



**TRADITION
COMMUNITY DEVELOPMENT
DISTRICT NOS. 1 - 11**

PORT ST. LUCIE

**REGULAR BOARD MEETING
MAY 1, 2024
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

Tradition Town Hall
10799 SW Civic Lane

OR

Join Zoom Meeting:

<https://us02web.zoom.us/j/88067635968?pwd=NUdnb1dDSjVHY0gvc2Z2dTBLWTBOZz09>

Meeting ID: 880 6763 5968

Dial In at: 1 929 436 2866

Port St. Lucie, FL 34987

REGULAR BOARD MEETING

May 1, 2024

11:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions
- E. Comments from the Public for Items Not on the Agenda
- F. Consent Items
 - 1. Approval of April 3rd, 2024, Regular Board Meeting.....Page 3
 - 2. Approve and Ratify WA # 19-143-173; 12417 SW Sunrise Lake Terrace – Pool.....Page 7
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2024-12; Adopting Proposed Budget FY: 24/25 and Setting a Public Hearing (Budget Under Separate Cover)Page 9
 - 2. Administrative Matters
 - 3. Manager’s Report
 - 4. Attorney’s Report
 - 5. Engineer’s Report
 - 6. Financial Report (Under Separate Cover).....Page 15
 - 7. Founder’s Report
- I. Board Member Discussion Requests and Comments
- J. Adjourn

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11
FISCAL YEAR 2023/2024
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 Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987 on the following dates:

October 4, 2023
November 1, 2023
December 6, 2023
January 3, 2024
February 7, 2024
March 6, 2024
April 3, 2024
May 1, 2024
June 5, 2024
July 3, 2024
August 7, 2024
September 4, 2024

***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 Tradition Town Hall located at 10799 SW Civic Lane, 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 09/25/23

TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11

**Tradition Town Hall
10799 SW Civic Lane
Port St. Lucie, Florida 34987**

OR

<https://us02web.zoom.us/j/3341025012?omn=86769435444>

Meeting ID: 334 102 5012

Dial In at: 1 929 436 2866

Port St. Lucie, FL 34987

REGULAR BOARD MEETING

April 3, 2024

11:00 a.m.

A. CALL TO ORDER

The Regular Board Meeting of the Tradition Community Development District No.'s 1-11 of April 3, 2024, was called to order at 11:38 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 25th, 2023, as legally required.

C. 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&11		
Chairman	Eric Sexauer	Present
Vice Chairman	William Pittsley	Present
Supervisor	Steven Dassa	Absent
Supervisor	Tara Toto	Present
Supervisor	Ricardo Mojica	Present

CDD # 3		
Supervisor	Vacant	-
Chairman	Isiah Steinberg	Absent
Vice Chairman	Vacant	-
Supervisor	Vacant	-
Supervisor	Roy Perconte	Present

CDD # 4		
Chairman	Gail Cost	Present
Vice Chairman	Rich Giglia	Present
Supervisor	Rob Siedlecki	Present (via Zoom)
Supervisor	Lauren Leandre	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	Present

CDD # 6		
Chairman	Jerry Krbec	Present
Vice Chairman	Luis Pagan	Present
Supervisor	Keith Bulkin	Present
Supervisor	John Slicher	Present
Supervisor	George Russell	Absent

Staff members in attendance were:

District Manager	Frank Sakuma	Special District Services, Inc.
District Manager	Stephanie Brown	Special District Services, Inc.
Assistant District Manager	Jessica Wargo	Special District Services, Inc.
District Counsel	Susan Garrett	Torcivia, Donlon, Goddeau & Rubin, P.A.
District Engineer	Stef Matthes	Culpepper and Terpening

Also present were: See attached sign-in sheet

D. ADDITIONS OR DELETIONS TO AGENDA

1. (G-1) Addition to Old Business: Approve and Ratify Slidr Bike Share Agreement
2. (H-3) Addition to New Business: Resignation of Supervisor Rick Dufour Dist. No. 3/ Seat No. 5

A **Motion** was made by CDD No. 1 Mr. Sexauer, seconded by Mr. Mojica, and passed unanimously by CDD No. 1 to Adopt the agenda as amended.

E. COMMENTS FROM THE PUBLIC NOT ON THE AGENDA

Ted Donaldson (Vitalia) made a request to the Board for the HOA's to send out additional notifications outside of the newspaper for board and committee meeting dates.

F. CONSENT ITEMS

1. Approval of March 6, 2024, Regular Board Meeting

A **Motion** was made by CDD No. 1 Mr. Sexauer, seconded by Mr. Mojica, and passed unanimously by CDD No. 1 to approve all item(s) under Consent as amended.

G. OLD BUSINESS

1. Approval and Ratify Tradition Bike Share Agreement with Slidr, LLC

A **Motion** was made by CDD No. 1 Mr. Sexauer, seconded by Mr. Pittsley, and passed unanimously by CDD No. 1 to approve and ratify Tradition Bike Share Agreement with Slidr, LLC.

District Nos. 4 and 6 opposed the Bike Share Agreement. Mr. Wesley and Ms. Cost of District 4 were also not in agreement with the Bike Share Agreement.

H. NEW BUSINESS

1. Consideration of Appointment to District 6/Seat 3 (Appoint: Keith Bulkin/Administer Oath of Office)

A **Motion** was made by CDD No. 6 Mr. Krbec, seconded by Mr. Pagan, and passed unanimously by CDD No. 6 to appoint Keith Bulkin to District 6/Seat 3.

Mr. Sakuma administered the Oath of Office to Mr. Bulkin.

2. Consider Resolution 2024-10; Election of Officers

A **Motion** was made by CDD No. 6 Mr. Krbec, seconded by Mr. Slicher, and passed unanimously by CDD No. 1 to adopt Resolution 2024-10 Election of Officers.

3. Resignation of Supervisor Rick Dufour District No. 3/Seat No. 5

No action was taken on this item.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

The District Manager had nothing further to report.

2. Attorney's Report

The District's Attorney had nothing further to report. Board members requested that the required ethics training be provided by Ms. Garrett in person. Mr. Sakuma responded that he would coordinate scheduling with Ms. Garrett to be held at a future board meeting.

3. Engineer's Report

The District Engineer had nothing further to report.

4. Financial Report

Mr. Sakuma notified the board that the financial report was provided in the board package. The board asked for an update on outstanding irrigation payments. They also asked for an explanation for the increase in community area and stormwater maintenance. After further discussion Mr. Sakuma responded that he would follow up on irrigation invoicing and send financials to the board regarding

community area and stormwater maintenance. Mr. Sakuma stated that he would update the Stormwater Management category to Stormwater Management/Maintenance.

5. Founder’s Report

Mr. Sexauer stated that the Community Outreach Meeting will be on April 16, 2024, at 11am. A boxed lunch will be served at 11:30am.

J. BOARD MEMBER COMMENTS

Dr. Powers asked for an update on the heart installation. Mr. Sexauer responded that the support pillars have been installed and the project was expected to be completed in May. There was also a request for an update on the irrigation system capacity analysis RFQ. Mr. Sakuma responded that there were no bids. The board asked if the district engineer could perform the study. Mr. Sakuma responded that he would inquire with the District engineer and bring it back to the Board.

K. ADJORNMENT

There being no further business to come before the Board, Mr. Sexauer adjourned the meeting at 12:32pm.

Secretary/Assistant Secretary

Chair/Vice-Chair

Print Signature

Print Signature

**Tradition Community Development District
BOARD AGENDA ITEM
Board Meeting Date: May 1st, 2024**

Subject: TR - 12417 SW Sunrise Lake Terrace - Pool
Work Authorization No. 19-143.173
C&T Project No. 19-143.TR6.033.0424.R

Background:

On April 11, 2024, the Tradition CDD Engineer received a request to temporarily use a portion of the upland portion of lake M4, Lakepark at Tradition - Plat 3, which has been accepted by the CDD for operation and maintenance. Once the pool has been constructed, the CDD property will be restored to pre-construction conditions.

Recommended Action:

Ratify CDD Engineer's approval of the proposed temporary use of the CDD Water Management Tract under the following conditions.

1. Schedule a preconstruction meeting with the CDD prior to start of any construction.
2. Sediment and turbid water shall be prevented from entering the CDD's stormwater management system. This typically includes installation of silt fence, trenched into the ground, on the water side of any soil stock piled within or adjacent to the CDD Stormwater Management Tract.
3. Ground surface within the Surface Water Management tract shall be regraded and sodded to its original condition including its original slope within 6 months of land disturbance.
4. Any sediment or soil entering the lake shall be removed immediately.
- 5.

Location: Tradition Community Development District CDD.06

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:

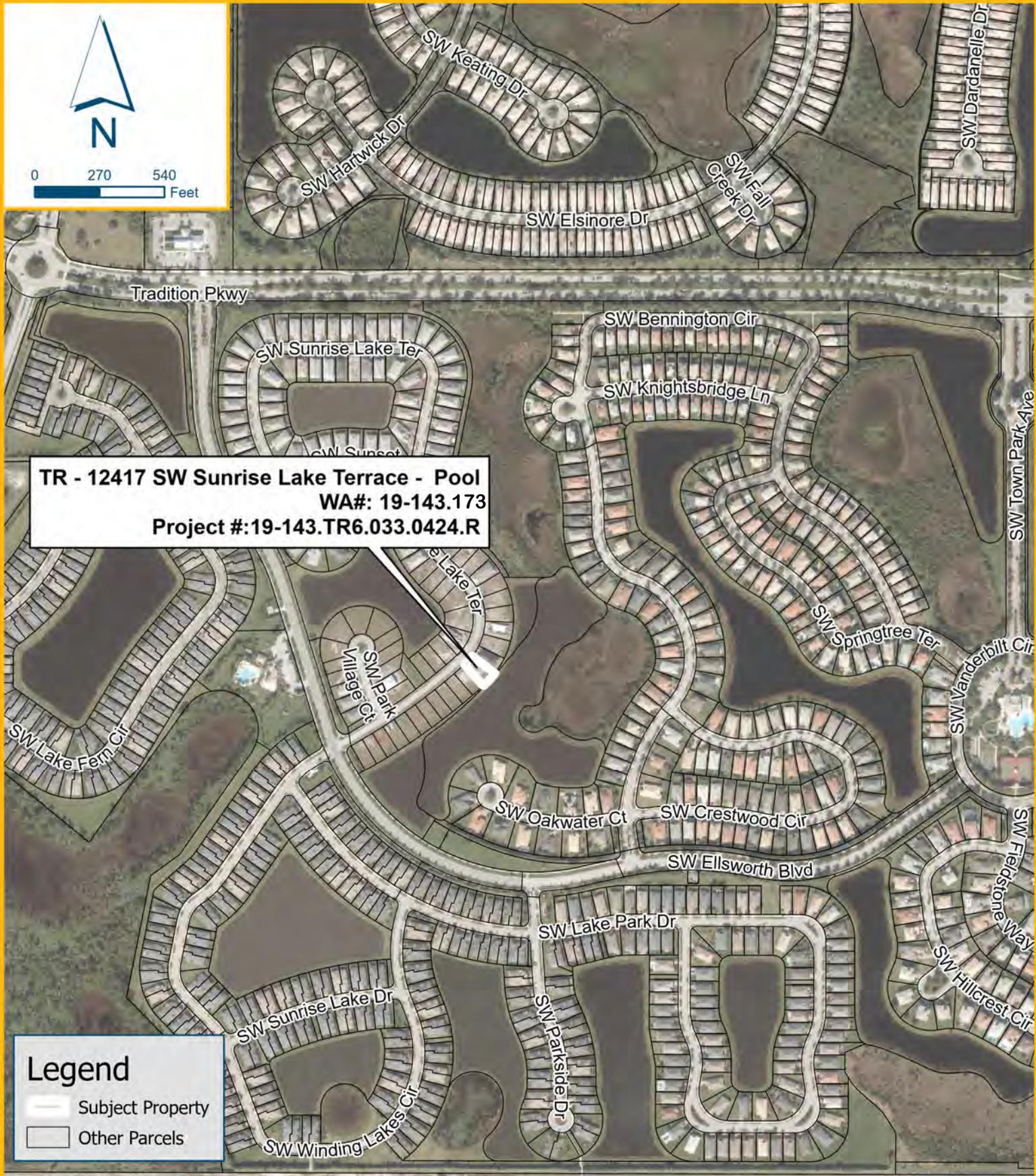
Action Taken:

Item Prepared by: Stefan K. Matthes, PE

April 23, 2024



0 270 540
Feet



TR - 12417 SW Sunrise Lake Terrace - Pool
WA#: 19-143.173
Project #: 19-143.TR6.033.0424.R

Legend

- Subject Property
- Other Parcels

Work Authorization #:
19-143.XX
Project #:
19-143.TR6.033.0424.R
Scale: 1" = 537'
Date: 4/16/2024

EXHIBIT 1
TR - 12417 SW SUNRISE
LAKE TERRACE - POOL
SITE LOCATION MAP



RESOLUTION 2024-12

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 2024/2025; 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 2024/2025 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 2024/2025, 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 1St DAY OF May, 2024.

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: 2024/2025 (Under Separate Cover)



Financial Report: Under Separate Cover

