



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

**PORT ST. LUCIE**

**REGULAR BOARD MEETING  
FEBRUARY 4, 2026  
11:00A.M.**

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

[www.traditioncdd1.org](http://www.traditioncdd1.org)  
[www.traditioncdd2.org](http://www.traditioncdd2.org)  
[www.traditioncdd3.org](http://www.traditioncdd3.org)  
[www.traditioncdd4.org](http://www.traditioncdd4.org)  
[www.traditioncdd5.org](http://www.traditioncdd5.org)  
[www.traditioncdd6.org](http://www.traditioncdd6.org)  
[www.traditioncdd7.org](http://www.traditioncdd7.org)  
[www.traditioncdd8.org](http://www.traditioncdd8.org)  
[www.traditioncdd9.org](http://www.traditioncdd9.org)  
[www.traditioncdd10.org](http://www.traditioncdd10.org)  
[www.traditioncdd11.org](http://www.traditioncdd11.org)

561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimil

**AGENDA**  
**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-11**

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

**OR**

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/3341025012?omn=81846142861>

**Meeting ID: 334 102 5012**

**Dial-In: 1 929 436 2866**

**REGULAR BOARD MEETING**

**February 4, 2026**

**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 Not on the Agenda
- F. Consent Items
  - 1. Approval of January 7, 2026, Regular Board Meeting Minutes.....Page 2
  - 2. Approval of WA #19-143-199; Kirchman Tradition – Plat.....Page 9
  - 3. Approval of WA #19-143-200; Yard House – The Landing at Tradition – SWM.....Page 12
  - 4. Approval of WA#19-143-201; 9544 SW Royal Poinciana Dr – Pool.....Page 15
  - 5. Approval of WA# 26-01; Western Grove Reclaimed Service Point of Service (POS).....Page 18
  - 6. Approval of Living Shoreline Design Services for the Tradition Lakes.....Page 29
  - 7. Approval of Quote # 12501 – Stormwater Drainage Improvements; Tradition Parkway.....Page 43
  - 8. Approval of Agreement for Underwriting Services - Tradition Community Development District No. 1 Irrigation Utility Bonds.....Page 48
- G. Old Business
  - 1. Irrigation Franchise Agreement
  - 2. Irrigation Rate Study
- H. New Business
  - 1. Consider Adopting Resolution No. 2026-14; Service Animal Policy – District Nos. 1-11.....Page 54
  - 2. Consider Adopting Resolution No. 2026-15; Pond Use Policies – District No. 1.....Page 88
  - 3. Consider Adopting Resolution No. 2026-16; General Election Rules – District Nos. 3,4,5,6,7,&10.....Page 96
  - 4. Consider Adopting Resolution No. 2026-17; Election of Officers.....Page 116
- I. Administrative Matters
  - 1. Manager’s Report
  - 2. Attorney’s Report

3. Engineer's Report	
4. Financial Report.....	Page 124
5. Founder's Report	
J. Board Member Discussion Requests and Comments	
K. Adjourn	

## **Notice of Regular Board Meeting of the Tradition Community Development District Nos. 1-11**

The Board of Supervisors (the "Board") of the Tradition Community Development District Nos. 1-11 will hold a Regular Board Meeting on February 4, 2026, at 11:00 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

The purpose of the Regular Board Meeting is for the Board to consider any business which may properly come before it. A copy of the Agenda may be obtained from the Districts' websites or at the offices of the District Manager, Special District Services, Inc., 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987 during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

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 Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager at (772) 345-5119 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meeting.

If any person decides to appeal any decision made with respect to any matter considered at this Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

### **Tradition Community Development District Nos. 1-11**

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

[www.traditioncdd2.org](http://www.traditioncdd2.org)

[www.traditioncdd3.org](http://www.traditioncdd3.org)

[www.traditioncdd4.org](http://www.traditioncdd4.org)

[www.traditioncdd5.org](http://www.traditioncdd5.org)

[www.traditioncdd6.org](http://www.traditioncdd6.org)

[www.traditioncdd7.org](http://www.traditioncdd7.org)

[www.traditioncdd8.org](http://www.traditioncdd8.org)

[www.traditioncdd9.org](http://www.traditioncdd9.org)

[www.traditioncdd10.org](http://www.traditioncdd10.org)

[www.traditioncdd11.org](http://www.traditioncdd11.org)

**PUBLISH: St. Lucie News Tribune 01/26/26**

**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=88399302269>

**Meeting ID: 334 102 5012**

**Dial-In: 1 929 436 2866**

**REGULAR BOARD MEETING**

**January 7, 2026**

**11:00 a.m.**

**A. CALL TO ORDER**

The Regular Board Meeting of the Tradition Community Development District No.'s 1-11 of January 7, 2026, was called to order at 11:03 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 December 23, 2025, as part of the District's Fiscal Year 2025/2026 meeting schedule, 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:

<b>CDD #'s 1, 2, 7, 8, 9, 10 &amp; 11</b>		
Chairman	Eric Sexauer	Absent
Vice Chairman	William Pittsley	Present
Supervisor	Tara Toto	Present
Supervisor	Karl Albertson	Present
Supervisor	Jonas Read	Present

<b>CDD # 3</b>		
Supervisor	Joe Piatcheck	Present (via Zoom)
Chairman	Isiah Steinberg	Present
Supervisor	Stan Briggs	Present
Vice Chair	Rosario "Roy" Perconte	Present
Supervisor	Suzanne Killeen	Present

<b>CDD # 4</b>		
Chairman	Gail Cost	Present
Vice Chairman	Rich Giglia	Present
Supervisor	Rob Siedlecki	Absent
Supervisor	Lauren Leandre	Present
Supervisor	Drew Wesley	Present

<b>CDD # 5</b>		
Supervisor	Cathy Powers	Present
Supervisor	Chris King	Absent
Chairman	Dave Lasher	Present
Supervisor	Rick Dixon	Present (via Zoom)
Vice Chairman	Joe Pinto	Present

<b>CDD # 6</b>		
Chairman	Jerry Krbec	Present
Vice Chairman	Keith Bulkin	Present
Supervisor	George Russell	Absent
Supervisor	John Slicher	Present
Supervisor	Peter Webb	Present

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 Manager	Mike McElligott	Special District Services, Inc.
District Counsel	Bennett Davenport	Kutak Rock
District Engineer	Stef Matthes	Culpepper and Terpening

(See attached sign-in sheet)

#### **D. SUPERVISOR RESIGNATIONS**

A **motion** was made by CDD No. 6, Mr. Krbec, seconded by Mr. Webb accepting the resignation of George Russell, seconded by Mr. Crane. The **motion** passed unanimously.

A **motion** was made by CDD No. 4, Ms. Cost, seconded by Ms. Leandre, accepting the resignation of Rob Siedlecki. The **motion** passed unanimously.

A **motion** was made by CDD No. 1, Mr. Read, seconded by Mr. Albertson accepting the resignation of Eric Sexauer from CDD Board Nos. 1 & 2/Seat No. 2; CDD Nos. 7, 8, 9, & 10/Seat No. 4; and CDD No. 11/Seat No. 1. The **motion** passed unanimously.

Mr. Read of CDD No. 1 nominated Bianca Magloire to the vacant seats previously held by Eric Sexauer.

A **motion** was made by CDD No. 1, Mr. Read, seconded by Mr. Albertson, appointing Bianca Magloire to CDD Board Nos. 1 & 2/Seat No. 2; CDD Nos. 7, 8, 9, & 10/Seat No. 4; and CDD No. 11/Seat No. 1. The **motion** passed unanimously.

Mr. Sakuma administered the Oath of Office to Ms. Magloire and she was seated.

Mr. Albertson announced his **resignation** from CDD Board Nos. 1, 2/Seat 1; CDD No. 7, 8, 9, 10/Seat No. 5; CDD No. 11/Seat No. 4, effective immediately.

A **motion** was made by CDD No. 1, Mr. Read, seconded by Ms. Magloire, to accept the resignation of Karl Albertson. The **motion** passed unanimously.

Mr. Read nominated Tony Piscopo to the vacant board seats previously held by Karl Albertson.

A **motion** was made by CDD No. 1 Mr. Read, seconded by Ms. Magloire, to appoint Mr. Piscopo to CDD Board Nos. 1, 2/Seat 1; CDD No. 7, 8, 9, 10/Seat No. 5; CDD No. 11/Seat No. 4. The **motion** passed unanimously.

Mr. Sakuma administered the Oath of Office to Mr. Piscopo, and he was seated.

A **motion** was made by Mr. Piscopo, seconded by Mr. Pittsley, appointing Mr. Read as **Chair** of CDD Nos. 1,2,7,8,9,10 & 11. The **motion** passed unanimously.

#### **E. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

#### **F. COMMENTS FROM THE PUBLIC NOT ON THE AGENDA**

There were no comments from the public.

#### **G. CONSENT ITEMS**

Consent item *Organizational Resolutions* was removed from consent for individual action.

1. Consider November 5, 2025, Regular Board Meeting Minutes
2. Approval of Fixed Property Damage Agreement
3. Approval of Agreement for Office Renovation Services
4. Approval of Cost Share Agreement for Office Renovation Construction Services
5. Approval of WA #19-143-198; iThink Financial Plaza - Irrigation

A **motion** was made by CDD No. 1 Mr. Read, seconded by Mr. Pittsley, and passed unanimously by CDD No.1 approving the above Consent Items, as presented.

The Boards considered the Organizational Resolutions which were removed from the Consent Agenda.

#### **Organizational Resolutions**

- a. Resolution No. 2026-01 – Resolutions Adopting Records Retention Policy
- b. Resolution No. 2026-02 – Resolutions Designating a Qualified Public Depository
- c. Resolution No. 2026-03 – Resolutions Establishing Defense Policy
- d. Resolution No. 2026-04 – Resolutions Authorizing Chair & Vice Chair to Execute Plats, Permits & Conveyances

- e. Resolution No. 2026-05 – Resolutions Designating Public Comment Period
- f. Resolution No. 2026-06 – Resolutions Adopting Alternative Investment Guidelines
- g. Resolution No. 2026-07 – Resolutions Adopting Prompt Payment Policies
- h. Resolution No. 2026-08 – Resolutions Adopting Travel Reimbursement Policy
- i. Resolution No. 2026-09 – Resolutions Adopting Internal Controls Policy
- j. Resolution No. 2026-10 – Resolutions Authorizing Disbursement of Funds
- k. Resolution No. 2026-11 – Resolutions Setting Hearing to Adopt Districts’ Rules of Procedure

A **motion** was made by CDD No. 1, 2, 7, 8, 9, 10 and 11, Mr. Read, seconded by Ms. Magloire, adopting Organizational Resolutions 2026-01 through 2026-11 as presented. The **motion** passed unanimously.

A **motion** was made by CDD No. 3, Mr. Steinberg, seconded by Ms. Killeen, adopting Organizational Resolutions 2026-01 through 2026-11 as presented. The **motion** passed unanimously.

A **motion** was made by CDD No. 4, Ms. Cost, seconded by Mr. Wesley, adopting Organizational Resolutions 2026-01 through 2026-11 as presented. The **motion** passed unanimously.

A **motion** was made by CDD No. 5 Mr. Lasher, seconded by Mr. Pinto, adopting Organizational Resolutions 2026-01 through 2026-11 as presented. The **motion** passed unanimously.

A **motion** was made by CDD No. 6 Mr. Krbec, seconded by Mr. Slicher Organizational Resolutions 2026-01 through 2026-11 as presented. The **motion** passed unanimously.

## **H. OLD BUSINESS**

### **1. Irrigation Franchise Agreement**

Mr. Read advised that the Franchise Agreement negotiations were ongoing.

### **2. Consider Resolution No. 2025-23 - Amended Final Fiscal Year 2024/2025 Budget**

Resolution No. 2025-23 was presented, entitled:

#### **RESOLUTION NO. 2025-23**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.’S 1-11 AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**



A **motion** was made by CDD No 5 Mr. Lasher, seconded by Dr. Powers, adopting Resolution 2025-23 Authorizing and Adopting an Amended Final Fiscal Year 2024/2025 Budget. The **motion** passed unanimously.

**3. Consider Resolution No. 2025-24 for District Nos. 1-11 - Designating a Registered Agent & Registered Office of the District & Providing for an Effective Date**

Resolution 2025-24 was presented, entitled:

**RESOLUTION NO. 2025-24**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF TRADITION  
COMMUNITY DEVELOPMENT DISTRICT NO. 1, TRADITION  
COMMUNITY DEVELOPMENT DISTRICT NO. 2, TRADITION  
COMMUNITY DEVELOPMENT DISTRICT NO. 3, TRADITION  
COMMUNITY DEVELOPMENT DISTRICT NO. 4, TRADITION  
COMMUNITY DEVELOPMENT DISTRICT NO. 5, TRADITION  
COMMUNITY DEVELOPMENT DISTRICT NO. 6, 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 DESIGNATING A  
REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT AND  
PROVIDING FOR AN EFFECTIVE DATE.**

A **motion** was made by CDD No. 5, Mr. Lasher, seconded by Mr. Pinto, adopting Resolution 2025-24, as presented, designating Lindsay Whelan of Kutak Rock as the Registered Agent and Kutak Rock, LLC, 107 West College Avenue, Tallahassee, FL 32301 as the Registered Office. The **motion** passed unanimously.

**I. NEW BUSINESS**

**1. Update from Irrigation Rate Committee**

Mr. Krbec provided an overview of the sufficiency Study presented to the Irrigation Rate Committee by Ryan Smith with Ryper Water Analytics and recommended to CDD No. 1 to accept the study and implement the recommendations. Mr. Smith was also present to answer any board questions.

Dr. Powers asked how the District compares with other cities and if the rate would eventually go down. Mr. Smith responded in comparison to other cities using irrigation quality water, the District is below the average (\$30 a month). Mr. Smith stated that the rate had the potential to go down, but it was unlikely when factoring maintenance and replacement costs.

Ms. Cost stated that all districts were supposed to add a 35% increase to their budgets to offset costs.

**2. Consider Resolution No. 2026-12 - Setting Irrigation Rate Hearing**

Resolution No. 2026-12 was presented, entitled:

## **RESOLUTION 2026-12**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 TO DESIGNATE THE DATE, TIME AND LOCATION OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING REVISED IRRIGATION RATES.**

A **motion** was made by CDD No. 1, Mr. Read, seconded by Ms. Magloire, adopting Resolution 2026-12, setting a public hearing for March 4, 2026, to adopt revised irrigation rates as presented. The **motion** passed unanimously.

### **3. Consider Resolution No. 2026-13 - Authorizing the Disposition of Tangible Personal Property**

Resolution No. 2026-13 was presented, entitled:

## **RESOLUTION 2026-13**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 CLASSIFYING SURPLUS TANGIBLE PERSONAL PROPERTY; AUTHORIZING DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY PURSUANT TO F.S. § 274.05; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Dr. Powers inquired about the property that was being disposed of. Mr. Sakuma responded that, among other items, damaged signals and TIM signs.

A **motion** was made by CDD No. 1, Mr. Read, seconded by Mr. Magloire, adopting Resolution 2026-13 Authorizing Disposition of Surplus Tangible Personal Property as presented. The **motion** passed unanimously.

## **J. ADMINISTRATIVE MATTERS**

### **1. Manager's Report**

Mr. Sakuma wished the Board a Happy New Year.

### **2. Attorney's Report**

There was no Attorney's Report.

### **3. Engineer's Report**

Mr. Matthes provided a Lake Banks Restoration update. He is collaborating with an environmental consultant on the type of plantings needed. Mr. Matthes requested that a Lake Banks Committee Meeting be held as soon as possible. He also stated that he received an email from a Seville resident regarding two incidents of people running over animals, and they suggested signs for better awareness of wildlife in the area.

There was a consensus of the Board directing the District Engineer to speak with the City of Port St. Lucie regarding policies and any approvals needed for signage and to research costs.

#### **4. Financial Report**

The financial report was included with the Board package. Mr. McElligott was present to answer any questions.

#### **5. Founder's Report**

Mr. Read advised he would provide Founder's Reports at future meetings.

#### **K. BOARD MEMBER COMMENTS**

Mr. Wesley asked for an update on the roundabout signs near Heritage Oaks. The road arrows are incorrect. Mr. Matthes responded that he would investigate this issue.

Mr. Webb asked for an update regarding the suggestion to place fencing around the conservation area to restrict wild hogs. Mr. Sakuma responded that there had been no action taken to install a fence at this time but would research costs for a Lake Park fence extension.

Dr. Powers asked for an update on the TIM storage. Mr. Sakuma responded that he would provide an update at the next Regular Board Meeting.

#### **L. ADJORNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Toto, seconded by Mr. Piscopo, adjourning the meeting at 12:02 p.m. There were no objections.

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Secretary (Frank Sakuma)

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Chair

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Print Signature

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**To:** Board of Supervisors  
**From:** Jesse Wargo, Assistant District Manager  
**Date:** January 20, 2026  
**Board Meeting Date:** February 4, 2026

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**SUBJECT**

Work Authorization (WA) WA-19-143-199; Kirchman Tradition - Plat

**STAFF RECOMMENDATION**

Approve proposed project under the following conditions:

1. Responding to the outstanding Request for Additional Information to the CDD Engineer's satisfaction.

**GENERAL INFORMATION**

On January 6 2025, the Tradition CDD Engineer received a Work Authorization application for approval of a Plat for the Kirchman Tradition project. The project is located 10572 SW Village Parkway (Parcel ID 4310-603-0009-000-8). The applicant requests approval to subdivide the 2.77-acre parcel into three (3) lots of record to construct approximately 14,000 square feet of non-residential building area, including a 3,414 SF car wash, a 10,000 SF retail building, and a 986 Sq. Ft restaurant with dual drive-through facilities.

**FUNDING REVIEW**

This project is not expected to impact the CDD Stormwater System operational budget.

**Tradition Community Development District  
BOARD AGENDA ITEM  
Board Meeting Date: February 4, 2026**

**Subject:** TR - Kirchman Tradition - Plat  
Work Authorization No. WA-19-143-199  
C&T Project No. 19-143.TR2.024.0126.P

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**Background:**

On January 6 2025, the Tradition CDD Engineer received a Work Authorization application for approval of a Plat for the Kirchman Tradition project. The project is located 10572 SW Village Parkway (Parcel ID 4310-603-0009-000-8). The applicant requests approval to subdivide the 2.77-acre parcel into three (3) lots of record to construct approximately 14,000 square feet of non-residential building area, including a 3,414 SF car wash, a 10,000 SF retail building, and a 986 Sq. Ft restaurant with dual drive-through facilities.

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**Recommended Action:**

Approve proposed project under the following conditions:

1. Responding to the outstanding Request for Additional Information to the CDD Engineer's satisfaction.

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**Location:** Tradition Community Development District CDD.2

Within Tradition Irrigation Service Area? Yes

Fiscal Information: The project is not expected to impact the CDD operational budget.

Grant Related? No

Additional Comments: None

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**Board Action:**

Moved by:

Seconded by:

Action Taken:

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Item Prepared by: Stefan K. Matthes, PE

January 20, 2026





0 500 1,000  
Feet

**TR - Kirchman Tradition - Plat**  
**WA#: 19-143-199**  
**Project #: 19-143.TR2.024.0126.P**

## Legend

- Subject Property
- Other Parcels

Work Authorization #:  
19-143-199  
Project #:  
19-143.TR2.024.0126.P  
Scale: 1" = 1,000'  
Date: 1/8/2026



# EXHIBIT 1 TR - KIRCHMAN TRADITION - PLAT SITE LOCATION MAP



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**To:** Board of Supervisors  
**From:** Jesse Wargo, Assistant District Manager  
**Date:** January 21, 2026  
**Board Meeting Date:** February 4, 2026

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**SUBJECT**

Work Authorization (WA) WA-19-143-200; Yard House – The Landing at Tradition - SWM

**STAFF RECOMMENDATION**

Approve proposed project connecting to the Tradition Master Stormwater System under the following conditions:

1. Responding to the outstanding Request for Additional Information to the CDD Engineer's satisfaction.

**GENERAL INFORMATION**

On January 9, 2026, the Tradition CDD Engineer received a Work Authorization application for the "Yard House - The Landing at Tradition" Project. The proposed 2- acre project consists of the construction of a 9,110 sq. ft building and associated sidewalks, stormwater infrastructure and parking areas. The subject property is located at 10928 SW Village Parkway can be identified as parcel ID 4310-602-0013-000-6.

**FUNDING REVIEW**

This project is not expected to impact the CDD Stormwater System operational budget.

**Tradition Community Development District  
BOARD AGENDA ITEM  
Board Meeting Date: February 4, 2026**

**Subject:** TR - Yard House - The Landing at Tradition - SWM  
Work Authorization No. WA-19-143-200  
C&T Project No. 19-143.TR2.025.0126.W

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**Background:**

On January 9, 2026, the Tradition CDD Engineer received a Work Authorization application for the "Yard House - The Landing at Tradition" Project. The proposed 2- acre project consists of the construction of a 9,110 sq. ft building and associated sidewalks, stormwater infrastructure and parking areas. The subject property is located at 10928 SW Village Parkway can be identified as parcel ID 4310-602-0013-000-6.

---

**Recommended Action:**

Approve proposed project connecting to the Tradition Master Stormwater System under the following conditions:

1. Responding to the outstanding Request for Additional Information to the CDD Engineer's satisfaction.

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**Location:** Tradition Community Development District CDD.2

Within Tradition Irrigation Service Area? Yes

**Fiscal Information:** This project is not expected to impact the CDD Stormwater System operational budget.

Grant Related? No

Additional Comments: None

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**Board Action:**

Moved by:

Seconded by:

Action Taken:

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Item Prepared by: Stefan K. Matthes, PE

January 21, 2026





0 750 1,500  
Feet

**TR - Yard House - The Landing at Tradition - SWM**  
**WA#: 19-143-200**  
**Project #: 19-143.TR2.025.0126.W**

## Legend

- Subject Property
- Other Parcels

Work Authorization #:  
19-143-200  
Project #:  
19-143.TR2.025.0126.W  
Scale: 1" = 1,500'  
Date: 1/21/2026



**EXHIBIT 1**  
**TR - YARD HOUSE - THE**  
**LANDING AT TRADITION -**  
**SWM**  
**SITE LOCATION MAP**



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**To:** Board of Supervisors

**From:** Jesse Wargo, Assistant District Manager

**Date:** January 27, 2026

**Board Meeting Date:** February 4, 2026

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**SUBJECT**

Work Authorization (WA) WA-19-143-201; 9544 SW Royal Poinciana Dr - Pool

**STAFF RECOMMENDATION**

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.

**GENERAL INFORMATION**

On January 23, 2026, the Tradition CDD Engineer received a request to temporarily use a portion of the upland portion of Water Management Tract 12 located on parcel ID 4304-600-0001-000-4, 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.

**FUNDING REVIEW**

This project is not expected to impact the CDD Stormwater System operational budget.



**Tradition Community Development District  
BOARD AGENDA ITEM  
Board Meeting Date: February 4, 2026**

**Subject:** TR - 9544 SW Royal Poinciana Dr - Pool  
Work Authorization No. WA-19-143-201  
C&T Project No. 19-143.TR5.055.0126.R

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**Background:**

On January 23, 2026, the Tradition CDD Engineer received a request to temporarily use a portion of the upland portion of Water Management Tract 12 located on parcel ID 4304-600-0001-000-4, 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.

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**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.

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**Location:** Tradition Community Development District CDD.05

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

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**Board Action:**

Moved by:

Seconded by:

Action Taken:

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Item Prepared by: Stefan K. Matthes, PE

January 27, 2025



0 750 1,500  
Feet

TR - 9544 SW Royal Poinciana Dr - Pool  
WA#: 19-143-201  
Project #: 19-143.TR5.055.0126.R

## Legend

Subject Property

Other Parcels

Work Authorization #:  
19-143-201  
Project #:  
19-143.TR5.055.0126.R  
Scale: 1" = 1,500'  
Date: 1/26/2026

**CULPEPPER &  
TERPENING INC**

**EXHIBIT 1**  
**TR - 9544 SW ROYAL**  
**POINCIANA DR - POOL**  
**SITE LOCATION MAP**

**To:** Board of Supervisors

**From:** B. Frank Sakuma, Jr. CDM, District Manager

**Date:** January 23, 2026

**Board Meeting Date:** February 4, 2026

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**SUBJECT**

Consideration of Work Authorization No. 26-01 – Culpepper & Terpening, Inc. Western Grove Reclaimed Service Point of Service (POS)

**STAFF RECOMMENDATION**

District staff and the District Engineer recommend approval of Work Authorization No. 26-01 with Culpepper & Terpening, Inc. for professional engineering and surveying services related to the Western Grove Reclaimed Service POS project, in the not-to-exceed amount of \$191,900.00, with funding from the Tradition Irrigation Utility.

**GENERAL INFORMATION**

Work Authorization No. 26-01 provides for engineering design, surveying, utility coordination, and regulatory support services necessary to extend reclaimed water service to several Western Grove service areas, including but not limited to Cadence, Brynlie, Seville, Tradition K-8, CPSL Regional Park, and the associated Tradition Irrigation connection.

The scope of services includes design surveys, engineering design of reclaimed water service connections and meter assemblies, preparation of utility easements, assistance with utility department and FDEP service area applications, and overall project management and representation.

**DISTRICT LEGAL COUNSEL REVIEW**

District Legal Counsel has drafted the Work Authorization for Board consideration.

**FUNDING REVIEW**

Funding for this work is budgeted and will be paid from the **Tradition Irrigation Utility**.

Attachments

**Work Authorization for Western Grove Reclaim Service POS**

February 4, 2026

Tradition Community Development District No. 1  
St. Lucie County, Florida

Subject:       **Work Authorization Number 26-01**  
                  **Tradition Community Development District No. 1**

Dear Chairperson, Board of Supervisors:

Culpepper & Terpening, Inc. (“Engineer”), is pleased to submit this work authorization to provide engineering services for the Tradition Community Development District No. 1 (the “District No. 1”). We will provide these services pursuant to our current agreement dated January 23, 2026 (“Engineering Agreement”) as follows:

**I.     Scope of Work**

District No. 1 will engage Engineer to perform those services specified in **Exhibit A** (the “Proposal”)

**II.    Fees**

District No. 1 will compensate Engineer in accordance with the Proposal at the rates specified in the Engineering Agreement.

The Proposal, together with the Engineering Agreement, represents the entire understanding between District No. 1 and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for considering Culpepper & Terpening, Inc. We look forward to helping you create a quality project.

APPROVED AND ACCEPTED

Sincerely,

By: \_\_\_\_\_  
Authorized Representative of  
Tradition Community  
Development District No. 1

\_\_\_\_\_  
  
Date: \_\_\_\_\_

**Exhibit A**  
**Proposal**

November 12, 2024

Project Number: 19-090.TIR.024

Contract File

Sender's Email: bterpening@ct-eng.com

**VIA: Email** bsakuma@sdsinc.org

Attn: Mr. B. Frank Sakuma  
Tradition Community Development District

**RE: Project Number: 19-090.TIR.024**  
**Project Name: TIR - Western Grove Reclaim Service POS**  
**Agreement for Professional Engineering & Surveying Services**

Dear Mr. B. Frank Sakuma:

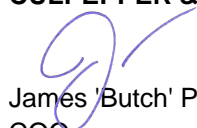
On behalf of the firm of Culpepper & Terpening, Inc., we are pleased to enclose our *Agreement for Professional Engineering & Surveying Services*. The Consultant shall provide Engineering and Survey Design support for the Western Grove Reclaimed water supply system as outlined in the following Task..

If this proposal meets with your approval, please execute the contract, initial each page, and return to our office. Upon receipt, we will provide your office with one fully-executed original contract. An executed contract will serve as the notice to proceed.

We appreciate the opportunity to provide this proposal. We look forward to being a part of your project team. Should you have any questions or require any additional information, please feel free to contact me directly at (772) 464-3537.

Sincerely,

**CULPEPPER & TERPENING, INC.**



James 'Butch' P Terpening, Jr., P.E.  
COO

Enclosure: Agreement for Engineering & Surveying Services

CC: C&T Accounting  
Karl Albertson



<b>WORK AUTHORIZATION NO. :</b>	<b>19-090.TIR.024</b>
<b>PROJECT NAME:</b>	<b>TIR - Western Grove Reclaim Service POS</b>
<b>CONSULTANT:</b>	<b>Culpepper &amp; Terpening, Inc.</b>

This Agreement for Engineering Services ("Agreement") is made and entered into between Tradition Community Development District, hereinafter designated as the "CLIENT" and CULPEPPER & TERPENING, INC. as the "Consultant", the parties agree to services and conditions hereinafter stated.

**I. PROJECT DESCRIPTION/OBJECTIVES**

The Consultant shall provide Engineering and Survey Design support for the Western Grove Reclaimed water supply system as outlined in the following Task.

**II. SCOPE OF SERVICE**

Services to be provided by this Consultant pursuant to this Work Authorization (WA) shall be provided in accordance with the services under Section II and payable in the amount set forth in Section IV.

To accomplish the above objectives, the services will be divided into the following tasks:

<b><u>TASK</u></b>	<b><u>TASK DESCRIPTION</u></b>
<b>2.01</b>	<b>Design Survey - Candence WG-5A</b> Prepare survey for design from the existing 24" PSLUSD IQ Main to the Point of Service, approximately 300 feet west of N-S A.
<b>2.02</b>	<b>Design Survey - Candence WG-5D</b> Prepare survey for design from the existing 24" PSLUSD IQ Main to the Point of Service, approximately 2,600 feet west of N-S A.
<b>2.03</b>	<b>Design Survey - Brynie WG-T4</b> Prepare survey for design from the existing 24" PSLUSD IQ Main to the Point of Service, approximately 100 feet north of Tradition Boulevard.
<b>2.04</b>	<b>Design Survey - Tradition K-8</b> Prepare survey for design from the proposed 16" PSLUSD IQ Main along N-S A to the Point of Service, approximately 100 feet east of N-S A.
<b>2.05</b>	<b>Design Survey - Seville WG-6A</b> Prepare survey for design from the proposed 16" PSLUSD IQ Main along N-S A to the Point of Service, approximately 300 feet west of N-S A.
<b>2.06</b>	<b>Design Survey - CPSL Reginal Park</b> Prepare survey for design from the existing 24" PSLUSD IQ Main to the Point of Service, approximately 300 feet south of Tradition Boulevard.

- 3.01 Engineering Design - Candence WG-5A**  
Prepare engineering design plans for a 12" IQ service connection and meter assembly. The design shall include a connection to the existing lake within the parcel, along with a aeration fountain.
- 3.02 Engineering Design - Candence WG-5D**  
Prepare engineering design plans for a 12" IQ service connection and meter assembly. The design shall include a connection to the existing lake within the parcel, along with a aeration fountain.
- 3.03 Engineering Design - Brynie WG-T4**  
Prepare engineering design plans for a 6" IQ service connection and meter assembly. The inline buster pump for the onsite irrigation system will be by others.
- 3.04 Engineering Design - Tradition K-8**  
Prepare engineering design plans for a 4" IQ service connection and meter assembly. The inline buster pump for the onsite irrigation system will be by others.
- 3.05 Engineering Design - Seville WG-6A**  
Prepare engineering design plans for a 12" IQ service connection and meter assembly. The design shall include a connection to the existing lake within the parcel, along with a aeration fountain.
- 3.06 Engineering Design - CPSL Reginal Park**  
Prepare engineering design plans for a 12" IQ service connection and meter assembly. The design shall include a connection to the existing lake within the parcel, along with a aeration fountain.
- 3.07 Utility Department Application**  
The engineer shall assist the District in the amendment of the Franchise Agreement and approvals of the reuse expansions.
- 3.08 Utility Easements Preparation**  
The engineer shall prepare a total of five (5) sketch and descriptions for the proposed POS.
- 3.09 FDEP IQ PSLUSD Service Area**  
The consultant shall assist PSLUSD in the submittal of the FDEP service area amendment application. This application amends the PSLUSD IQ Service Area permit.
- 3.10 Tradition Irrigation Connection**  
The consultant shall design an IQ pumping station for connecting to the existing Tradition IQ main located within Tradition Boulevard. the pumping station shall utilize the City's 5-acre lake at the regional park as the pumping reservoir and have a firm pumping capacity of 1.0 mgd.
- 7.01 Project Management & Representation**  
The consultant shall provide project support in attendance with meeting and representation as requested.

### III. ASSUMPTIONS/CLARIFICATIONS

- 1 Environmental & Jurisdictional work by others
- 2 Environmental Assessment by Others
- 3 Location of improvements is limited to significant above ground improvements.
- 4 Client shall provide an electronic copy (in AutoCAD format) of previously approved site plan.
- 5 Title review is not included in this proposal.
- 6 Gopher Tortoise Permitting by Others
- 7 Scope/Price is based on use of Standard C&T Contract
- 8 Geotech by others

### IV. BREAKDOWN OF FEES FOR BASIC SERVICES

Work authorized is estimated to be completed in accordance with the following schedule:

Task#	Task Description	Amount	Fee Type
2.01	Design Survey - Candence WG-5A	\$ 3,100.00	FEE
2.02	Design Survey - Candence WG-5D	\$ 23,400.00	FEE
2.03	Design Survey - Brynie WG-T4	\$ 2,700.00	FEE
2.04	Design Survey - Tradition K-8	\$ 2,700.00	FEE
2.05	Design Survey - Seville WG-6A	\$ 3,100.00	FEE
2.06	Design Survey - CPSL Reginal Park	\$ 3,100.00	FEE
3.01	Engineering Design - Candence WG-5A	\$ 22,500.00	FEE
3.02	Engineering Design - Candence WG-5D	\$ 12,500.00	FEE
3.03	Engineering Design - Brynie WG-T4	\$ 9,750.00	FEE
3.04	Engineering Design - Tradition K-8	\$ 8,750.00	FEE
3.05	Engineering Design - Seville WG-6A	\$ 12,500.00	FEE
3.06	Engineering Design - CPSL Reginal Park	\$ 15,300.00	FEE
3.07	Utility Department Application	\$ 7,500.00	T&E
3.08	Utility Easements Preparation	\$ 10,500.00	FEE
3.09	FDEP IQ PSLUSD Service Area	\$ 12,500.00	T&E
3.10	Tradition Irrigation Connection	\$ 24,500.00	FEE
7.01	Project Management & Representation	\$ 17,500.00	T&E
<b>Estimated Total</b>		<b>\$ 191,900.00</b>	

*The term "LS" indicates a Lump Sum fee for the tasks specified and is intended to be a fixed fee, not subject to change without the agreement of both parties. The term "T&E" indicates a Time & Expense task and this is an estimated budget figure only.*

**V. COMPLETION DATE & DELIVERABLES**

Work authorized is estimated to be completed in accordance with the following schedule:

<b>Task#</b>	<b>Task Description</b>	<b>Completion Date</b>
<b>2.01</b>	Design Survey - Candence WG-5A	TBD
<b>2.02</b>	Design Survey - Candence WG-5D	TBD
<b>2.03</b>	Design Survey - Brynie WG-T4	TBD
<b>2.04</b>	Design Survey - Tradition K-8	TBD
<b>2.05</b>	Design Survey - Seville WG-6A	TBD
<b>2.06</b>	Design Survey - CPSL Reginal Park	TBD
<b>3.01</b>	Engineering Design - Candence WG-5A	TBD
<b>3.02</b>	Engineering Design - Candence WG-5D	TBD
<b>3.03</b>	Engineering Design - Brynie WG-T4	TBD
<b>3.04</b>	Engineering Design - Tradition K-8	TBD
<b>3.05</b>	Engineering Design - Seville WG-6A	TBD
<b>3.06</b>	Engineering Design - CPSL Reginal Park	TBD
<b>3.07</b>	Utility Department Application	TBD
<b>3.08</b>	Utility Easements Preparation	TBD
<b>3.09</b>	FDEP IQ PSLUSD Service Area	TBD
<b>3.10</b>	Tradition Irrigation Connection	TBD
<b>7.01</b>	Project Management & Representation	TBD

**VI. AGREEMENT**

The following documents, as applicable, are attached and are incorporated into this Work Authorization:

- Exhibit A: General Conditions

**Approved By:**

Tradition Community Development District

\_\_\_\_\_  
Mr. B. Frank Sakuma

\_\_\_\_\_  
Date:

**Submitted By:**

Culpepper & Terpening, Inc.

\_\_\_\_\_  
James P. "Butch" Terpening, Jr., P.E.  
COO

\_\_\_\_\_  
Date: November 12, 2024

These general conditions are attached and made part of proposals and agreements for services by Culpepper & Terpening, Inc., the Consultant.

#### **1.0 Standard of Care**

Consultant, providing services under the Agreement, will endeavor to perform in a manner consistent with the degree of care and skill exercised by members of the same profession under similar current circumstances.

#### **2.0 Basic Services**

Consultant shall provide mutually agreed-upon services outlined in applicable Work Authorizations for a specific project. Specific work assignments will be initiated as directed by the Client and shall be set forth in individual Work Authorizations. The Work Authorizations shall describe the scope of the work to be performed by the Consultant, the responsibilities of the Consultant, the amount and basis for the compensation to the Consultant.

#### **3.0 Client Responsibilities**

Client shall designate in writing, a person to act as his/her representative with respect to the services to be rendered under the Agreement. Client shall provide all criteria and information required for Consultant to perform services under the Agreement. Client shall provide for access to and make all provisions for Consultant to enter upon public and private property as required to perform services under the Agreement.

#### **4.0 Compensation**

- a) Monthly progress invoices for basic services and additional services submitted by Consultant are due upon presentation and shall be considered past due if not paid within thirty (30) calendar days.
- b) Hourly services shall be invoiced based on applicable hourly rates in accordance with the Rate Schedule which is subject to annual adjustment.
- c) In order to provide uninterrupted service by Consultant, Client is required to promptly pay submitted invoices. Client shall have a fourteen (14) day review period to request clarification or additional information regarding an invoice. If no request is made during the review period, the invoice is deemed approved and payment will be made in the full amount of the invoice. If payment in full is not received by Consultant within thirty (30) calendar days, all past due amounts shall bear interest at one and one-half (1.5) percent per month from said thirtieth (30<sup>th</sup>) day.
- d) If Client fails to make payments when due or otherwise breaches the Agreement, Consultant may suspend performance of services with *seven (7) days written* notice to Client. Consultant shall have no liability whatsoever to Client for any costs or damages whatsoever as a result of such suspension caused by any breach of the Agreement by Client. Upon payment in full by Client, Consultant may, upon written agreement of both parties, resume services under the Agreement and the time schedule and compensation shall be equitably adjusted to compensate for the period of suspension plus any other reasonable time and expense necessary for Consultant to resume performance.
- e) Payment of invoices is in no case subject to unilateral discounting or setoffs by Client and payment is due regardless of suspension or termination of the Agreement by either party.

#### **5.0 Permit, Agency and Application Fees**

Client shall be responsible for and pay all project-related fees including, but not limited to, permitting, filing, recording, inspection, plan review, DRI, PUD, rezoning and impact fees. Any mutually agreed-upon project-related fee up to \$500 may be paid by Consultant and invoiced as a reimbursable expense by Client.

#### **6.0 Collection Costs**

In the event that any invoice or portion thereof remains unpaid for more than thirty (30) days following the invoice date, Consultant may initiate legal action to enforce the compensation provision of the Agreement. Consultant is entitled to collect any judgment or settlement sums due, reasonable attorney fees, court costs, interest and expenses incurred by Consultant in connection with the collection of any amount due under the Agreement.

#### **7.0 Reimbursable**

Project-related expenses such as travel, lodging, per diem, long distance communications, postage, shipping, reproductions, subcontracted services and other necessary and customary costs shall be paid to Consultant by Client. These reimbursables shall be compensated at:

- Unit prices per Consultant's Rate Schedule.
- Out-of-pocket expenses billed at a multiplier of 1.20 to cover processing costs.

#### **8.0 Taxes**

Any government-imposed taxes or fees shall be added to the invoice and paid by Client to Consultant for services under the Agreement.

#### **9.0 Indemnification**

- a) Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Consultant, its officers, directors, employees and independent Subconsultants against all damages, liabilities or costs including reasonable attorneys fees and defense costs, arising out of, or connected with, the Agreement or performance by any of the parties above named of the services under the Agreement, except those damages, liabilities or costs attributed to the negligent acts or negligent failure to act by Consultant.
- b) Client agrees that as Client's sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against Consultant, a Florida corporation, and not against any of Consultant's individual employees, officers or directors.
- c) Client agrees to indemnify Consultant, its officers, directors, employees and independent Subconsultants against all damages, liabilities or costs arising out of, or in any way connected with, the Agreement or the performance by any of the parties above-named of the services under the Agreement by any third party.

#### **10.0 Limitation of Liability**

In recognition of the relative risks and benefits of the project to both Client and Consultant, Client agrees to the fullest extent permitted by law, to limit the liability of Consultant and/or its employees, officers, directors, partners, agents and/or representatives to Client and/or any person and/or entity claiming by and/or through Client for any and all claims, losses, costs, damages or claim's expenses from any cause or causes, including, but not limited to, attorney fees and costs resulting from Consultant's negligent acts, errors and/or omissions. The total liability of Consultant to Client shall in no event exceed \$100,000.

#### **10.1 Individual Liability Disclaimer**

PURSUANT TO SECTION 558.0035, FLORIDA STATUTES, AN INDIVIDUAL OR AGENT OF CULPEPPER & TERPENING, INC. MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE. (This previous sentence is in large capital font as required by Florida Statutes).

**11.0 Instruments of Service Ownership**

a) All reports, plans, specifications, electronic files, field data, notes and other documents and instruments prepared by Consultant as the Agreement's instruments of service shall remain the property of Consultant. Consultant shall retain all common law, statutory and other reserved rights, including the copyright thereto.

b) Instruments of service by Consultant are for the sole use of Client and are not to be copied or distributed, in any manner, to a third party, without the express written permission of Consultant. Electronic information or files are for informational purposes only. It is the responsibility of Client to verify the accuracy of the information therein and to hold Consultant harmless for any damages that may result from the use of the information. Client at his own cost shall be responsible for validating any and all electronic information provided.

**12.0 Governing Law**

Client and Consultant agree that the Agreement and any legal actions concerning said Agreement shall be governed by the laws of the State of Florida.

**13.0 Mediations/Dispute Resolution**

a) To resolve any conflicts which might arise during the performance of Consultant's services under the Agreement, or during the construction of the Project, and/or following the completion of the project, Client and Consultant agree that all disputes, pertaining to the performance of services by Consultant, shall be first submitted to non-binding mediation. Failure by any party to fully comply with the pre-suit mediation provision shall, upon finding by a court and/or jury, constitute a waiver of this condition precedent. The fees and/or costs of mediation shall be equally borne by the parties to the Agreement.

b) In the event of litigation, disputes shall be resolved in the circuit court of the Florida county in which the Project is located under the Agreement. The prevailing party in such litigation shall be entitled to recover from the non-prevailing party all reasonable attorney fees, taxable court costs, expert witness fees and costs, demonstrative evidence costs, and such other reasonable fees and/or costs generally associated with the litigation of such matters, as determined upon hearing, post-trial, by the court.

c) Irrespective of any contract provision or obligation of either party hereunder pursuant to contract or agreement with person(s) and/or entity(ies) not specifically named herein, Consultant shall not be obligated to participate in, nor be a named party in, any arbitration proceeding without the express written consent of Consultant.

**14.0 Delays**

a) In the event the project under the Agreement is delayed for a period of more than fifteen (15) calendar days by any act or omission by Client or any other causes beyond Consultant's exclusive control, Client agrees that Consultant is not responsible for any and all damages arising directly or indirectly from such delays. In addition, if the delays resulting from any such causes increase the cost or time required by Consultant to perform its services in an orderly and efficient manner, Consultant shall be entitled to an equitable adjustment in schedule and/or compensation prior to re-commencing work on the project.

b) Client recognizes and agrees that factors both within and without Consultant's control may delay the work performance, permit issuance, design and construction of the project. Client agrees that it shall not be entitled to any claim for damages due to hindrances or delays from any cause whatsoever including, but not limited to: the production of contract documents; review of documents by any government agency; issuance of permits from any government agency; beginning or completion of

construction; or performance of any task of the work pursuant to the Agreement. Permitting is a regulatory function and Consultant does not guarantee issuance of any permit. Agency reviews and permitting are deemed "factors" outside Consultant's control.

**15.0 Termination**

The Agreement and the obligation to provide further services under the Agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. In the event of termination of the Agreement by either party, Client shall within fifteen (15) calendar days of termination, pay Consultant for all services rendered to date, all reimbursable costs and termination expenses incurred by Consultant up to the date of termination, in accordance with the payment provisions of the Agreement.

**16.0 Renegotiation of Fees**

Consultant reserves the right to renegotiate fixed fees to reflect changes in price indices and pay scales applicable to the period when services are rendered.

**17.0 Construction Phase**

Consultant shall not, during any site visits or as a result of observing Contractor's (s') work in progress, supervise, manage, direct or have control over Contractor's (s') work. Nor shall Consultant have any authority or responsibility for the means, methods, techniques, sequences or procedures of construction selected by Contractor(s) for safety precautions and programs incident to the work of Contractor(s) or for any failure of Contractor(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor(s) furnishing and performing its work. Consultant can neither guarantee the performance of the construction contracts by Contractor(s) nor assume any responsibility for Contractor's (s') failure to finish and perform its work in accordance with the contract documents.

**18.0 Hazardous Materials**

Consultant's Scope of Services does not include any services related to the presence of any hazardous or toxic materials including, but not limited to asbestos, toxic or hazardous waste, PCB's, combustible gases and materials, petroleum or radioactive materials. In the event any hazardous or toxic materials are present on or about the job site or any adjacent areas that may affect the performance of Consultant's services, Consultant may, at its option and without liability for consequential or other damages, suspend performance of its services under the Agreement until Client retains appropriate consultants or contractors to identify and abate or remove the hazardous or toxic materials in full compliance with all applicable laws and regulations.

**19.0 Signage**

Client agrees to provide Consultant with a location for Consultant's temporary construction signage on the project site before and during construction activities.

**20.0 Successors and Assigns**

Neither party to the Agreement shall transfer, sublet or assign any rights under or interest in the Agreement (including, but without limitation, monies that may become due or monies that are due) without the prior written consent of the other party. Subcontracting to subconsultants normally contemplated by Consultant shall not be considered as an assignment for purposes of the Agreement.

**END OF GENERAL CONDITIONS**

**Appendix A**  
**Culpepper & Terpening, Inc.**  
**Hourly & Reimbursable Rate Schedule**

<b>PROFESSIONAL SERVICES</b>	<b>RATE</b>
Principal Engineer, P.E.	\$ 320.00
Sr. Project Manager, P.E.	\$ 270.00
Sr. Project Engineer, P.E.	\$ 250.00
Project Engineer, P.E.	\$ 200.00
Project Engineer, EI, II	\$ 150.00
Project Engineer, EI, I	\$ 130.00
Sr. Project Manager	\$ 240.00
Project Manager	\$ 205.00
Sr. Engineering Designer	\$ 165.00
Sr. Engineering Technician	\$ 140.00
Engineering/GIS Technician	\$ 125.00
Principal Planner	\$ 230.00
<b>CONSTRUCTION ENGINEERING INSPECTION SERVICES</b>	
Sr. Project Manager, P.E.	\$ 270.00
Project Administrator	\$ 200.00
Sr. Construction Inspector	\$ 150.00
Construction Inspector	\$ 125.00
<b>SURVEY SERVICES</b>	
Sr. Project Surveyor, P.S.M.	\$ 215.00
Survey Project Manager	\$ 205.00
Drone Survey Crew	\$ 190.00
GPS Survey Crew	\$ 185.00
Survey Crew	\$ 180.00
Sr. Surveying Technician	\$ 125.00
Surveying Technician	\$ 115.00
<b>ADMINISTRATION SERVICES</b>	
Project Coordinator	\$ 130.00
Administrative Services	\$ 90.00
<b>Outside Services and Application Fees</b>	Cost +20%

*Rates are valid until December 31, 2024*

**To:** Board of Supervisors  
**From:** B. Frank Sakuma, Jr. CDM, District Manager  
**Date:** January 26, 2026

**Board Meeting Date:** February 4, 2026

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**SUBJECT**

Consideration of Proposal – Living Shoreline Design Services Tradition Lakes.

**STAFF RECOMMENDATION**

District staff concurs with the District Engineer's recommendation and believes the proposed services represent a prudent investment in the long-term maintenance and sustainability of the District's stormwater lake system. Accordingly, staff recommends that the Board of Supervisors approve the proposal for living shoreline design services and authorize District counsel and staff to negotiate and execute an agreement consistent with the Board's direction.

**GENERAL INFORMATION**

The District Engineer has been working on lake bank repair plans and has recommended that the District develop standardized living shoreline concepts and construction-level details that can be utilized for current and future lake repair projects. A pilot lake has been identified to serve as the initial application and evaluation of these concepts.

The attached draft proposal, submitted by Cotleur & Hearing, Inc. through the District Engineer, provides for professional landscape architectural and design services related to the development of living shoreline options for Tradition Lakes. The proposed scope of services includes data collection, concept development, design alternatives, renderings, preparation of construction-level plans, and assistance with regulatory submittals.

The intent of this effort is twofold:

1. To present the Board with a range of living shoreline options for consideration and policy direction; and
2. To develop construction-ready details that can be reused and adapted for future lake bank repair projects, thereby improving efficiency and reducing long-term design costs.

The District Engineer has reviewed the draft proposal and finds the scope of services to be appropriate and necessary to support the District's stormwater management responsibilities.



**DISTRICT LEGAL COUNSEL REVIEW**

District Legal Counsel will assist in drafting an agreement as directed by the Board.

**FUNDING REVIEW**

The costs associated with the proposed living shoreline design services (**\$19,848**) are eligible stormwater-related expenses and will be funded from the **Stormwater Management budget**. Sufficient funds are available within the current fiscal year budget to accommodate this work.

Attachments

January 25, 2026

Stefan Matthes, PE  
Senior Vice President  
Culpepper and Terpening, Inc.  
2980 South 25th St., Fort Pierce, FL, 34981  
smatthes@ct-eng.com@ct-eng.com  
772-464-3537 x\*114

**PROJECT: P26-031 – Tradition Community Development - Living Shoreline & Erosion Stabilization  
Lake Littoral and Aquatic Vegetation Planting Plan**

**AGREEMENT FOR PROFESSIONAL SERVICES**

Dear Stefan Matthes, PE,

Thank you for the opportunity to submit the attached Agreement for Professional Services. Please review and electronically sign and initial the Agreement on each page where indicated. Once signed, please provide the document back to us for execution. A fully executed Agreement will be emailed once completed. A signed copy of this Proposal will authorize Cotleur & Hearing to proceed. We look forward to contributing our wetland and aquatic planting design expertise to the project and community.

**Description of provided Services:**

Cotleur & Hearing will design and develop construction-level Littoral Planting and Living Shoreline landscape and hardscape designs and plans for the Tradition Community Development District. Plans shall be prepared in conjunction with Culpepper & Terpening, Inc's Erosion Repair Plan.

Cotleur & Hearing shall prepare full littoral planting plans for the lake located at Tradition Parkway, Community Blvd, and Village Parkway. Prepare detailed planting plans for living shorelines mainly focusing on littoral planting shelves. Incorporate aquatic tree and palm species to stabilize erosion prone lake banks. Provide design options for limestone cap rock/rip rap/other hardscape elements to improve the stabilization of the lake shoreline blended with the proposed littoral plantings. Address irrigation modifications as needed to accommodate the proposed improvements.

Prepare full landscape plans, notes, details, and cost estimates for submittal, approval, and construction. Any assumed site plan amendments to be provided by the Prime Consultant, though Cotleur & Hearing is available to assist with processing of site plan amendments upon request. Initial conceptual design shall be expedited to meet advanced submittal deadlines.

**Total Fee (See attached Fee Sheet): \$19,848.10**

**Retainer, payable upon execution of this Agreement: No Retainer Required**

## Scope of Work:

### 1. Project Kick-off & Project Meetings

- Cotleur & Hearing shall prepare for and attend a Kick-off meeting with the consultant team and Client as needed to discuss initial project goals and timelines.
- Cotleur & Hearing shall prepare for and attend 4 project progress meetings, coordination meetings, or design review meetings.

***Fee (Lump Sum - includes reimbursable expenses) .....\$1,354.45***

### 2. Data Collection, Site Inventory, & Analysis

#### a. Data Collection

- Cotleur & Hearing will work with the consultant team to obtain all necessary base map information for the project limits as required to prepare plans and details.
- Obtain surveys or CADD design files utilized by Culpepper & Terpening for the Erosion Repair Plans. Clean up all reference files provided and create master design files for landscape littoral plans.
- Obtain existing landscape and irrigation plans for Tradition lake parcel.

#### b. Inventory and Site Analysis

- Cotleur & Hearing will conduct a site evaluation and inventory of the existing site conditions within the project limits/lake parcel. Review erosion issues to be addressed.
- Prepare a final updated base map to be utilized for design purposes.

***Fee (Lump Sum - includes reimbursable expenses) .....\$1,668.60***

### 3. Conceptual Design

- Cotleur & Hearing shall coordinate the initial erosion control and littoral shelf design with engineers to create living shorelines. Review and provide suggestions for grading/contour modifications.
- Cotleur & Hearing will prepare conceptual hardscape design options for limestone cap rock, rip rap, or other hardscape elements to improve the stabilization of the lake shoreline and provide additional enhancements to the proposed littoral plantings.
- Cotleur & Hearing will prepare a conceptual landscape design for the living shoreline and littoral plantings.
- Landscaping shall be provided for entire lake shoreline, creating zoned areas based on erosion severity, width of available planting areas, adjacent site uses, and community visibility.
- Provide mixed living shoreline littoral design including zoned plantings based on projected depth of water. Fine tune grading of planting shelves.
- Conceptual landscape design will identify proposed aquatic trees, palms, shrubs, groundcovers, and littoral wetland species.
- Prepare irrigation modification plans for the community open space lake parcel. Update and modify irrigation zones, laterals, and heads as needed to accommodate littoral shelf grading and planting. Existing POCs shall be assumed to be preserved and available for modifications.
- Conceptual cost estimates shall be prepared to provide initial cost data to the community.
- Prepare 2D and limited 3D renderings for select areas of the littoral planting to communicate design intent and anticipated aesthetics for the lakes.
- Upon completion of the concepts and renderings, Cotleur & Hearing will coordinate a concept review meeting to illicit feedback, input, and approval of the concept design. The purpose of this

meeting will be to evaluate the proposed design, receive input, obtain approval of the design, and to confirm that the proposed improvements are in conformance with the project budget.

- This phase will include 1 design review meeting (Virtual), 1 design revision, and 1 digital resubmittal.
- Conceptual designs shall be provided on large format roll plots.
- Conceptual roll plots to be black & white. 2D/3D renderings shall be in color.
- 3D graphic renderings shall be prepared for specific areas of interest. A maximum of three (3), 3D, photo realistic images shall be prepared per segment, though additional renderings and images shall be developed at the discretion of the consultant for design coordination or public outreach.

***Fee (Lump Sum - includes reimbursable expenses) .....\$9,985.85***

#### **4. Plan Preparation & Construction Documents**

- Coteleur & Hearing will prepare Landscape Development Plans/Construction Documents in accordance with project submittal requirements. Landscape, Hardscape, and Irrigation Restoration Plans shall be developed and submitted to the Prime Consultant for review.
- Ancillary notes, details, tabulation of quantities, and specifications shall be developed for all aspects of the project, as needed.
- Landscape Plans shall utilize the approved concept plans and shall identify the quantity, quality, species, and minimum specifications of all proposed plant materials.
- Irrigation Restoration Plans shall be prepared for the project to support the proposed irrigation system modifications. Irrigation Plans shall identify the existing water sources, points of connection, electric service, pumps stations, filters, controllers, and command units, as well as the modified valves, zones, piping and heads. Irrigation component brands shall match existing.
- Tabular data, general notes, landscape details, and other relevant information shall be provided on the plans to meet applicable plan submittal requirements and for complete bidding purposes by prospective contractors.
- Landscape, hardscape, and irrigation notes and details shall be prepared.
- Implement and complete a full QAQC review and revision process of all plans shall be provided.

***Fee (Lump Sum - includes reimbursable expenses) .....\$5,520.80***

#### **5. Phase Submittals, Permit Coordination, & Bid Preparation.**

- Prepare and submit landscape component plans to the engineers to be included in the official project submittals.
- Project submittals shall be provided at the 30%, 60%, 90%, and 100% design development levels. A maximum of 4 plan submittals shall be made, including comment responses and plan revisions.
- Construction Administration (Post Design Services) are not included but can be provided upon request.

***Fee (Lump Sum - includes reimbursable expenses) .....\$1,318.40***

*The undersigned agree to the attached General Conditions and Special Provisions which are incorporated and made a part of this Agreement. Any additional requested services will be addressed in a separate agreement.*

Cotleur & Hearing \_\_\_\_\_  
(Consultant)

\_\_\_\_\_  
(Client)

\_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Aaron Wilbur, PLA  
Partner  
561-406-1011

\_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Stefan Matthes, PE  
Senior Vice President

*Attachments:*

Fee Sheet  
Rate Schedule  
Client Billing Instructions  
General Conditions/Special Provisions  
Lobbyist Registration Notice  
W-9  
Retainer Payment Instructions

PROJECT DESCRIPTION: Tradition Community Development - Living Shoreline and Erosion Stabilization

Lake Littoral and Aquatic Vegetation Planting Plan

PRIME CONSULTANT: Culpepper & Terpening Engineering  
SUB-CONSULTANT CONTACT: Aaron Wilbur, PLA, Partner  
561-406-1011, awilbur@cotleur-hearing.com

Proposal No.: 26-031  
Hourly Rates (Yr): 2026  
Date: 1/25/2026

PROFESSIONAL SERVICES: STAFF HOUR ESTIMATE - LANDSCAPE ARCHITECTURE

WORK TASKS DESCRIPTION	PRINCIPAL LANDSCAPE ARCHITECT		PROJECT MANAGER		SENIOR LANDSCAPE ARCHITECT		LANDSCAPE ARCHITECT		LANDSCAPE DESIGNER		IRRIGATION DESIGNER		GRAPHIC DESIGNER		TASK SUB-TOTAL	REIMBURSABLE EXPENSES	TASK TOTALS
	HOURS	HOURLY RATE	HOURS	HOURLY RATE	HOURS	HOURLY RATE	HOURS	HOURLY RATE	HOURS	HOURLY RATE	HOURS	HOURLY RATE	HOURS	HOURLY RATE			
1.) PROJECT KICK-OFF & PROJECT MEETINGS																	
PROJECT KICK-OFF MEETING	1	\$ 245.00	1	\$ 185.00	4										\$ 1,315.00	\$ 39.45	\$ 1,354.45
PROGRESS, DESIGN REVIEW, & COORDINATION MEETINGS	1														\$ 430.00		\$ 430.00
2.) DATA COLLECTION, SITE INVENTORY, & ANALYSIS																	
DATA COLLECTION & BASE PLAN SETUP (SURVEY FILES PROVIDED BY ENGINEER)			1		3				2		2				\$ 725.00		\$ 725.00
SITE ANALYSIS FIELD REVIEW - DOCUMENT EX. SITE CONDITIONS															\$ 460.00		\$ 460.00
VEGETATION									3						\$ 465.00		\$ 465.00
3.) DESIGN DEVELOPMENT																	
DESIGN COORDINATION WITH PRIME & CLIENT	1														\$ 9,695.00	\$ 290.85	\$ 9,985.85
PRELIM LANDSCAPE DESIGN - LITTORAL AND LIVING SHORELINE DESIGN			1		8		16								\$ 245.00		\$ 245.00
PRELIM LANDSCAPE DESIGN - IRRIGATION MODIFICATION PLANS FOR COMMON SPAC			1								8				\$ 3,665.00		\$ 3,665.00
PRELIM LANDSCAPE DESIGN - LITTORAL ROCK AND HARDSCAPE			1		2		1								\$ 1,305.00		\$ 1,305.00
2D/3D GRAPHIC RENDERINGS													12		\$ 1,655.00		\$ 1,655.00
COST ESTIMATES			1						3						\$ 1,655.00		\$ 1,655.00
DESIGN REVIEW MEETINGS WITH PRIME & CLIENT	1		1				4								\$ 800.00		\$ 800.00
FINAL LANDSCAPE DESIGN					2										\$ 400.00		\$ 400.00
FINAL DESIGN APPROVAL			1												\$ 185.00		\$ 185.00
4.) PLAN PREPARATION & CONSTRUCTION DOCUMENTATION															\$ 5,360.00	\$ 160.80	\$ 5,520.80
CREATE TYP SHEETS, (KEY SHEET, T.O.Q. SPECS, PROJECT LAYOUT SHEET(S))					1										\$ 160.00		\$ 160.00
PREPARE LANDSCAPE PLAN SHEETS			1				2								\$ 1,865.00		\$ 1,865.00
PREPARE LANDSCAPE NOTES & DETAILS					1		2								\$ 730.00		\$ 730.00
IRRIGATION PLAN SHEETS											6				\$ 840.00		\$ 840.00
PREPARE IRRIGATION NOTES & DETAILS															\$ 415.00		\$ 415.00
PREPARE HARDSCAPE NOTES & DETAILS							1				2				\$ 160.00		\$ 160.00
PREPARE FINAL CONSTRUCTION PLANS			1												\$ 725.00		\$ 725.00
COMPLETE QA/QC REVIEW PROCESS	1		2		1										\$ 775.00		\$ 775.00
5.) PHASE SUBMITTALS, PERMIT COORDINATION, & BID PREPARATION															\$ 1,280.00	\$ 38.40	\$ 1,318.40
30% PHASE SUBMITTAL TO PRIME - RESPOND & INCORPORATE COMMENTS			1						1						\$ 320.00		\$ 320.00
60% PHASE SUBMITTAL TO PRIME - RESPOND & INCORPORATE COMMENTS			1						1						\$ 320.00		\$ 320.00
90% PHASE SUBMITTAL TO PRIME - RESPOND & INCORPORATE COMMENTS			1						1						\$ 320.00		\$ 320.00
100% PHASE SUBMITTAL TO PRIME - PREPARE FINAL PLANS																	
Man-Hours	5	\$ 1,225.00	16	\$ 2,960.00	22	\$ 3,520.00	26	\$ 3,900.00	27	\$ 3,645.00	18	\$ 2,520.00	12	\$ 1,500.00	\$ 19,270.00	\$ 578.10	\$ 19,848.10
Fee Check																	
Total Project Costs		\$ 19,848.10															

Scope of Services: Project Description

Preparation of Littoral Planting and Living Shoreline landscape and hardscape designs and plans for the Tradition Community Development District. Plans shall be prepared in conjunction with Culpepper & Terpening, Inc.'s Erosion Repair Plan. Cotleur & Hearing shall prepare full littoral planting plans for the lake located at Tradition Parkway, Community Blvd, and Village Parkway. Prepare detailed planting plans for littoral shelves. Include aquatic tree and palm species to stabilize erosion prone lake banks. Provide design options for limestone cap/rock/rip rap stabilization blended with littoral plantings. Prepare full design plans, notes, details, and cost estimates for submittal, approval, and construction. Any assumed site plan amendments to be provided by the Prime Consultant.



1

Landscape Architects | Land Planners | Environmental Consultants  
1934 Commerce Lane • Suite 1 • Jupiter, Florida • 33458 • Ph 561.747.6336 • Fax 561.747.1377 • Lic.#LC-C000239

### 2026 Rate Schedule - Professional Services

Staff Category	Hourly Rate
Clerical Assistant	\$ 85.00
Administrative Assistant	\$ 85.00
Designer	\$ 100.00
Graphic Designer	\$ 125.00
Senior Graphic Designer	\$ 155.00
Irrigation Designer	\$ 140.00
CADD Technician – Entry Level	\$ 100.00
CADD Technician	\$ 115.00
Senior CADD Technician	\$ 130.00
Landscape Architect – Intern	\$ 100.00
Certified Landscape Inspector	\$ 115.00
Landscape Designer I	\$ 115.00
Landscape Designer II	\$ 135.00
Landscape Architect	\$ 150.00
Senior Landscape Architect	\$ 160.00
Planning Technician	\$ 100.00
Planner I – Land Planner	\$ 125.00
Planner II – Senior Land Planner	\$ 145.00
Planning Project Manager	\$ 165.00
Senior Project Manager	\$ 195.00
GIS Specialist	\$ 110.00
Senior GIS Specialist	\$ 130.00
Client Services Manager	\$ 175.00
Project Manager	\$ 185.00
Principal	\$ 245.00
Expert Witness	\$ 375.00
Arborist	\$ 160.00
Biologist	\$ 120.00
Senior Biologist	\$ 150.00
Environmental Specialist	\$ 135.00
Senior Environmental Specialist	\$ 145.00
Principal Environmental Specialist	\$ 155.00
Field Technician	\$ 110.00

#### Reimbursable Expenses Rate

[Mileage / Travel expenses at the prevailing IRS rate: www.irs.gov](http://www.irs.gov) Copies / Reproductions \*

Postage and handling \*

**Out-of-Pocket / Other Production Expenses** Cost + 10%

\*Charges for monthly expenses billed at a multiplier of 1.10 to cover processing costs

**CLIENT BILLING INSTRUCTIONS  
FOR AGREEMENT FOR PROFESSIONAL SERVICES**

*Please review for accuracy and revise as needed. Client must notify Consultant of any changes to this information within one billing cycle.*

**PROJECT NAME:** \_\_\_\_\_

Client Name: \_\_\_\_\_ Billing Name: \_\_\_\_\_

Client Phone: \_\_\_\_\_ Billing Phone: \_\_\_\_\_

Client Email: \_\_\_\_\_ Billing Email: \_\_\_\_\_

**COMPANY INFORMATION:**

*Original invoice should be addressed as follows:*

Client/Company Name: \_\_\_\_\_

Attention: \_\_\_\_\_

Billing Address: \_\_\_\_\_

\_\_\_\_\_

Email Address: \_\_\_\_\_

Additional Email Address: \_\_\_\_\_

**AGREED UPON BILLING METHOD:** Email

USPS

**INVOICE SUPPORTING DOCUMENTS**

Special Invoice Requirements: \_\_\_\_\_

(Provide details/include copy) \_\_\_\_\_

Project/P.O./Contract Reference Number: \_\_\_\_\_

Comments: \_\_\_\_\_

---

**Payment Options – Please check appropriate box**

**CHECK**

*Note:* Please include our invoice number on the check

**DIRECT DEPOSIT/WIRE TRANSFER**

*Note:* Please reference our project number when setting up the wire transfer. Bank info will be provided upon completion of this form



Client: <sup>37</sup>\_\_\_\_\_



**CHECKS PAYABLE TO: Cotleur & Hearing**

Form **W-9**  
(Rev. March 2024)  
Department of the Treasury  
Internal Revenue Service

**Request for Taxpayer  
Identification Number and Certification**

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give form to the  
requester. Do not  
send to the IRS.

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	<b>1</b> Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) <b>Cotleur &amp; Hearing, Inc.</b>	<b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) <b>N/A</b>  Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) <b>N/A</b>  (Applies to accounts maintained outside the United States.)
	<b>2</b> Business name/disregarded entity name, if different from above. <b>Cotleur &amp; Hearing Landscape Architecture, LLC dba Cotleur &amp; Hearing</b>	
	<b>3a</b> Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only <b>one</b> of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> <b>LLC.</b> Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) <b>S</b> <b>Note:</b> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions)	
	<b>3b</b> If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/>	
	<b>5</b> Address (number, street, and apt. or suite no.). See instructions. <b>1934 Commerce Ln, Ste 1</b>	
<b>6</b> City, state, and ZIP code <b>Jupiter, FL 33458</b>		
<b>7</b> List account number(s) here (optional)		

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

<b>Social security number</b>								
			-				-	
<b>or</b>								
<b>Employer identification number</b>								
4	7	-	1	8	7	7	2	1

**Part II Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person 	Date <b>01/01/2026</b>
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**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**What's New**

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

**GENERAL CONDITIONS** - These general conditions are attached and made part of proposals and agreements for services by Cotleur & Hearing, the Consultant.

**1.0 Standard of Care** - Consultant, providing services under the Agreement, will endeavor to perform in a manner consistent with the degree of care and skill exercised by members of the same profession under similar current circumstances. The consultant cannot guarantee or warranty unseen, unknown, or below grade conditions without proper survey or subsurface investigation. Due to the unpredictable nature of living trees, the consultant cannot warranty the permanent effectiveness of any proposed solution.

**2.0 Ethics Compliance** - Maintaining the highest ethical standards is a primary value of the Consultant. The Consultant will comply with local, county, and state ethics laws including lobbyist registration. Lobbyist registration forms will be completed concurrent with the signing of the Agreement. It will be the Client's responsibility to disclose all Principals' entities related to scope of work to be performed as a part of the Agreement. The Principal, together with the Consultant will provide an original signature on lobbyist registration forms where required. The Client and Principal shall notify the Consultant at such time the conditions of the Lobbyist registration have changed and or when the registration should be withdrawn.

**3.0 Basic Services** - Consultant shall provide the mutually agreed-upon services outlined in the Agreement. Any services not specifically outlined in the Agreement are specifically excluded from the scope of Consultant's services. Consultant assumes no responsibility to perform any services not specifically addressed in the Agreement or any responsibility for other contractor's services performed.

**4.0 Additional Services** - a) If mutually agreed to in writing by the parties, in advance and/or as provided for herein, Consultant will provide additional services, which shall be documented and appended hereto. Additional services are not included as part of the basic scope of services and shall be paid for by Client in addition to the payment for basic services. Payment for additional services shall be in accordance with Consultant's Rate Schedule, as provided for in Section 6.0, Compensation, or as otherwise mutually agreed to by the parties.

b) Notwithstanding the above provisions, additional services that are required to perform time sensitive work efforts may be performed without further authorization unless otherwise stipulated within the special provisions of this agreement. Services performed under this provision shall not exceed 5% of the basic scope of services.

**5.0 Client Responsibilities** - Client shall designate in writing, a person to act as his/her representative with respect to the services to be rendered under the Agreement. Client shall provide all criteria and information required for Consultant to perform services under the Agreement. Client shall provide for access to and make all provisions for Consultant to enter upon public and private property as required to perform services under the Agreement.

**6.0 Compensation** - a) Monthly progress invoices for basic services and additional services will be submitted to Client by Consultant based on percent complete for each project task. Hourly services shall be invoiced based on applicable hourly rates in accordance with the Rate Schedule which is subject to annual adjustment.

b) These invoices are due upon presentation and shall be considered past-due if not paid within thirty (30) calendar days.

c) In order to provide uninterrupted service by Consultant, Client is required to promptly pay submitted invoices. Client shall have a fourteen (14) day review period to request clarification or additional information regarding an invoice. If no request is made during the review period, the invoice is deemed approved, and payment will be made in the full amount of the invoice. If payment in full is not received by Consultant within thirty (30) calendar days, all past due amounts shall bear interest at one and one-half (1.5) percent per month from said thirtieth (30th) day.

d) If Client fails to make payments when due or otherwise breaches the Agreement, Consultant may suspend performance of services with seven (7) days

written notice to Client. Consultant shall have no liability whatsoever to Client for any costs or damages whatsoever as a result of such suspension caused by any breach of the Agreement by Client. Upon payment in full by Client, Consultant may, upon written agreement of both parties, resume services under the Agreement and the time schedule and compensation shall be equitably adjusted to compensate for the period of suspension plus any other reasonable time and expense necessary for Consultant to resume performance.

e) Payment of invoices is in no case subject to unilateral discounting or setoffs by Client and payment is due regardless of suspension or termination of the Agreement by either party.

f) Retainer shall be paid to Consultant by Client prior to commencement of services. This retainer shall be applied to the final invoice for services provided under this Agreement.

**7.0 Permit, Agency, and Application Fees** - Client shall be responsible for and pay all project-related fees including, but not limited to, Lobbyist registration, permitting, filing, recording, inspection, plan review, DRI, PUD, rezoning and impact fees. Any mutually agreed-upon project-related fee up to \$150 may be paid by Consultant and invoiced as a reimbursable expense by Client.

**8.0 Collection Costs** - In the event that any invoice or portion thereof remains unpaid for more than thirty (30) days following the invoice date, Consultant may initiate legal action to enforce the compensation provision of the Agreement. Consultant is entitled to collect any judgment or settlement sums due, reasonable attorney fees, court costs, interest and expenses incurred by Consultant in connection with the collection of any amount due under the Agreement.

**9.0 Reimbursable Expenses** - Project-related expenses such as travel, lodging, per diem, long distance communications, postage, shipping, reproductions, approved subcontracted services and other necessary and customary costs shall be paid to Consultant by Client. These reimbursable expenses shall be compensated at:

- Unit prices per Consultant's Rate Schedule.
- Out-of-pocket / Other Production Expenses billed at a multiplier of 1.10 to cover processing costs.
- Posting of public notice signs: Labor and material costs associated with the posting of public notice signs will be a reimbursable expense.

**10.0 Taxes** - Any government-imposed taxes or fees shall be added to the invoice and paid by Client to Consultant for services under the Agreement.

**11.0 Indemnification** - a) Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Consultant, its officers, directors, employees and independent sub-consultants against all damages, liabilities or costs including reasonable attorney's fees and defense costs, arising out of, or connected with, the Agreement or performance by any of the parties above named of the services under the Agreement, except those damages, liabilities or costs attributed to the negligent acts or negligent failure to act by Consultant.

b) Client agrees that as Client's sole and exclusive remedy, any claim, demand, or suit shall be directed and/or asserted only against Consultant, a Florida corporation, and not against any of Consultant's individual employees, officers, or directors.

c) Client agrees to indemnify the Consultant, its officers, directors, employees and independent sub-consultants against all damages, liabilities or costs arising out of, or in any way connected with, the Agreement or the performance by any of the parties above-named of the services under the Agreement by any third party.

d) Due to the nature of the project, the Client agrees to indemnify the Consultant, its officers, directors, employees and independent sub-consultants and to hold harmless the Client for any and all liability associated with trip and fall claims or cases from the community's residents, visitors, contractors, or staff.

**12.0 Limitation of Liability** - In recognition of the relative risks and benefits of the project to both Client and Consultant, Client agrees to the fullest extent permitted by law, to the limit of Consultant and/or its employees, officers, partners, agents and/or representatives to Client and/or any person and/or entity claiming by and/or through Client for any and all claims, losses, costs, damages or claim's expenses from any cause or causes, including, but not limited to, attorney fees and costs resulting from Consultant's negligent acts, errors and/or omissions. The total liability of Consultant to Client shall in no event exceed \$1,000,000.00.

**13.0 Instruments of Service Ownership** - a) All reports, plans, specifications, electronic files, field data, notes and other documents and instruments prepared by Consultant as the Agreement's instruments of service shall remain the property of Consultant. Consultant shall retain all common law, statutory and other reserved rights, including the copyright thereto.

b) Instruments of service by Consultant are for the sole use of Client and are not to be copied or distributed, in any manner, to a third party, without the express written permission of Consultant. Electronic information or files are for informational purposes only. It is the responsibility of Client to verify the accuracy of the information therein and to hold Consultant harmless for any damages that may result from the use of the information. Client at his own cost shall be responsible for validating any and all electronic information provided. Electronic information including but not limited to the consultants' design files, illustrative graphics and/or design details shall not be distributed or used for any purpose without the consultant's written permission. This provision shall apply to the client and any other consultant working for or with the client.

**14.0 Governing Law** - Client and Consultant agree that the Agreement and any legal actions concerning said Agreement shall be governed by the State of Florida laws.

**15.0 Mediations/Dispute Resolution** - a) To resolve any conflicts which might arise during the performance of Consultant's services under the Agreement, or during the construction of the Project, and/or following the completion of the project, Client and Consultant agree that all disputes, pertaining to the performance of services by Consultant, shall be first submitted to non-binding mediation. Failure by any party to fully comply with the pre-suit mediation provision shall, upon finding by a court and/or jury, constitute a waiver of this condition precedent. The fees and/or costs of mediation shall be equally borne by the parties to the Agreement.

b) In the event of litigation, disputes shall be resolved in the circuit court of the Florida County in which the Project is located under the Agreement. The prevailing party in such litigation shall be entitled to recover from the non-prevailing party all reasonable attorney fees, taxable court costs, expert witness fees and costs, demonstrative evidence costs, and such other reasonable fees and/or costs generally associated with the litigation of such matters, as determined upon hearing, post-trial, by the court.

c) Irrespective of any contract provision or obligation of either party hereunder pursuant to contract or agreement with person(s) and/or entity (ies) not specifically named Herein, Consultant shall not be obligated to participate in, nor be a named party in, any arbitration proceeding without the express written consent of Consultant.

**16.0 Delays** - a) In the event the project under the Agreement is delayed for a period of more than fifteen (15) calendar days by any act or omission by Client or any other causes beyond Consultant's exclusive control, Client agrees that Consultant is not responsible for any and all damages arising directly or indirectly from such delays. In addition, if the delays resulting from any such causes increase the cost or time requires by Consultant to perform its services in an orderly and efficient manner, Consultant shall be entitled to an equitable adjustment in schedule and/or compensation prior to re-commencing work on the project.

b) Client recognizes and agrees that factors both within and without Consultant's control may delay the work performance, permit issuance, design and

construction of the project. Client agrees that it shall not be entitled to any claim for damages due to hindrances or delays from any cause whatsoever including, but not limited to: the production of contract documents; review of documents by any government agency; issuance of permits from any government agency; beginning or completion of construction; or performance of any task of the work pursuant to the agreement. Permitting is a regulatory function and Consultant does not guarantee issuance of any permit. Agency reviews and permitting are deemed "factors" outside Consultant's control.

**17.0 Termination** - The Agreement and the obligation to provide further services under the Agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. The Consultant shall have the right to terminate this Agreement for Consultant's convenience and without cause upon giving the Client seven (7) days written notice. In the event of termination of the Agreement by either party, Client shall within fifteen (15) calendar days of termination, pay Consultant for all services rendered to date, all reimbursable costs and termination expenses incurred by Consultant up to the date of termination, in accordance with the payment provisions of the Agreement. The Client may also terminate the agreement for the Client's convenience with (7) days written notice. Notice must be provided on a work day, and not delivered on a weekend or holiday. The Client will be responsible for all costs incurred prior to and during the (7) day notice period.

**18.0 Renegotiation of Fees** - Consultant reserves the right to renegotiate fixed fees to reflect changes in price indices and pay scales applicable to project periods.

**19.0 Construction Phase** - Construction phase Services are not included unless specifically provided for in the Special Provisions. Construction Phase Services include but are not limited to cost estimates to support surety, site visits, shop drawing review, requests for information, certification letters and similar services. Consultant shall not, during any site visits or as a result of observing Contractor's (s') work in progress, supervise, manage, direct or have control over Contractor's (s') work. Nor shall Consultant have any authority or responsibility for the means, methods, techniques, sequences, or procedures of construction selected by Contractor(s) for safety precautions and programs incident to the work of Contractor(s) or for any failure of Contractor(s) to comply with laws, rules, regulations, ordinances, codes, or orders applicable to Contractor(s) furnishing and performing its work. Consultant can neither guarantee the performance of the construction contracts by Contractor(s) nor assume any responsibility for Contractor's (s') failure to finish and perform its work in accordance with the contract documents.

**19.1 Certification Limitation Notice** - In the event that the Client chooses not to retain Cotleur & Hearing Landscape Architects LLC for post-design construction administration services and subsequently requests a Landscape Architects Certification, the Client is hereby notified that such certification will be subject to limitations as discussed in the "Landscape Architects Certification Limitation Rider", provided as applicable. The Client acknowledges and accepts that the certification will only cover visible and observable aspects of the landscape as of the time of certification, and any work activities or conditions not observed during the construction phase may not be certified. The Rider outlines the specific terms and conditions related to this limitation, and the Client's signature on this contract signifies their understanding and acceptance of these terms. Furthermore, an executed Rider will be required prior to the issuance of the Landscape Architects Certification where construction administration services have not been provided throughout the duration of the construction process.

**20.0 Successors and Assigns** - Neither party to the Agreement shall transfer, sublet, or assign any rights under or interest in the Agreement (including, but without limitation, monies that may become due or monies that are due) without the prior written consent of the other party. Subcontracting to subconsultants normally contemplated by Consultant shall not be considered as an assignment for purposes of the Agreement. - **END OF DOCUMENT**

#### Lobbyist Registration Notice

It is a primary value of Cotleur & Hearing to maintain compliance with applicable county and municipal ethics laws. CH has adopted a practice of registering clients (principals) for projects which meet the lobbyist registration criteria. Once this Service Agreement is fully executed, Cotleur & Hearing will electronically complete and submit the mandatory lobbyist registration forms and pay their \$25 fee. Once the county/municipality processes our forms, an e-mail will be sent to you to authorize our lobbyist registration request. If by the third e-mail they do not receive your response, the request will be invalid and the \$25 fee forfeited. Therefore, it is important you respond promptly to their authorization e-mail.

**For Additional Information Please Visit:**

[http://discover.pbcgov.org/legislativeaffairs/Pages/Lobbying\\_Regulations.aspx](http://discover.pbcgov.org/legislativeaffairs/Pages/Lobbying_Regulations.aspx)

## **Retainer Payment Instructions Due Upon Receipt**

January 25, 2026

Stefan Matthes, PE  
Senior Vice President  
Culpepper and Terpening, Inc.  
2980 South 25th St., Fort Pierce, FL, 34981  
smatthes@ct-eng.com@ct-eng.com  
772-464-3537 x\*114

**Retainer, payable upon execution of this Agreement:** No Retainer Required

Project will commence upon receipt of the signed Agreement and current amount due. Payment may be remitted via check or ACH payment. Please reference **"Retainer"** and **Proposal Number** on remittance. Please remit payment to:

**ACH Information:**

BankUnited  
Routing: 267090594  
Account: 9853314632

**Mail or overnight to:**

Cotleur & Hearing  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458

**Contact with questions:**

Sandra Bruorton  
[sbruorton@cotleur-hearing.com](mailto:sbruorton@cotleur-hearing.com)  
561-747-6336 x104

**To:** Board of Supervisors

**From:** B. Frank Sakuma, Jr. CDM, District Manager

**Date:** January 26, 2026

**Board Meeting Date:** February 4, 2026

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**SUBJECT**

Consideration of Quote #12051 – Stormwater Drainage Improvements Tradition Parkway.

**STAFF RECOMMENDATION**

District staff recommends approval of Quote #12051 for stormwater drainage improvements within the District. Staff finds the proposed scope of work and pricing to be reasonable and necessary to address localized drainage deficiencies and to improve the overall performance of the stormwater system. Accordingly, staff recommends that the Board of Supervisors approve the quote and authorize staff to proceed with the work as proposed.

**GENERAL INFORMATION**

The District has identified recurring drainage and surface water issues along portions of Tradition Parkway, including areas where positive drainage toward existing stormwater infrastructure is not consistently achieved. These conditions can result in ponding water adjacent to sidewalks and roadways and may contribute to long-term maintenance concerns. The attached quote, submitted by Complete Property Maintenance, proposes stormwater drainage improvements in multiple phases. The scope of work includes removal and replacement of sod, installation of channel drains, connection to existing drainage infrastructure, regrading to establish positive drainage, installation of drainage structures, creation of natural swales, and restoration of disturbed areas. The work is intended to improve conveyance of stormwater toward existing systems and reduce surface water accumulation.

**DISTRICT LEGAL COUNSEL REVIEW**

District Legal Counsel will assist in drafting an agreement as directed by the Board.

**FUNDING REVIEW**

The total cost associated with Quote #12051 is **\$65,100.00**. Funding for this work will be provided from the **Stormwater Maintenance** budget. Sufficient funds are available within the current fiscal year budget to accommodate this expense.



# Quote: #12051 - Tradition Master

**Tradition Master**

**Authorized Signer**

youremail@domain.com

Reference: 20260121-215343133

Quote created: January 21, 2026

Quote expires: January 16, 2027

Quote created by:

lewisa@cpmlawn.com

**Job Location:****Proposal Photos:****Job Description:**

## Scope of Work

Location: Tradition Parkway (attached map phases 1-3); Community Blvd between Rowley and Academic

## Phase 1:

- Remove sod and dirt along north side of sidewalk (500 LF)
- Install 500 LF channel drain along north side of sidewalk
- Excavate existing drainage system that ties into storm drain system
- Connect channel drain to existing drainage system
- \*\*\*There is a possibility of collapsed corrugated pipe in the existing drainage system -- not included is completely overhauling the existing drainage system. Minor repairs and connections is included. Client will be notified in the event of major repair or collapse\*\*\*
- Regrade area nearing existing drainage system to have positive slope toward street, creating a natural swale toward storm drain
- Regrade entire length of drain to ensure appropriate fall towards/in channel drain. Resod location after installation

## Phase 2:

- Create flumes at each low point between sidewalks then toward street
- Flumes will create using medium river rock
- Regrade entire area to ensure positive slope toward roadway

## Phase 3

- Regrade entire area roughly 4000 sq ft to have positive fall towards street
- Bring down grade beneath sidewalk, with positive slope toward street
- Natural swales with sod will be create to help assist water toward street/storm drains

Community Blvd between Rowley and Academic

- Add (1) 12" drain box in low spots at both locations
- Connect to existing drainage system



Products & Services

Item & Description	Quantity	Unit Price	Total
U Channel Drain (500 LF) U Channel Drain (500 LF)	500	\$28.50	\$14,250.00
Phase 2 Installation Phase 2 Installation	1	\$5,500.00	\$5,500.00
Community Blvd Installation Community Blvd Installation	1	\$1,410.00	\$1,410.00
SOD - Pallet SOD - Pallet	4	\$650.00	\$2,600.00
DEBRIS REMOVAL (LANDSCAPE) - CY DEBRIS REMOVAL (LANDSCAPE) - CY	10	\$55.00	\$550.00
NDS 12 Inch Drain Box NDS 12 Inch Drain Box	2	\$95.00	\$190.00
Phase 1 Installation Phase 1 Installation	1	\$27,000.00	\$27,000.00
River Rock (3-5 inch -- CY) River Rock (3-5 inch -- CY)	4	\$700.00	\$2,800.00
Misc Drainage Fittings Misc Drainage Fittings	1	\$1,600.00	\$1,600.00
Phase 3 Installation Phase 3 Installation	1	\$4,000.00	\$4,000.00
SOD - Pallet SOD - Pallet	8	\$650.00	\$5,200.00
One-time subtotal			\$65,100.00
Total			\$65,100.00
Total contract value			\$65,100.00

## Purchase terms

## Signature

Choose a profile to start the e-signature process.

### Authorized Signer

youremail@domain.com

[ sig|req|signer1 ]

## Questions? Contact me



lewisa@cpmlawn.com

**OTHER SPECIFICATIONS:** Contractor is responsible to call Sunshine line locations. Contractor is not responsible for any underground utilities not marked, improperly marked, or that cannot reasonably be avoided due to limited access, shallow depth, entanglement in roots, or other unforeseen site conditions. Any private lines are the customers responsibility to locate. Any and all permits to be obtained shall remain the responsibility of the HOA or homeowner. Although Contractor will use due care, Contractor is not responsible for plants, bushes, shrubs, hedges, signs, lawn ornaments, etc. that are around trees that are being installed, trimmed, or removed. Any damages must be inspected by the contractor for repair before compensation will be made. This proposal may be withdrawn by CPM if not accepted within 30 days.

**PLANT WARRANTY:** Trees and plants installed by Contractor have a 6 month warranty, not including labor. Warranty is a one-time replacement of the original plant. Excluding damages done by Contractor, warranty does not cover trees or plants damaged by slugs/animals, vandalism, acts of god, irrigation issues, chemical application, and transplanted trees or shrubs. Warranty does not cover trees or plants capable of recovering, sod, annuals, and plants in containers.

**ACKNOWLEDGEMENT:** By signing below, you agree the above prices, specifications and conditions are satisfactory and hereby accepted. We are authorized to do work as specified. Payment will be made according to terms.

**CONFLICT DISCLOSURE:** Complete Property Maintenance and Campbell Property Management have mutual ownership

**To:** Board of Supervisors  
**From:** B. Frank Sakuma, Jr. CDM, District Manager  
**Date:** January 26, 2026

**Board Meeting Date:** February 4, 2026

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**SUBJECT**

Consideration of Agreement for Underwriting Services Tradition Community Development District No. 1 Irrigation Utility Bonds

**STAFF RECOMMENDATION**

District staff recommends approval of the Agreement for Underwriting Services with MBS Capital Markets, LLC in connection with the proposed issuance of bonds for improvements to the Tradition Irrigation Utility system. Staff finds the agreement to be consistent with customary market practices for municipal bond financings and recommends that the Board of Supervisors approve the agreement and authorize execution thereof.

**GENERAL INFORMATION**

The attached Agreement for Underwriting Services provides for the engagement of MBS Capital Markets, LLC to serve as underwriter, in a non-fiduciary capacity, for the proposed issuance of bonds to finance improvements and/or modifications to the District's irrigation utility system. Under the terms of the agreement, the underwriter will provide services related to the structuring, marketing, rating strategy, preparation of offering documents, investor outreach, and closing of the bond issuance. Compensation to the underwriter is contingent upon the successful sale and delivery of the bonds, with an underwriting fee equal to the greater of two percent (2%) of the par amount of bonds issued or \$50,000.

**DISTRICT LEGAL COUNSEL REVIEW**

District Legal Counsel will assist with preparation and review of related bond documents in connection with the proposed issuance.

**FUNDING REVIEW**

All fees and expenses associated with the Agreement for Underwriting Services will be paid from **bond proceeds** related to the issuance for the **Tradition Irrigation Utility**. No operating or maintenance funds of the District will be utilized for this expense.

**AGREEMENT FOR UNDERWRITING SERVICES  
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1**

February 4, 2026

Board of Supervisors  
Tradition Community Development District No. 1

Dear Supervisors:

MBS Capital Markets, LLC (the "Underwriter") offers to enter into this agreement (the "Agreement") with Tradition Community Development District No. 1 (the "District") which, upon your acceptance of this offer, will be binding upon the District and the Underwriter. This agreement relates to the proposed issuance of bonds (the "Bonds") to construct certain improvements and/or modifications to its irrigation utility system. This Agreement will cover the engagement for the Bonds and will be supplemented for future bond issuances as may be applicable.

1. **Scope of Services:** MBS intends to serve as the underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.

- Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
- Preparation of rating strategies and presentations related to the issue being underwritten.
- Preparations for and assistance with investor "road shows," if any, and investor discussions related to the issue being underwritten.
- Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
- Assistance in the preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
- Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
- Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
- Preparation of post-sale reports for the issue, if any.
- Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

2. **Fees:** The Underwriter will be responsible for its own out-of-pocket expenses other than the fees and disbursements of underwriter's counsel which fees shall be paid from the proceeds of the Bonds. Any fees payable to the Underwriter will be contingent upon the successful sale and delivery or placement of the Bonds. The underwriting fee for the sale or placement of the Bonds will be the greater of 2% of the par amount of Bonds issued or \$50,000.
3. **Termination:** Both the District and the Underwriter will have the right to terminate this Agreement without cause upon 90 days written notice to the non-terminating party.
4. **Purchase Contract:** At or before such time as the District gives its final authorization for the Bonds, the Underwriter and its counsel will deliver to the District a purchase or placement contract (the "Purchase Contract") detailing the terms of the Bonds.
5. **Notice of Meetings:** The District shall provide timely notice to the Underwriter for all regular and special meetings of the District. The District will provide, in writing, to the Underwriter, at least one week prior to any meeting, except in the case of an emergency meeting for which the notice time shall be the same as that required by law for the meeting itself, of matters and items for which it desires the Underwriter's input.
6. **Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17.** The Municipal Securities Rulemaking Board's Rule G-17 requires underwriters to make certain disclosures to issuers in connection with the issuance of municipal securities. Those disclosures are attached hereto as "Exhibit A." By execution of this Agreement, you are acknowledging receipt of the same. If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the Issuer's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate. It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

This Agreement shall be effective upon your acceptance hereof and shall remain effective until such time as the Agreement has been terminated in accordance with Section 3 hereof.

We are required to seek your acknowledgement that you have received the disclosures referenced herein and attached hereto as Exhibit A. By execution of this agreement, you are acknowledging receipt of the same.

Sincerely,

**MBS Capital Markets, LLC**



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Brett Sealy  
Managing Partner

Approved and Accepted By:

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Title:

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Date:

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## **EXHIBIT A**

### **Disclosures Concerning the Underwriter's Role**

- (i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- (ii) The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters has financial and other interests that differ from those of the District.
- (iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the District under the federal securities laws and are, therefore, is required by federal law to act in the best interests of the District without regard to their own financial or other interests.
- (iv) The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
- (v) The underwriter will review the official statement for the Bonds in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.

### **Disclosure Concerning the Underwriter's Compensation**

The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

### **Conflicts of Interest**

The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.



**Payments to or from Third Parties.** There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

**Profit-Sharing with Investors.** There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

**Credit Default Swaps.** There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

**Retail Order Periods.** For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

**Dealer Payments to District Personnel.** Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

### **Disclosures Concerning Complex Municipal Securities Financing**

Since the Underwriter has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

## MEMORANDUM

**FROM:** Kutak Rock LLP  
**TO:** Board of Supervisors  
**DATE:** February 4, 2026

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Subject: Resolution Adopting Service Animal Policy

### Staff Recommendation

Staff recommends the Board adopt the Resolution Adopting Service Animal Policy.

### General Information

This resolution adopts service animal policies, which are attached to the resolution as Exhibit A. The policies prohibit are tied to federal regulation promulgated under the Americans with Disabilities Act.

### District Legal Counsel Review

The District's attorneys prepared by this Resolution.

### Funding Review

This Resolution is not expected to affect the District's financial condition.

## **RESOLUTION 2026-14**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 ADOPTING POLICIES FOR THE USE OF SERVICE ANIMALS IN PUBLIC ACCOMMODATIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 1 (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in St. Lucie County, Florida; and

**WHEREAS**, the District’s infrastructure has been or will be constructed in accordance with the District’s purpose and improvement plan and is a place of public accommodation; and

**WHEREAS**, Chapter 413, *Florida Statutes*, requires a place of public accommodation to modify its policies, practices, and procedures to permit use of a service animal by an individual with a disability; and

**WHEREAS**, the Board of Supervisors (the “Board”) finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution a service animal policy, attached hereto as **Exhibit A** and incorporated herein by this reference (the “Service Animal Policy”), for immediate use and application; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt by resolution the Service Animal Policy contained in Exhibit A.

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

**SECTION 1.** The above stated recitals are true and correct and are hereby incorporated herein by reference.

**SECTION 2.** The attached Service Animal Policy is hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Service Animal Policy shall stay in full force and effect until such time as the Board may amend them. The Board reserves the right to approve such amendments by motion.

**SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 1**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:**    Service Animal Policy

## **EXHIBIT A**

### **TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 (THE “DISTRICT”) SERVICE ANIMAL POLICY**

Dogs or other pets (with the exception of “Service Animal(s)”) trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, amenity buildings (offices, social halls and fitness center), pools, tennis courts, basketball courts, playgrounds, and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

## **RESOLUTION 2026-14**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 2 ADOPTING POLICIES FOR THE USE OF SERVICE ANIMALS IN PUBLIC ACCOMMODATIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 2 (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in St. Lucie County, Florida; and

**WHEREAS**, the District’s infrastructure has been or will be constructed in accordance with the District’s purpose and improvement plan and is a place of public accommodation; and

**WHEREAS**, Chapter 413, *Florida Statutes*, requires a place of public accommodation to modify its policies, practices, and procedures to permit use of a service animal by an individual with a disability; and

**WHEREAS**, the Board of Supervisors (the “Board”) finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution a service animal policy, attached hereto as **Exhibit A** and incorporated herein by this reference (the “Service Animal Policy”), for immediate use and application; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt by resolution the Service Animal Policy contained in Exhibit A.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 2:**

**SECTION 1.** The above stated recitals are true and correct and are hereby incorporated herein by reference.

**SECTION 2.** The attached Service Animal Policy is hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Service Animal Policy shall stay in full force and effect until such time as the Board may amend them. The Board reserves the right to approve such amendments by motion.

**SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 2**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:**    Service Animal Policy



## **EXHIBIT A**

### **TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 2 (THE “DISTRICT”) SERVICE ANIMAL POLICY**

Dogs or other pets (with the exception of “Service Animal(s)”) trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, amenity buildings (offices, social halls and fitness center), pools, tennis courts, basketball courts, playgrounds, and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

## **RESOLUTION 2026-14**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 3 ADOPTING POLICIES FOR THE USE OF SERVICE ANIMALS IN PUBLIC ACCOMMODATIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 3 (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in St. Lucie County, Florida; and

**WHEREAS**, the District’s infrastructure has been or will be constructed in accordance with the District’s purpose and improvement plan and is a place of public accommodation; and

**WHEREAS**, Chapter 413, *Florida Statutes*, requires a place of public accommodation to modify its policies, practices, and procedures to permit use of a service animal by an individual with a disability; and

**WHEREAS**, the Board of Supervisors (the “Board”) finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution a service animal policy, attached hereto as **Exhibit A** and incorporated herein by this reference (the “Service Animal Policy”), for immediate use and application; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt by resolution the Service Animal Policy contained in Exhibit A.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 3:**

**SECTION 1.** The above stated recitals are true and correct and are hereby incorporated herein by reference.

**SECTION 2.** The attached Service Animal Policy is hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Service Animal Policy shall stay in full force and effect until such time as the Board may amend them. The Board reserves the right to approve such amendments by motion.

**SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 3**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:**    Service Animal Policy

## **EXHIBIT A**

### **TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 3 (THE “DISTRICT”) SERVICE ANIMAL POLICY**

Dogs or other pets (with the exception of “Service Animal(s)”) trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, amenity buildings (offices, social halls and fitness center), pools, tennis courts, basketball courts, playgrounds, and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

## **RESOLUTION 2026-14**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 4 ADOPTING POLICIES FOR THE USE OF SERVICE ANIMALS IN PUBLIC ACCOMMODATIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 4 (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in St. Lucie County, Florida; and

**WHEREAS**, the District’s infrastructure has been or will be constructed in accordance with the District’s purpose and improvement plan and is a place of public accommodation; and

**WHEREAS**, Chapter 413, *Florida Statutes*, requires a place of public accommodation to modify its policies, practices, and procedures to permit use of a service animal by an individual with a disability; and

**WHEREAS**, the Board of Supervisors (the “Board”) finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution a service animal policy, attached hereto as **Exhibit A** and incorporated herein by this reference (the “Service Animal Policy”), for immediate use and application; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt by resolution the Service Animal Policy contained in Exhibit A.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 4:**

**SECTION 1.** The above stated recitals are true and correct and are hereby incorporated herein by reference.

**SECTION 2.** The attached Service Animal Policy is hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Service Animal Policy shall stay in full force and effect until such time as the Board may amend them. The Board reserves the right to approve such amendments by motion.

**SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 4**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:**    Service Animal Policy

## **EXHIBIT A**

### **TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 4 (THE “DISTRICT”) SERVICE ANIMAL POLICY**

Dogs or other pets (with the exception of “Service Animal(s)”) trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, amenity buildings (offices, social halls and fitness center), pools, tennis courts, basketball courts, playgrounds, and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.



## **RESOLUTION 2026-14**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5 ADOPTING POLICIES FOR THE USE OF SERVICE ANIMALS IN PUBLIC ACCOMMODATIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 5 (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in St. Lucie County, Florida; and

**WHEREAS**, the District’s infrastructure has been or will be constructed in accordance with the District’s purpose and improvement plan and is a place of public accommodation; and

**WHEREAS**, Chapter 413, *Florida Statutes*, requires a place of public accommodation to modify its policies, practices, and procedures to permit use of a service animal by an individual with a disability; and

**WHEREAS**, the Board of Supervisors (the “Board”) finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution a service animal policy, attached hereto as **Exhibit A** and incorporated herein by this reference (the “Service Animal Policy”), for immediate use and application; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt by resolution the Service Animal Policy contained in Exhibit A.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5:**

**SECTION 1.** The above stated recitals are true and correct and are hereby incorporated herein by reference.

**SECTION 2.** The attached Service Animal Policy is hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Service Animal Policy shall stay in full force and effect until such time as the Board may amend them. The Board reserves the right to approve such amendments by motion.

**SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 5**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Service Animal Policy

## **EXHIBIT A**

### **TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5 (THE “DISTRICT”) SERVICE ANIMAL POLICY**

Dogs or other pets (with the exception of “Service Animal(s)”) trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, amenity buildings (offices, social halls and fitness center), pools, tennis courts, basketball courts, playgrounds, and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

## **RESOLUTION 2026-14**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 6 ADOPTING POLICIES FOR THE USE OF SERVICE ANIMALS IN PUBLIC ACCOMMODATIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 6 (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in St. Lucie County, Florida; and

**WHEREAS**, the District’s infrastructure has been or will be constructed in accordance with the District’s purpose and improvement plan and is a place of public accommodation; and

**WHEREAS**, Chapter 413, *Florida Statutes*, requires a place of public accommodation to modify its policies, practices, and procedures to permit use of a service animal by an individual with a disability; and

**WHEREAS**, the Board of Supervisors (the “Board”) finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution a service animal policy, attached hereto as **Exhibit A** and incorporated herein by this reference (the “Service Animal Policy”), for immediate use and application; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt by resolution the Service Animal Policy contained in Exhibit A.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 6:**

**SECTION 1.** The above stated recitals are true and correct and are hereby incorporated herein by reference.

**SECTION 2.** The attached Service Animal Policy is hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Service Animal Policy shall stay in full force and effect until such time as the Board may amend them. The Board reserves the right to approve such amendments by motion.

**SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 6**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:**    Service Animal Policy

## **EXHIBIT A**

### **TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 6 (THE “DISTRICT”) SERVICE ANIMAL POLICY**

Dogs or other pets (with the exception of “Service Animal(s)”) trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, amenity buildings (offices, social halls and fitness center), pools, tennis courts, basketball courts, playgrounds, and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

## **RESOLUTION 2026-14**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7 ADOPTING POLICIES FOR THE USE OF SERVICE ANIMALS IN PUBLIC ACCOMMODATIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 7 (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in St. Lucie County, Florida; and

**WHEREAS**, the District’s infrastructure has been or will be constructed in accordance with the District’s purpose and improvement plan and is a place of public accommodation; and

**WHEREAS**, Chapter 413, *Florida Statutes*, requires a place of public accommodation to modify its policies, practices, and procedures to permit use of a service animal by an individual with a disability; and

**WHEREAS**, the Board of Supervisors (the “Board”) finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution a service animal policy, attached hereto as **Exhibit A** and incorporated herein by this reference (the “Service Animal Policy”), for immediate use and application; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt by resolution the Service Animal Policy contained in Exhibit A.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7:**

**SECTION 1.** The above stated recitals are true and correct and are hereby incorporated herein by reference.

**SECTION 2.** The attached Service Animal Policy is hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Service Animal Policy shall stay in full force and effect until such time as the Board may amend them. The Board reserves the right to approve such amendments by motion.

**SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 7**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:**    Service Animal Policy



## **EXHIBIT A**

### **TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7 (THE “DISTRICT”) SERVICE ANIMAL POLICY**

Dogs or other pets (with the exception of “Service Animal(s)”) trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, amenity buildings (offices, social halls and fitness center), pools, tennis courts, basketball courts, playgrounds, and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

## **RESOLUTION 2026-14**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8 ADOPTING POLICIES FOR THE USE OF SERVICE ANIMALS IN PUBLIC ACCOMMODATIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 8 (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in St. Lucie County, Florida; and

**WHEREAS**, the District’s infrastructure has been or will be constructed in accordance with the District’s purpose and improvement plan and is a place of public accommodation; and

**WHEREAS**, Chapter 413, *Florida Statutes*, requires a place of public accommodation to modify its policies, practices, and procedures to permit use of a service animal by an individual with a disability; and

**WHEREAS**, the Board of Supervisors (the “Board”) finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution a service animal policy, attached hereto as **Exhibit A** and incorporated herein by this reference (the “Service Animal Policy”), for immediate use and application; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt by resolution the Service Animal Policy contained in Exhibit A.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8:**

**SECTION 1.** The above stated recitals are true and correct and are hereby incorporated herein by reference.

**SECTION 2.** The attached Service Animal Policy is hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Service Animal Policy shall stay in full force and effect until such time as the Board may amend them. The Board reserves the right to approve such amendments by motion.

**SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 8**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Service Animal Policy

## **EXHIBIT A**

### **TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8 (THE “DISTRICT”) SERVICE ANIMAL POLICY**

Dogs or other pets (with the exception of “Service Animal(s)”) trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, amenity buildings (offices, social halls and fitness center), pools, tennis courts, basketball courts, playgrounds, and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

## **RESOLUTION 2026-14**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9 ADOPTING POLICIES FOR THE USE OF SERVICE ANIMALS IN PUBLIC ACCOMMODATIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 9 (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in St. Lucie County, Florida; and

**WHEREAS**, the District’s infrastructure has been or will be constructed in accordance with the District’s purpose and improvement plan and is a place of public accommodation; and

**WHEREAS**, Chapter 413, *Florida Statutes*, requires a place of public accommodation to modify its policies, practices, and procedures to permit use of a service animal by an individual with a disability; and

**WHEREAS**, the Board of Supervisors (the “Board”) finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution a service animal policy, attached hereto as **Exhibit A** and incorporated herein by this reference (the “Service Animal Policy”), for immediate use and application; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt by resolution the Service Animal Policy contained in Exhibit A.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9:**

**SECTION 1.** The above stated recitals are true and correct and are hereby incorporated herein by reference.

**SECTION 2.** The attached Service Animal Policy is hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Service Animal Policy shall stay in full force and effect until such time as the Board may amend them. The Board reserves the right to approve such amendments by motion.

**SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 9**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:**    Service Animal Policy

## **EXHIBIT A**

### **TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9 (THE “DISTRICT”) SERVICE ANIMAL POLICY**

Dogs or other pets (with the exception of “Service Animal(s)”) trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, amenity buildings (offices, social halls and fitness center), pools, tennis courts, basketball courts, playgrounds, and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

## **RESOLUTION 2026-14**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10 ADOPTING POLICIES FOR THE USE OF SERVICE ANIMALS IN PUBLIC ACCOMMODATIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 10 (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in St. Lucie County, Florida; and

**WHEREAS**, the District’s infrastructure has been or will be constructed in accordance with the District’s purpose and improvement plan and is a place of public accommodation; and

**WHEREAS**, Chapter 413, *Florida Statutes*, requires a place of public accommodation to modify its policies, practices, and procedures to permit use of a service animal by an individual with a disability; and

**WHEREAS**, the Board of Supervisors (the “Board”) finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution a service animal policy, attached hereto as **Exhibit A** and incorporated herein by this reference (the “Service Animal Policy”), for immediate use and application; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt by resolution the Service Animal Policy contained in Exhibit A.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10:**

**SECTION 1.** The above stated recitals are true and correct and are hereby incorporated herein by reference.

**SECTION 2.** The attached Service Animal Policy is hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Service Animal Policy shall stay in full force and effect until such time as the Board may amend them. The Board reserves the right to approve such amendments by motion.

**SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.



**PASSED AND ADOPTED** this 4<sup>th</sup> day of February, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 10**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:**    Service Animal Policy

## **EXHIBIT A**

### **TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10 (THE “DISTRICT”) SERVICE ANIMAL POLICY**

Dogs or other pets (with the exception of “Service Animal(s)”) trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, amenity buildings (offices, social halls and fitness center), pools, tennis courts, basketball courts, playgrounds, and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

## **RESOLUTION 2026-14**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11 ADOPTING POLICIES FOR THE USE OF SERVICE ANIMALS IN PUBLIC ACCOMMODATIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 11 (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in St. Lucie County, Florida; and

**WHEREAS**, the District’s infrastructure has been or will be constructed in accordance with the District’s purpose and improvement plan and is a place of public accommodation; and

**WHEREAS**, Chapter 413, *Florida Statutes*, requires a place of public accommodation to modify its policies, practices, and procedures to permit use of a service animal by an individual with a disability; and

**WHEREAS**, the Board of Supervisors (the “Board”) finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution a service animal policy, attached hereto as **Exhibit A** and incorporated herein by this reference (the “Service Animal Policy”), for immediate use and application; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt by resolution the Service Animal Policy contained in Exhibit A.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11:**

**SECTION 1.** The above stated recitals are true and correct and are hereby incorporated herein by reference.

**SECTION 2.** The attached Service Animal Policy is hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Service Animal Policy shall stay in full force and effect until such time as the Board may amend them. The Board reserves the right to approve such amendments by motion.

**SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 11**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:**    Service Animal Policy

## **EXHIBIT A**

### **TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11 (THE “DISTRICT”) SERVICE ANIMAL POLICY**

Dogs or other pets (with the exception of “Service Animal(s)”) trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, amenity buildings (offices, social halls and fitness center), pools, tennis courts, basketball courts, playgrounds, and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

## MEMORANDUM

**FROM:** Kutak Rock LLP  
**TO:** Board of Supervisors  
**DATE:** February 4, 2026

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Subject: Resolution Adopting Pond Use Policies

### Staff Recommendation

Staff recommends the Board adopt the Resolution Adopting Pond Use Policies.

### General Information

This resolution adopts pond use policies, which are attached to the resolution as Exhibit A. The policies prohibit recreational and other activities in stormwater ponds, including swimming, wading, construction of docks and other structures, releasing wildlife, etc.

The policies do, however, permit certain recreational activities in certain specified ponds. The permitted recreational activities include fishing and model boating. The ponds where these two activities are permitted are depicted in Exhibit 1 to the policies.

### District Legal Counsel Review

The District's attorneys prepared by this Resolution.

### Funding Review

This Resolution is not expected to affect the District's financial condition.

## RESOLUTION 2026-15

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 ADOPTING POLICIES FOR THE USE OF STORMWATER PONDS WITHIN THE BOUNDARIES OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 1 (“**District No. 1**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, (the “**Act**”) being situated in St. Lucie County, Florida; and

**WHEREAS**, the Act authorizes District No. 1 to adopt resolutions as may be necessary for the conduct of District No. 1 business; and

**WHEREAS**, Tradition Community Development District Nos. 2-11 (collectively, the “**Districts**”) entered into that certain *Amended and Restated District Development Interlocal Agreement*, dated April 8, 2008 (the “**Agreement**”) with District No. 1; and

**WHEREAS**, pursuant to Section 5.03(c) of the Agreement, the Districts delegated District No. 1 the power and authority to develop “rules, regulations, policies and procedures” related to the use of Community O&M Infrastructure, including stormwater tracts and improvements (the “**Stormwater Ponds**”) within the boundaries of the Districts.

**WHEREAS**, District No. 1’s Board of Supervisors (“**Board**”) finds that it is in the best interests of the Districts to adopt by resolution policies regarding the use of Stormwater Ponds (the “**Pond Use Policy**”) for immediate use and application.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1:**

**SECTION 1.** The Pond Use Policy, attached hereto as **Exhibit A**, is hereby adopted pursuant to this Resolution and shall remain in full force and effect until such time as the Board may amend such policy. This Resolution shall supersede those prior rules adopted pursuant to Resolution 2019-11

**SECTION 2.** If any provision or part of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 1**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Pond Use Policy



## EXHIBIT A

### Tradition Community Development District Nos. 1-11 *Pond Use Policy*

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2025)  
Effective Date: February 4, 2026

The Tradition Community Development District No. 1 (“**District No. 1**”) owns, operates and/or maintains several stormwater tracts and improvements (the “**Stormwater Ponds**”) within the boundaries of Tradition Community Development District Nos. 1-11 (collectively, the “**Districts**”). District No. 1 desires to permit the public to engage in certain recreational activities described herein in certain specified Stormwater Ponds (the “**Publicly Accessible Ponds**”). The following guidelines apply:

(1) Publicly Accessible Ponds. As used in this Rule, the term "Publicly Accessible Ponds" shall mean and include those certain Stormwater Ponds owned, maintained and/or operated by District No. 1 which are identified, listed, and depicted in further detail in **Exhibit 1** hereto (the “**List and Map of Publicly Accessible Ponds**”). Additional Stormwater Ponds may be identified, listed, and depicted, and previously identified, listed, and depicted Stormwater Ponds may be removed upon approval by the Board of Supervisors of District No. 1.

(2) Purpose; Limits of Authorization. The purpose of this Rule is to allow limited recreational use of the Publicly Accessible Ponds. Except as expressly authorized by this Rule, no recreational use or other activity may be undertaken on any of the Publicly Accessible Ponds. This Rule does not relieve any user from his or her responsibility to obtain or provide such additional approvals, consents, licenses, authorizations, and notices as may be required by other governmental agencies exercising jurisdiction over the use of or activities undertaken on the Publicly Accessible Ponds. Recreational uses permitted in this Rule are permitted solely in the Publicly Accessible Ponds. Any such uses in other Stormwater Ponds are unauthorized and shall constitute trespassing.

(3) Users Assume All Risks. Any person using the Publicly Accessible Ponds for recreational purposes in accordance with this Rule, by such use, expressly acknowledges that:

(a) The Publicly Accessible Ponds may be dangerous, with hazards that may include, without limitation, alligators, snakes, and other wildlife; slippery lake banks; uneven lake slopes; and steep drop-offs.

(b) Use of the Publicly Accessible Ponds shall be at the sole risk of the user. The Districts assume no responsibility or liability for any loss or injury resulting from recreational use of any of the Publicly Accessible Ponds. Users of the Publicly Accessible Ponds release the Districts from any injury or damage resulting from use of the Publicly Accessible Ponds.

(c) Property owners and residents are responsible for ensuring their tenants', guests', and invitees' adherence to these policies.

(4) Fishing. Fishing within the Publicly Accessible Ponds is authorized subject to compliance with all applicable state and local fishing regulations and licenses, and subject to the following additional requirements:

(a) All fishing is catch and release only and fish are not to be removed or retained for personal consumption or other purposes.

(b) Fishing shall be from the access locations shown on the List and Map of Publicly Accessible Ponds only, and not from any other location, including any bridge, culvert, headwall, or other structure.

(5) Model Boating. Model boating within the Publicly Accessible Ponds is authorized subject to the following:

(a) Only sail, electric, or other non-gasoline powered model boats are allowed to be used within the Publicly Accessible Ponds.

(b) Model boating shall be from the access locations shown on the List and Map of Publicly Accessible Ponds only, and not from any other location, including any bridge, culvert, headwall, or other structure.

(c) Except as provided in subsections (5)(a) and (b) with respect to sail, electric, or other non-gasoline powered model boats, no boating activity is authorized or permitted within the Publicly Accessible Ponds.

(6) Prohibited Activities. The following activities are prohibited in all of the Stormwater Ponds:

(a) Swimming or wading;

(b) The use of watercrafts of any kind, except as permitted in the Publicly Accessible Ponds pursuant to Section (5) of this Rule;

(c) Removing or releasing wildlife;

(d) The construction of docks or other structures, whether permanent or temporary, except as may be permitted from time to time within the sole discretion of District No. 1;

(e) The construction or use of pipes, pumps or other devices into the Stormwater Ponds for irrigation purposes or to otherwise discharge or withdraw water.

(7) Parking. The identification of access locations on the List and Map of Publicly Accessible Ponds does not authorize vehicular parking in any area not specifically designed, constructed, maintained, and designated for such purpose. No vehicular parking is authorized along any lake bank, roadway, or other facility regardless of whether such facility is adjacent or in proximity to an access location identified on the List and Map of Publicly Accessible Ponds.

Specific Authority: § 120.54, 190.011(5), 190.012(3), Fla. Stat.  
Law Implemented: 120.54, 190.011(5), 190.012(3), Fla. Stat.

**The Tradition Community Development District Nos. 1-11 are not responsible for injury or damage to persons or property, including accidental death, resulting from the use of any of the Stormwater Ponds, including the Publicly Accessible Ponds. Further, any person acting in violation of these rules will be deemed to be trespassing and will be reported to local authorities.**

## **Exhibit 1**

### **List and Map of Publicly Accessible Ponds**



# Map of Publicly Accessible Lakes

Approved by Tradition CDD No. 1 on July 10, 2019.

Fishing is only allowed from lake banks identified by yellow highlighted sections.

## Legend

- A** (a) North Lake
- B** (b) Main Lake
- C** (c) Lake L11/13
- D** (d) Lake A15





## MEMORANDUM

**FROM:** Kutak Rock LLP  
**TO:** Board of Supervisors  
**DATE:** February 4, 2026

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Subject: General Election Resolutions

### Staff Recommendation

Staff recommends the Boards adopt the General Resolutions.

### General Information

2026 is an election year. The following are a list of Districts that have seats eligible for the 2026 general election:

- Tradition No. 3
  - Seat 2: Isaiah Steinberg
  - Seat 3: Stan Briggs
  - Seat 4: Rosario “Roy” Perconte
- Tradition No. 4
  - Seat 1: Vacant
  - Seat 3: Drew Wesley
  - Seat 4: Lauren Leandre
- Tradition No. 5
  - Seat 1: Dave Lasher
  - Seat 3: Rick Dixon
  - Seat 5: Joe Pinto
- Tradition No. 6
  - Seat 1: Vacant
  - Seat 3: Keith Bulkin
  - Seat 5: John Slicher
- Tradition No. 7 (Transition Year)
  - Seat 2: Tara Toto
  - Seat 3: Bill Pittsley
- Tradition No. 10 (Transition Year)
  - Seat 3: Bill Pittsley

- Seat 4: Bianca Mangliore

## District Legal Counsel Review

The District's attorneys prepared by this Resolution.

## Funding Review

This Resolution is not expected to affect the District's financial condition.

## RESOLUTION NO. 2026-16

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 3 IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE ST. LUCIE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 3 ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the St. Lucie County, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the St. Lucie County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 3:**

1. **GENERAL ELECTION SEATS.** Seat 2, currently held by Isaiah Steinberg, Seat 3, currently held by Stan Briggs, and Seat 4, currently held by Rosario "Roy" Perconte, are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.
2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Lucie County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.
3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.
4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.



5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February 2026.

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 3**

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CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

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SECRETARY/ASSISTANT SECRETARY

## **EXHIBIT A**

### **NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 3**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Tradition Community Development District No. 3 (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the St. Lucie County Supervisor of Elections located at 4132 Okeechobee Rd, Fort Pierce, FL 34947; Ph: (772) 462-1500.

All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Lucie County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Tradition Community Development District No. 3 has three (3) seats up for the general election, specifically seats 2, 3 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Lucie County Supervisor of Elections.

**Publish on or before May 25, 2026.**

## RESOLUTION NO. 2026-16

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 4 IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE ST. LUCIE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 4 (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the St. Lucie County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the St. Lucie County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the general election (“**General Election**”).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 4:**

9. **GENERAL ELECTION SEATS.** Seat 1, currently vacant, Seat 3, currently held by Drew Wesley, and Seat 4, currently held by Lauren Leandre, are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

10. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Lucie County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

11. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

12. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

13. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

14. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

15. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

16. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February 2026.

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 4**

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CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

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SECRETARY/ASSISTANT SECRETARY

## **EXHIBIT A**

### **NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 4**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Tradition Community Development District No. 4 (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the St. Lucie County Supervisor of Elections located at 4132 Okeechobee Rd, Fort Pierce, FL 34947; Ph: (772) 462-1500.

All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Lucie County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Tradition Community Development District No. 4 has three (3) seats up for the general election, specifically seats 1, 3 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Lucie County Supervisor of Elections.

**Publish on or before May 25, 2026.**

## RESOLUTION NO. 2026-16

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5 IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE ST. LUCIE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 5 (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the St. Lucie County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the St. Lucie County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the general election (“**General Election**”).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5:**

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Roland "Dave" Lasher, Seat 3, currently held by Rick Dixon, and Seat 5, currently held by Joe Pinto, are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.
2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Lucie County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.
3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.
4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February 2026.

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 5**

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CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

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SECRETARY/ASSISTANT SECRETARY

## **EXHIBIT A**

### **NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Tradition Community Development District No. 5 (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the St. Lucie County Supervisor of Elections located at 4132 Okeechobee Rd, Fort Pierce, FL 34947; Ph: (772) 462-1500.

All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Lucie County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Tradition Community Development District No. 5 has three (3) seats up for the general election, specifically seats 1, 3 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Lucie County Supervisor of Elections.

**Publish on or before May 25, 2026.**



## RESOLUTION NO. 2026-16

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 6 IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE ST. LUCIE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 6 (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the St. Lucie County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the St. Lucie County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the general election (“**General Election**”).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 6:**

1. **GENERAL ELECTION SEATS.** Seat 1, currently vacant, Seat 3, currently held by Keith Bulkin, and Seat 5, currently held by John Slicher, are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.
2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Lucie County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.
3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.
4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February 2026.

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 6**

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CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

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SECRETARY/ASSISTANT SECRETARY

## **EXHIBIT A**

### **NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 6**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Tradition Community Development District No. 6 (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the St. Lucie County Supervisor of Elections located at 4132 Okeechobee Rd, Fort Pierce, FL 34947; Ph: (772) 462-1500.

All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Lucie County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Tradition Community Development District No. 6 has three (3) seats up for the general election, specifically seats 1, 3 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Lucie County Supervisor of Elections.

**Publish on or before May 25, 2026.**

## RESOLUTION NO. 2026-16

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7 IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE ST. LUCIE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 7 ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the St. Lucie County, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the St. Lucie County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7:**

1. **GENERAL ELECTION SEATS.** Seat 2, currently held by Tara Toto, and Seat 3, currently held by Bill Pittsley, are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Lucie County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February 2026.

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 7**

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CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

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SECRETARY/ASSISTANT SECRETARY

## **EXHIBIT A**

### **NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Tradition Community Development District No. 7 (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the St. Lucie County Supervisor of Elections located at 4132 Okeechobee Rd, Fort Pierce, FL 34947; Ph: (772) 462-1500.

All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Lucie County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Tradition Community Development District No. 7 has two (2) seats up for the general election, specifically seats 2 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Lucie County Supervisor of Elections.

**Publish on or before May 25, 2026.**

## RESOLUTION NO. 2026-16

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10 IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE ST. LUCIE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 10 (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the St. Lucie County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the St. Lucie County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the general election (“**General Election**”).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10:**

9. **GENERAL ELECTION SEATS.** Seat 3, currently held by Bill Pittsley, and Seat 4, currently held by Bianca Mangliore, are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

10. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Lucie County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

11. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

12. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

13. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

14. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

15. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

16. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February 2026.

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 10**

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CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

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SECRETARY/ASSISTANT SECRETARY



## **EXHIBIT A**

### **NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Tradition Community Development District No. 10 (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the St. Lucie County Supervisor of Elections located at 4132 Okeechobee Rd, Fort Pierce, FL 34947; Ph: (772) 462-1500.

All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Lucie County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Tradition Community Development District No. 10 has two (2) seats up for the general election, specifically seats 3 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Lucie County Supervisor of Elections.

**Publish on or before May 25, 2026.**

## MEMORANDUM

**FROM:** Kutak Rock LLP  
**TO:** Board of Supervisors  
**DATE:** February 4, 2026

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Subject: Resolutions Designating Officers

### Staff Recommendation

Staff recommends the Boards adopt the Resolutions Designating Officers.

### General Information

Each supervisor on the Board occupies a particular office. One supervisor serves as the chair, another serves as the vice-chair, and the other supervisors serve as assistant secretaries. This resolution designates each supervisor to serve one of these offices.

Every time the supervisors change, we will adopt this resolution, either to remove a supervisor from office, appoint a new supervisor to an office, or to re-designate the slate of exiting officers. Since several Boards experienced departures and some appointments at the previous Board meeting, we are adopting this resolution in each of those Districts to reflect the current composition of the Board.

### District Legal Counsel Review

The District's attorneys prepared this Resolution.

### Funding Review

This Resolution is not expected to affect the District's financial condition.

**RESOLUTION 2026-17**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION  
COMMUNITY DEVELOPMENT DISTRICT NO. 1 DESIGNATING CERTAIN  
OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Tradition Community Development District No. 1 (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

**SECTION 1.** Jonas Read is appointed Chairman.

**SECTION 2.** Bill Pittsley is appointed Vice Chairman.

**SECTION 3.** B. Frank Sakuma, Jr. is appointed Secretary.

Tony Piscopo is appointed Assistant Secretary.

Tara Toto is appointed Assistant Secretary.

Bianca Magloire is appointed Assistant Secretary.

**SECTION 4.** This Resolution supersedes any prior appointments made by the Board for Chairman, Vice-Chairman, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

**SECTION 5.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February, 2026.

ATTEST:

**TRADITION COMMUNITY DEVELOPMENT  
DISTRICT NO. 1**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of Supervisors

**RESOLUTION 2026-17**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION  
COMMUNITY DEVELOPMENT DISTRICT NO. 2 DESIGNATING CERTAIN  
OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Tradition Community Development District No. 2 (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District desires to designate certain Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF  
THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 2:**

**SECTION 1.** Jonas Read is appointed Chairman.

**SECTION 2.** Bill Pittsley is appointed Vice Chairman.

**SECTION 3.** B. Frank Sakuma, Jr. is appointed Secretary.

Tony Piscopo is appointed Assistant Secretary.

Tara Toto is appointed Assistant Secretary.

Bianca Magloire is appointed Assistant Secretary.

**SECTION 4.** This Resolution supersedes any prior appointments made by the Board for Chairman, Vice-Chairman, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

**SECTION 5.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February, 2026.

ATTEST:

**TRADITION COMMUNITY DEVELOPMENT  
DISTRICT NO. 2**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of Supervisors

**RESOLUTION 2026-17**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION  
COMMUNITY DEVELOPMENT DISTRICT NO. 7 DESIGNATING CERTAIN  
OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Tradition Community Development District No. 7 (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District desires to designate certain Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF  
THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7:**

**SECTION 1.** Jonas Read is appointed Chairman.

**SECTION 2.** Bill Pittsley is appointed Vice Chairman.

**SECTION 3.** B. Frank Sakuma, Jr. is appointed Secretary.

Tony Piscopo is appointed Assistant Secretary.

Tara Toto is appointed Assistant Secretary.

Bianca Magloire is appointed Assistant Secretary.

**SECTION 4.** This Resolution supersedes any prior appointments made by the Board for Chairman, Vice-Chairman, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

**SECTION 5.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February, 2026.

ATTEST:

**TRADITION COMMUNITY DEVELOPMENT  
DISTRICT NO. 7**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of Supervisors

**RESOLUTION 2026-17**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION  
COMMUNITY DEVELOPMENT DISTRICT NO. 8 DESIGNATING CERTAIN  
OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Tradition Community Development District No. 8 (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District desires to designate certain Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF  
THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8:**

**SECTION 1.** Jonas Read is appointed Chairman.

**SECTION 2.** Bill Pittsley is appointed Vice Chairman.

**SECTION 3.** B. Frank Sakuma, Jr. is appointed Secretary.

Tony Piscopo is appointed Assistant Secretary.

Tara Toto is appointed Assistant Secretary.

Bianca Magloire is appointed Assistant Secretary.

**SECTION 4.** This Resolution supersedes any prior appointments made by the Board for Chairman, Vice-Chairman, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

**SECTION 5.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February, 2026.

ATTEST:

**TRADITION COMMUNITY DEVELOPMENT  
DISTRICT NO. 8**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of Supervisors

**RESOLUTION 2026-17**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION  
COMMUNITY DEVELOPMENT DISTRICT NO. 9 DESIGNATING CERTAIN  
OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Tradition Community Development District No. 9 (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District desires to designate certain Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF  
THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9:**

**SECTION 1.** Jonas Read is appointed Chairman.

**SECTION 2.** Bill Pittsley is appointed Vice Chairman.

**SECTION 3.** B. Frank Sakuma, Jr. is appointed Secretary.

Tony Piscopo is appointed Assistant Secretary.

Tara Toto is appointed Assistant Secretary.

Bianca Magloire is appointed Assistant Secretary.

**SECTION 4.** This Resolution supersedes any prior appointments made by the Board for Chairman, Vice-Chairman, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

**SECTION 5.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February, 2026.

ATTEST:

**TRADITION COMMUNITY DEVELOPMENT  
DISTRICT NO. 9**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of Supervisors

**RESOLUTION 2026-17**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION  
COMMUNITY DEVELOPMENT DISTRICT NO. 10 DESIGNATING CERTAIN  
OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Tradition Community Development District No. 10 (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District desires to designate certain Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF  
THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10:**

**SECTION 1.** Jonas Read is appointed Chairman.

**SECTION 2.** Bill Pittsley is appointed Vice Chairman.

**SECTION 3.** B. Frank Sakuma, Jr. is appointed Secretary.

Tony Piscopo is appointed Assistant Secretary.

Tara Toto is appointed Assistant Secretary.

Bianca Magloire is appointed Assistant Secretary.

**SECTION 4.** This Resolution supersedes any prior appointments made by the Board for Chairman, Vice-Chairman, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

**SECTION 5.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February, 2026.

ATTEST:

**TRADITION COMMUNITY DEVELOPMENT  
DISTRICT NO. 10**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of Supervisors



**RESOLUTION 2026-17**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION  
COMMUNITY DEVELOPMENT DISTRICT NO. 11 DESIGNATING CERTAIN  
OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Tradition Community Development District No. 11 (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District desires to designate certain Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF  
THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11:**

**SECTION 1.** Jonas Read is appointed Chairman.

**SECTION 2.** Bill Pittsley is appointed Vice Chairman.

**SECTION 3.** B. Frank Sakuma, Jr. is appointed Secretary.

Tony Piscopo is appointed Assistant Secretary.

Tara Toto is appointed Assistant Secretary.

Bianca Magloire is appointed Assistant Secretary.

**SECTION 4.** This Resolution supersedes any prior appointments made by the Board for Chairman, Vice-Chairman, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

**SECTION 5.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February, 2026.

ATTEST:

**TRADITION COMMUNITY DEVELOPMENT  
DISTRICT NO. 11**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of Supervisors

# Tradition Community Development Districts #1-11

**Financial Report**  
**Fiscal Year 2025/2026**  
**October 1, 2025 - December 31, 2025**

**FINANCIAL REPORT**  
**TRADITION COMMUNITY DEVELOPMENT DISTRICT #1-11 RECAP**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - December 31, 2025**

	FISCAL YEAR 2025/2026 FINAL BUDGET	FISCAL YEAR 10/01/25 - 12/31/25 ACTUALS	% Of Budget	COMMENTS
<b>REVENUES</b>				
ON-ROLL ASSESSMENTS - Debt	5,442,345	4,765,440	88%	
ON-ROLL ASSESSMENTS - ADMIN	624,049	558,009	89%	
ON-ROLL ASSESSMENTS - MAINT	4,406,047	3,939,774	89%	
ON-ROLL ASSESSMENTS - TIM	375,000	335,315	89%	
STORMWATER	1,250,000	0	0%	
OTHER INCOME	60,000	542,085	903%	Includes SG TIM allocation, Interest income, Eng. Rev Fees, etc.
BOND PREPAYMENTS	0	13,902	0%	
RESERVE FUND TRANSFER	0	0	0%	
<b>Total Revenues</b>	<b>\$ 12,157,440</b>	<b>\$ 10,154,525</b>	<b>84%</b>	
<b>EXPENDITURES - ADMIN</b>				
AUDIT	36,400	0	0%	
DISSEMINATION AGENT	0	0	0%	
DISTRICT COUNSEL	50,000	15,948	32%	
MANAGEMENT	154,500	38,625	25%	
ASSESSMENT ROLL	10,000	0	0%	
DUES, LICENSES & FEES	1,925	2,200	114%	
ENGINEERING	95,000	30,998	33%	
GENERAL INSURANCE	157,150	137,816	88%	
WEB SITE MAINTENANCE	8,250	2,063	25%	
LEGAL ADVERTISING	2,000	1,070	54%	
MISCELLANEOUS	2,000	19	1%	
TRAVEL AND PER DIEM	400	52	13%	
OFFICE SUPPLIES	5,000	2,955	59%	
POSTAGE & SHIPPING	500	(516)	-103%	
COPIES	3,000	0	0%	
SUPERVISOR FEES	60,000	4,157	7%	
TRUSTEE SERVICES	18,000	0	0%	
OFFICE RENT	27,000	236,964	878%	Includes SG allocation which is offset by billing SG. Reflected in Other Income Revenue
CONTINUING DISCLOSURE FEE	3,000	0	0%	
<b>TOTAL ADMIN EXPENSES</b>	<b>634,125</b>	<b>472,353</b>		
<b>EXPENDITURES - MAINT</b>				
LAKE MAINTENANCE	350,000	540	0%	
LAKE BANK MAINTENANCE & RESTORATION	775,000	0	0%	
TIM OPERATIONS	345,000	172,248	50%	Includes SG allocation which is offset by billing SG. Reflected in Other Income Revenue
BUILDING, BRIDGE, MONUMENT MAINTENAN	10,000	0	0%	
(FKA CONTINGENCY) - MAINT RESERVES	100,000	0	0%	
COMMUNITY AREA MAINTENANCE	160,000	52,292	33%	Includes wet checks, truck, ebikes, bridge work, etc
DEVELOPMENT COORDINATOR	33,382	8,345	25%	
ELECTRIC	110,000	15,516	14%	
ENGINEERING	140,000	0	0%	
FIELD MANAGEMENT	254,616	63,654	25%	
FOUNTAIN MAINTENANCE & CHEMICALS	5,000	0	0%	
LANDSCAPING MAINTENANCE & MATERIALS	1,107,000	318,503	29%	
IRRIGATION WATER (WESTERN GROVE)	1,100,565	0	0%	
IRRIGATION	168,000	41,915	25%	
IRRIGATION PARTS & REPAIRS	80,000	5,297	7%	
SIDEWALK CLEANING	30,000	0	0%	
SIDEWALK REPAIR	60,000	159,028	265%	
SIGNAGE	10,000	0	0%	
STREETLIGHTS	60,000	58,398	97%	
STORMWATER MANAGEMENT	550,000	129,967	24%	
TREE/PLANT REPLACEMENT & TRIM	200,000	0	0%	
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>5,648,563</b>	<b>1,025,704</b>	<b>18%</b>	
<b>Total Expenditures</b>	<b>\$ 6,282,688</b>	<b>\$ 1,498,057</b>	<b>24%</b>	
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 5,874,752</b>	<b>\$ 8,656,468</b>	<b>147%</b>	
PAYMENT TO TRUSTEE	(5,006,957)	(4,483,443)	90%	
PREPAYMENTS TO TRUSTEE	-	(13,902)		
<b>BALANCE</b>	<b>\$ 867,795</b>	<b>\$ 4,159,122</b>		
COUNTY APPRAISER & TAX COLLECTOR FEE	(433,898)	(401,746)	93%	
DISCOUNTS FOR EARLY PAYMENTS	(433,898)	(383,776)	88%	
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 3,373,601</b>		

**Tradition CDD No. 1**  
**Balance Sheet**  
As of December 31, 2025

	Dec 31, 25
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
01-1000 · Valley National 1157	9,034,018.22
Total Checking/Savings	9,034,018.22
Accounts Receivable	
11000 · Accounts Receivable	1,590,158.23
Total Accounts Receivable	1,590,158.23
Other Current Assets	
01-1208 · Due From Other Gov Units - Open	999.78
01-8154 · Deposits	200.00
Total Other Current Assets	1,199.78
Total Current Assets	10,625,376.23
Other Assets	
01-8122 · A/R St Lucie County Excess Fees	-18,711.00
Total Other Assets	-18,711.00
<b>TOTAL ASSETS</b>	<b>10,606,665.23</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
01-2020 · Accounts Payable	4,262,216.97
Total Accounts Payable	4,262,216.97
Other Current Liabilities	
01-2023 · Due To Other Funds	396,051.84
01-2025 · Deposits - Engr Deposit	36,142.33
01-2026 · Deposits - Lake Bank Restoratio	535,941.27
01-2030 · Due to CDD2	-33,864.11
01-2031 · Due to CDD3	28,880.00
01-2032 · Due to CDD4	30,917.62
01-2033 · Due to CDD5	31,337.35
01-2034 · Due to CDD6	28,555.95
01-2035 · Due to CDD7	-97,796.71
01-2036 · Due to CDD8	-60,386.29
01-2037 · Due to CDD9	-43,511.69
01-2038 · Due to CDD10	-178,008.83
01-2039 · Due to CDD11	-30,961.10
01-3010 · General Reserve - Signage	500,000.00
01-3020 · General Maintenance Reserves	269,000.00
Total Other Current Liabilities	1,412,297.63
Total Current Liabilities	5,674,514.60
Total Liabilities	5,674,514.60
<b>Equity</b>	
30000 · Opening Balance Equity	203,755.31
99-9999 · Retained Earnings	1,354,794.50
Net Income	3,373,600.82
Total Equity	4,932,150.63
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>10,606,665.23</b>

FINANCIAL REPORT  
TRADITION COMMUNITY DEVELOPMENT DISTRICT IRRIGATION  
FISCAL YEAR 2025/2026  
OCTOBER 1, 2025 - DECEMBER 31, 2025

	FISCAL YEAR 2025/2026 FINAL BUDGET	FISCAL YEAR 10/01/25 - 12/31/25 ACTUALS	% Of Budget
<b>REVENUES</b>			
SERVICE CHARGE - IRRIGATION	2,000,000	545,564	27%
ENGINEERING REVENUE FEES/OTHER	35,000	19,949	57%
<b>Total Revenues</b>	<b>\$ 2,035,000</b>	<b>\$ 565,514</b>	<b>84%</b>
<b>EXPENSES</b>			
FIELD OPERATIONS	0	0	0%
TRUSTEE SERVICES	5,000	0	0%
MANAGEMENT	400,749	100,187	25%
ENGINEERING	50,000	25,643	51%
PROFESSIONAL SERVICES, OTHER	5,000	0	0%
DEVELOPMENT COORDINATOR	66,765	16,691	25%
CITY FRANCHISE FEE	120,000	30,850	26%
TRAVEL AND PER DIEM	400	30	7%
TELEPHONE	1,930	0	0%
POSTAGE AND SHIPPING	253	97	38%
BANK FEES	1,250	0	0%
BAD DEBT	60,000	0	0%
OFFICE SUPPLIES	250	70	28%
FIELD SUPPLIES (OTHER)	2,000	0	0%
DUES, LICENSES, FEES	2,300	0	0%
VEHICLE, GAS, & REPAIR	1,000	0	0%
ELECTRIC	110,250	33,324	30%
WATER	170	90	53%
OTHER UTILITIES	1,550	0	0%
GENERAL INSURANCE	24,267	0	0%
GENERAL REPAIR & MAINTENANCE	247,250	94,186	38%
LANDSCAPING MAINTENANCE & MATERIAL	11,000	0	0%
HVAC	4,500	0	0%
RENEWAL AND REPLACEMENT	250,000	0	0%
OTHER SYSTEM IMPROVEMENTS	125,000	0	0%
OPERATING RESERVES/MISC	100,000	792	1%
CONTINGENCY	76,091	0	0%
<b>Total Expenses</b>	<b>\$ 1,666,975</b>	<b>\$ 301,960</b>	<b>18%</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 368,025</b>	<b>\$ 263,554</b>	
PAYMENT TO TRUSTEE	(368,025)	(92,231)	
<b>BALANCE</b>	<b>\$ -</b>	<b>\$ 171,323</b>	
<b>NET INCOME</b>	<b>\$ -</b>	<b>\$ 171,323</b>	

# Tradition Irrigation

## Balance Sheet

As of December 31, 2025

	Dec 31, 25
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
01-1001 · Valley National #4703	
01-1002 · Valley Natl #4307 - Capacity	35,872.57
01-1001 · Valley National #4703 - Other	2,205,549.81
<b>Total 01-1001 · Valley National #4703</b>	<b>2,241,422.38</b>
<b>Total Checking/Savings</b>	<b>2,241,422.38</b>
<b>Accounts Receivable</b>	
01-1200 · Accounts Receivable	300,461.85
<b>Total Accounts Receivable</b>	<b>300,461.85</b>
<b>Other Current Assets</b>	
01-2023 · Due From Other Funds	17,900.21
<b>Total Other Current Assets</b>	<b>17,900.21</b>
<b>Total Current Assets</b>	<b>2,559,784.44</b>
<b>Fixed Assets</b>	
01-2030 · Equipment and Furniture	23,957.00
<b>Total Fixed Assets</b>	<b>23,957.00</b>
<b>Other Assets</b>	
01-2025 · Deposits	95.00
01-2035 · Accum Depr - Equipment	-23,955.18
<b>Total Other Assets</b>	<b>-23,860.18</b>
<b>TOTAL ASSETS</b>	<b>2,559,881.26</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
01-2020 · Accounts Payable	94,872.24
<b>Total Accounts Payable</b>	<b>94,872.24</b>
<b>Other Current Liabilities</b>	
01-2026 · Deposits - Security Deposit	1,390.22
01-2027 · Deferred Revenue	10,000.00
01-2190 · Cash Exchange	-11,954.22
01-2200 · General Reserves	280,000.00
<b>Total Other Current Liabilities</b>	<b>279,436.00</b>
<b>Total Current Liabilities</b>	<b>374,308.24</b>
<b>Long Term Liabilities</b>	
11-2180 · Note Payable	10,420.00
<b>Total Long Term Liabilities</b>	<b>10,420.00</b>
<b>Total Liabilities</b>	<b>384,728.24</b>
<b>Equity</b>	
30000 · Net Assets - 270	-87,351.52
99-9999 · Retained Earnings	2,091,181.96
Net Income	171,322.58
<b>Total Equity</b>	<b>2,175,153.02</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,559,881.26</b>

# Tradition Irrigation A/R Aging Summary As of December 31, 2025

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
706800 Wells Fargo	0.00	32.70	0.00	0.00	0.00	32.70
A's Family Dentistry	0.00	825.42	825.42	0.00	825.42	2,476.26
A-N-D Family Real Estate, LLC	0.00	136.74	0.00	0.00	0.00	136.74
Amazon Warehouse	0.00	648.05	648.05	0.00	648.05	1,944.15
Ardie R. Copas, State Veterans Nursing	0.00	1,024.59	1,024.59	0.00	0.00	2,049.18
Aycock at Tradition	0.00	204.13	204.13	0.00	0.00	408.26
Bedford Park	0.00	8,866.57	0.00	0.00	0.00	8,866.57
Brennity at Tradition	0.00	3,051.97	3,051.97	0.00	0.00	6,103.94
Cellular Sales of Northern Florida LLC	0.00	86.41	0.00	0.00	0.00	86.41
Chesterbrook Academy	0.00	134.37	134.37	0.00	0.00	268.74
Chipotle Mexican Grill	0.00	74.12	74.12	0.00	74.12	222.36
Cleveland Clinic Florida	0.00	443.92	443.92	0.00	0.00	887.84
Cleveland Clinic Martin Health -Tradition	0.00	64.80	64.80	0.00	64.80	194.40
Culver's - G&S Family Hospitality Svcs	0.00	73.33	73.33	0.00	1.00	147.66
Del Webb at Tradition Homeowners Assoc	0.00	5,657.83	5,657.83	0.00	0.00	11,315.66
Discovery Plaza (Retail Area)	0.00	79.27	79.27	79.27	0.00	237.81
Discovery Plaza Hotel (Tru by Hilton)	0.00	79.27	79.27	79.27	0.00	237.81
Emery	0.00	1,023.36	1,023.45	0.00	1,023.45	3,070.26
Estates at Tradition	0.00	5,763.07	5,763.07	0.00	0.00	11,526.14
Florida Research and Innovation Center	0.00	675.40	675.40	0.00	0.00	1,350.80
Grande Palms at Tradition I & II	0.00	879.92	879.92	0.00	0.00	1,759.84
Grande Palms at Tradition III	0.00	1,708.31	1,708.31	0.00	0.00	3,416.62
Heartland Dental	0.00	31.71	0.00	0.00	0.00	31.71
Heritage Oaks	0.00	0.00	0.00	0.00	0.00	0.00
Heritage Oaks at Tradition HOA	0.00	11,857.11	11,857.11	0.00	11,857.11	35,571.33
Heron Preserves	0.00	2,280.47	2,060.63	0.00	0.00	4,341.10
Hilton - Homewood Suites, PSL	0.00	346.82	346.82	0.00	0.00	693.64
Innovation Plaza	0.00	119.30	0.00	119.30	-119.30	119.30
Innovo Development Group, LLC	0.00	188.27	188.27	0.00	0.00	376.54
Kite Realty Group	0.00	2,544.83	2,890.84	0.00	0.00	5,435.67
Landings Burlington/Petsmart/Golf Galaxy	0.00	923.12	923.12	0.00	923.12	2,769.36
Manderlie at Tradition	0.00	5,225.41	0.00	0.00	0.00	5,225.41
Martin Health System	0.00	921.54	921.54	0.00	921.54	2,764.62
O & A Florida Investments, LLC	0.00	52.91	0.00	0.00	0.00	52.91
Panaderias, LLC	0.00	97.11	0.00	0.00	0.00	97.11
Panda Restaurant Group Inc	0.00	57.27	0.00	0.00	57.27	114.54
Paradise Car Wash - Tradition	0.00	130.40	130.40	0.00	130.40	391.20
PDQ	0.00	53.31	0.00	0.00	0.00	53.31
Pegasus PSL, Ltd	0.00	283.40	0.00	0.00	0.00	283.40
PNC Bank	0.00	106.22	106.22	0.00	106.22	318.66
PRIME STORAGE TRADITIONS, LLC	0.00	182.33	0.00	0.00	0.00	182.33
Promenade at Tradition Community Assoc	0.00	467.70	0.00	0.00	0.00	467.70
PSL Hospitality, LLP	0.00	253.87	0.00	0.00	0.00	253.87
Publix	0.00	298.06	298.06	0.00	298.06	894.18
Recovery Sports Grill	0.00	75.31	75.31	75.31	0.00	225.93
Renaissance CS at Tradition	0.00	768.94	0.00	0.00	0.00	768.94
Seven Restaurants, LLC	0.00	89.18	89.18	89.18	1,961.96	2,229.50
SG Mini Golf	0.00	158.54	0.00	0.00	158.54	317.08
South Florida Orthopedic	0.00	178.36	178.36	0.00	0.00	356.72
Springs at Tradition	0.00	1,789.57	1,789.57	1,789.57	3,579.14	8,947.85
St Lucie County Fire Dept.	0.00	223.94	223.94	0.00	0.00	447.88
St Lucie County Tax Collector	0.00	406.27	0.00	0.00	0.00	406.27
Target Corp.	0.00	409.84	409.84	0.00	0.00	819.68
Telaro-Mattamy- Tradition HOA	0.00	1,698.05	0.00	0.00	0.00	1,698.05
The Lakes at Tradition	0.00	16,228.96	0.00	0.00	0.00	16,228.96
The Lucie at Tradition	0.00	1,089.99	1,089.99	1,089.99	0.00	3,269.97
The Preserves Phase I & II	0.00	2,505.00	2,505.00	0.00	0.00	5,010.00
Town Park Master Assoc., Inc.	0.00	27,919.60	0.00	0.00	1,024.59	28,944.19
Tradition HOA	0.00	1,898.56	1,898.56	1,898.56	3,797.12	9,492.80
Tradition POA	0.00	229.89	229.89	229.89	459.78	1,149.45
TRADITION STATION/SURGCENTER OF ST LUCIE	0.00	0.00	0.00	64.41	64.41	128.82
Treasure Coast Physicians Properties, LLC	0.00	6.54	0.00	0.00	0.00	6.54
Truist Bank	0.00	91.16	0.00	0.00	0.00	91.16
Victoria Parc	0.00	0.00	0.00	0.00	297.64	297.64
Victoria Parc 2	0.00	0.00	0.00	0.00	184.10	184.10
Victoria Parc at Tradition HOA	0.00	6,312.03	6,312.03	0.00	0.00	12,624.06
Victoria Parc BTR, LLC - POD C	0.00	6,818.98	0.00	0.00	6,818.98	13,637.96
Vitalia at Tradition	0.00	37,243.77	37,243.77	0.00	0.00	74,487.54
VITAS Healthcare	0.00	225.73	225.73	225.73	225.73	902.92

Tradition Irrigation  
A/R Aging Summary  
As of December 31, 2025

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Wawa, Inc.	0.00	95.92	0.00	0.00	0.00	95.92
Westcliffe Estates HOA	0.00	211.26	211.26	0.00	91.36	513.88
TOTAL	0.00	164,630.10	94,616.66	5,740.48	35,474.61	300,461.85