



**TRADITION COMMUNITY  
DEVELOPMENT  
DISTRICTS NOS. 1-11  
PORT ST. LUCIE**

**LAKE BANKS COMMITTEE  
MEETING**

**MARCH 5, 2025  
9:00 A.M.**

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

[www.traditioncdd1.org](http://www.traditioncdd1.org)  
[www.southerngrovecdd1.org](http://www.southerngrovecdd1.org)

561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**

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

**Tradition Town Hall**

**10799 SW Civic Lane**

**Port St. Lucie, Florida 34987**

**LAKE BANKS COMMITTEE MEETING**

**March 5, 2025**

**9:00 a.m.**

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. New Business
  - 1. Approval of May 1, 2024, Committee Meeting Minutes.....Page 2
  - 2. Committee Discussion
    - A. Update From District Engineer
    - B. Details on Viable Restoration Options and Possible Solutions
    - C. Current Conditions, Next Steps and Cost Associated with Possibilities
- E. Comments from the Public
- F. Adjourn

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11  
LAKE BANKS COMMITTEE MEETING**

**NOTICE IS HEREBY GIVEN** that the Tradition Community Development District Nos. 1-11 (“Districts”) Lake Banks Committee (“Committee”) will conduct a committee meeting for the purpose of reviewing and discussing the Districts’ lake banks. The meeting will be held at 9:00 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987 on March 5, 2025.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time and place to be specified on the record. A copy of the agenda for the meeting may be obtained from the District Manager’s office located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

One or more Supervisors may 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 the meeting 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 the 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 proceeding is made, including the testimony and evidence upon which such appeal is to be based.

The meeting may be cancelled from time to time without advertised notice.

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

**[www.traditioncdd1.org](http://www.traditioncdd1.org)**

**PUBLISH: ST. LUCIE NEWS TRIBUNE 02/21/25**

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11  
LAKE BANKS COMMITTEE MEETING MINUTES  
Tradition Town Hall  
10799 SW Civic Lane  
Port St. Lucie, Florida 34987  
LAKE BANKS COMMITTEE MEETING MINUTES  
May 1, 2024  
12:00 p.m.**

**A. CALL TO ORDER**

District Manager, Frank Sakuma called the May 1, 2024, Tradition Lake Banks Committee Meeting to order at 12:00 p.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 notice of the May 1, 2024, Tradition Lake Banks Committee Meeting had been published in *The St. Lucie News-Tribune* on January 24, 2024, as legally required.

**C. ESTABLISH QUORUMS**

The following Committee Members were in attendance:

Rick Dufour	District #3	Absent
Lauren Leandre	District #4	Absent
Jerry Krbec	District #4	Present
Gail Cost	District #4	Present
Rob Siedlecki	District #4	Absent
Chris King (Vice-Chair)	District #5	Present
Cathy Powers (Chair)	District #5	Present
Dave Lasher	District #5	Present
Joe Pinto	District #5	Absent
Luis Pagan	District #6	Present
Mary Milmore	Resident	Present

Staff members in attendance were: District Manager: B. Frank Sakuma, Jr., District Manager: Stephanie Brown, and Assistant District Manager; Jessica Wargo of Special District Services, Inc., and District Engineers: Stef Matthes & Gabriel Gomez of Culpepper and Terpening.

Also present were: (See sign-in sheet)

**D. NEW BUSINESS**

**1. Approval of February 7, 2024, Committee Meeting Minutes**

A **motion** was made by Ms. Milmore, seconded by Mr. Krbec, and passed unanimously approving the February 7, 2024, minutes.

## **2. Committee Discussion**

Dr. Powers provided an overview of the history of the Lake Banks Committee, stormwater maintenance process and the Lake Banks compliance process.

Jerry Krbec expressed his concern regarding Lake Bank erosion and suggested gathering data to determine the extent of the issue. Mr. Sexauer suggested utilizing a drone to provide aerial view to determine the areas that will need a more detailed review. District Engineer Stef Matthes stated that he could perform a Tier 1 Drone assessment (\$15K) to determine problem areas. Mr. Sexauer authorized moving forward with performing a Tier 1 Drone assessment.

A question was asked about compliance. District Engineer Stef Matthes responded that anything greater than a 6-inch step would not be in compliance. Mr. Sexauer suggested re-issuing the standards of maintenance requirements to all residents.

Ms. King expressed her concerns regarding Solitude not fulfilling all their contractual obligations and suggested issuing an RFP to consider other vendors. Mr. Sexauer responded that prior to considering an RFP, the current contract should be reviewed to establish what should be considered a lake maintenance responsibility, and any changes or additions that would be needed in a future contract.

## **E. COMMENTS FROM THE PUBLIC**

Mr. Gary Giffin suggested that now would be a perfect time to spray for weeds with the water level being so low.

## **G. ADJORNMENT**

There being no further business to come before the Committee, Dr. Powers adjourned the meeting at 12:46 p.m.

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Chairperson/Vice-Chairperson