with “hot” areas shown. (See Example 2) \$97,000 and will take a total of 11 weeks to complete.

Each type of inspection can be phased over several years, split into neighborhoods or specific lake inspections.

Financial Report (Under Separate Cover)

