



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

**PORT ST. LUCIE**

**REGULAR BOARD MEETING**

**May 6, 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=83164310596>

**Meeting ID: 334 102 5012    Dial-In: (646) 931-3860**

**REGULAR BOARD MEETING & PUBLIC HEARING**

**May 6, 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. **Public Hearing – Uniform Method of Collection (CDDs 1-11)**
  - 1. Proof of Publication.....Page 2
  - 2. Receive Public Comment on the Use of the Uniform Method of Collection
  - 3. Consider Resolution No. 2026-22 – Adopting the Uniform Method of Collection.....Page 3
- G. Consent Items
  - 1. Consider Approval of April 1, 2026, Regular Board Meeting Minutes.....Page 49
  - 2. Consider Approval & Ratification of Agri Services POC Monitoring Installations Agreement..Page 54
  - 3. Consider Approval of Agreement for Pressure Washing Services with Florida Coast Power Washing LLC.....Page 70
  - 4. Consider Approval of Amendment to Agreement for Installation of Drainage Improvements – Complete Property Maintenance, Inc.....Page 74
  - 5. Consider Approval of Agreement for High Service Pump Replacement and Rewind Services – Agri Services International, LLC, and Purchase Order for Pump Equipment – Barney's Pumps Inc.....Page 78
  - 6. Consider Approval of Agreement for Turbidity Barrier Removal Services with Armadillo Dirt Works LLC.....Page 84
  - 7. Consider Approval of Proposal for Tower Plant Area Landscape Replacement – Natures Keeper Inc.....Page 90
  - 8. Consider Approval of Agreement for SpherAg Atlas 2+ Point-of-Connection Monitoring Devices with Agricultural Services International, LLC.....Page 94
- H. Old Business
- I. New Business
  - 1. Report from the Lake Bank Committee
  - 2. Accept Termination of Agreement with Joyride Technologies Inc.....Page 99

3. Consider Approval of Work Authorization No. WA-19-143-203 – Tradition Plat No. 18 O.S.T. No 21 Replat – Plat.....	Page 101
4. Consider Approval of Work Authorization No. WA-19-143-204 – Directional Drill Beneath the Connection of CDD Lakes A9 & A8.....	Page 103
J. Administrative Matters	
1. Manager’s Report	
2. Attorney’s Report	
3. Engineer’s Report	
4. Financial Report.....	Page 106
5. Founder’s Report	
K. Board Member Discussion Requests and Comments	
L. Adjourn	

Publication Date  
2026-04-27

Subcategory  
Miscellaneous Notices

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 May 6, 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)

Pub: April 27, 2026; #12265354

TRADITION COMMUNITY DEVELOPMENT DISTRICTS NOS. 1-11  
NOTICE OF THE DISTRICTS INTENT TO USE THE UNIFORM METHOD  
OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the 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 (collectively, the Districts) intend to use the uniform method of collecting non-ad valorem special assessments to be levied by the Districts pursuant to Section 197.3632, Florida Statutes. The Boards of Supervisors of the Districts will conduct a joint public hearing on May 6, 2026 at 11:00 a.m. at the Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (Uniform Method) to be levied by the Districts on the properties located within the boundaries of the Districts.

The Districts may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services, and improvements within and without the boundaries of the Districts, to consist of, among other things, roadways, sanitary sewer system, water distribution system, irrigation/reclaimed water system, stormwater management system, landscaping, hardscape, irrigation, recreational facilities, and/or any other lawful improvements or services of the Districts. Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Managers office at 10521 SW Village Center Drive, Suite #203, Port St. Lucie, Florida 34987, (561) 630-4922, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Managers Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

B. Frank Sakuma  
District Manager

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  
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11

PUBLISH: ST. LUCIE NEWS TRIBUNE 04/08/26, 04/15/26, 04/22/26 & 04/29/26

TCN12209711

**RESOLUTION 2026-22**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 1 (the “District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes* (the “Act”), which authorizes the District to levy certain special assessments pursuant to Chapter 170, 190, and 197 *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act; and

**WHEREAS**, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

**WHEREAS**, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within St. Lucie County for four (4) consecutive weeks prior to such hearing.

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

**SECTION 1.** The District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting special assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

**SECTION 2.** The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of St. Lucie County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

**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 6<sup>th</sup> day of May, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 1**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Legal Description

## EXHIBIT A

### Legal Description

DESCRIPTION: REVISED 09-03-2013 C.D.D. NO. 1 (TRADITION)

A PARCEL OF LAND LYING IN SECTIONS 9 AND 10, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND ALL OF SAID PARCEL OF LAND ALSO BEING A PORTION OF THE PLAT OF TRADITION PLAT NO. 17, RECORDED IN PLAT BOOK 43, PAGES 22, 22A THRU 22F, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 17; THENCE NORTH 00°14'07" EAST AS A BASIS OF BEARINGS ALONG THE WEST LINE OF SAID TRADITION PLAT NO. 17, A DISTANCE OF 853.73 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MEETING STREET (TRACT PR-1) AS SHOWN ON SAID PLAT; THENCE TRAVERSING SAID SOUTHERLY RIGHT-OF-WAY LINE BY THE FOLLOWING TWO (2) COURSES;

1. NORTH 45°07'04" EAST, A DISTANCE OF 35.44 FEET;
2. SOUTH 90°00'00" EAST, A DISTANCE OF 150.64 FEET TO THE NORTHWEST CORNER OF PARCEL "A" AS SHOWN ON SAID PLAT;

THENCE TRAVERSING THE BOUNDARY OF SAID PARCEL "A" BY THE FOLLOWING THIRTEEN (13) COURSES;

1. SOUTH 01°27'44" EAST, A DISTANCE OF 28.90 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 220.00 FEET;
2. SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 20°11'09", AN ARC DISTANCE OF 77.51 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 180.00 FEET;
3. SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 33°47'55", AN ARC DISTANCE OF 106.18 FEET TO A POINT OF TANGENCY WITH A LINE;
4. SOUTH 12°09'03" WEST ALONG SAID LINE, A DISTANCE OF 75.28 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 210.00 FEET;
5. SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 101°15'23", AN ARC DISTANCE OF 371.12 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 479.85 FEET;
6. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 20°45'17", AN ARC DISTANCE OF 173.82 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 220.00 FEET;

7. SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 92°09'00", AN ARC DISTANCE OF 353.83 FEET TO A POINT OF TANGENCY WITH A LINE;
8. NORTH 19°29'57" EAST ALONG SAID LINE, A DISTANCE OF 130.44 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 215.00 FEET;
9. NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 62°11'57", AN ARC DISTANCE OF 233.40 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 183.77 FEET;
10. NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 49°43'45", AN ARC DISTANCE OF 159.50 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 20.00 FEET;
11. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 51°37'48", AN ARC DISTANCE OF 18.02 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 195.00 FEET;
12. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 13°17'30", AN ARC DISTANCE OF 45.24 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE;
13. NORTH 18°02'57" WEST ALONG SAID RADIAL LINE, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A";

THENCE CONTINUE NORTH 18°02'57" WEST ALONG SAID LINE, A DISTANCE OF 60.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 275.00 FEET, SAID CURVE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MEETING STREET;

THENCE TRAVERSING SAID NORTHERLY RIGHT-OF-WAY LINE BY THE FOLLOWING TWO (2) COURSES;

1. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 18°02'56", AN ARC DISTANCE OF 86.63 FEET TO A POINT OF TANGENCY WITH A LINE;
2. NORTH 89°59'59" EAST ALONG SAID LINE, A DISTANCE OF 349.02 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 4.00 FEET, SAID CURVE ALSO BEING THE SOUTHWESTERLY LINE OF PARCEL "I" AS SHOWN ON SAID PLAT;

THENCE TRAVERSING THE BOUNDARY OF SAID PARCEL "I" BY THE FOLLOWING THREE (3) COURSES;

1. NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 6.28 FEET TO A POINT OF TANGENCY WITH A LINE;
2. NORTH 00°00'00" EAST ALONG SAID LINE, A DISTANCE OF 231.96 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 4.00 FEET;
3. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 6.28 FEET TO A POINT OF TANGENCY WITH A LINE, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF STEPHANIE WAY AS SHOWN ON SAID PLAT;

THENCE SOUTH 90°00'00" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 346.42 FEET TO A POINT; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 231.70 FEET TO A POINT; THENCE NORTH 56°41'35" EAST, A DISTANCE OF 26.24 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 4.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°50'52", AN ARC DISTANCE OF 6.13 FEET TO A POINT; THENCE SOUTH 35°27'33" EAST, A DISTANCE OF 193.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 4.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY, AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'02", AN ARC DISTANCE OF 6.28 FEET TO A POINT; THENCE SOUTH 54°32'27" WEST, A DISTANCE OF 300.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°01'03", AN ARC DISTANCE OF 21.73 FEET TO A POINT; THENCE SOUTH 28°28'36" EAST, A DISTANCE OF 41.86 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY, AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°33'41", AN ARC DISTANCE OF 148.08 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°32'38", AN ARC DISTANCE OF 55.45 FEET TO A POINT; THENCE SOUTH 35°27'33" EAST, A DISTANCE OF 228.96 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°46'12", AN ARC DISTANCE OF 74.85 FEET TO A POINT; THENCE NORTH 58°46'15" EAST, A DISTANCE OF 104.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 155.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 79°45'38", AN ARC DISTANCE OF 215.77 FEET TO A POINT; THENCE SOUTH 41°02'18" EAST, A DISTANCE OF 178.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 781.00 FEET, SAID POINT LYING ON THE EASTERLY LINE OF SAID TRADITION PLAT NUMBER 17; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°50'02", AN ARC DISTANCE OF 352.14 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET, SAID CURVE BEING THE EASTERLY LINE OF SAID TRADITION PLAT NUMBER 17; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°38'04", AN ARC DISTANCE OF 39.11 FEET TO A POINT OF CUSP WITH A LINE, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF TRADITION PARKWAY (TRACT R-3) AS SHOWN ON THE PLAT OF TRADITION PLAT NUMBER 6, AS RECORDED IN PLAT BOOK 42, PAGES 5, 5A THROUGH 5F, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

THENCE TRAVERSING THE BOUNDARY OF SAID TRADITION PLAT NUMBER 6 BY THE FOLLOWING FIVE (5) COURSES:

1. NORTH 89°57'05" EAST ALONG SAID LINE, A DISTANCE OF 737.23 FEET;
2. SOUTH 00°01'45" WEST, A DISTANCE OF 200.00 FEET;
3. SOUTH 89°57'05" WEST, A DISTANCE OF 2428.14 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 175.00 FEET;
4. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°37'24", AN ARC DISTANCE OF 166.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 300.00 FEET;
5. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°14'49", AN ARC DISTANCE OF 100.78 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 175.00 FEET;

THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE DEPARTING SAID BOUNDARY, THROUGH A CENTRAL ANGLE OF 54°37'25", AN ARC DISTANCE OF 166.84 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 00°02'55" EAST, ALONG SAID LINE, A DISTANCE OF 12.70 FEET; THENCE SOUTH 89°57'05" WEST, A DISTANCE OF 175.00 FEET; THENCE NORTH 00°02'55" WEST, A DISTANCE OF 109.52 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 300.00 FEET (THE RADIUS POINT OF WHICH BEARS NORTH 14°25'44" EAST FROM THIS POINT), SAID CURVE ALSO BEING THE WESTERLY LINE OF SAID TRADITION PLAT NUMBER 6; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 154°16'10", AN ARC DISTANCE OF 807.75 FEET TO THE SOUTHWEST CORNER OF COMMUNITY BOULEVARD (TRACT R-2) AS SHOWN ON SAID TRADITION PLAT NUMBER 6; THENCE CONTINUE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 300.00 FEET, NOW CONCAVE TO THE SOUTH, THROUGH A CENTRAL ANGLE OF 23°04'26", AN ARC DISTANCE OF 120.81 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL OF PARCEL "A" AS SHOWN ON THE PLAT OF TRADITION PLAT NO. 17, RECORDED IN PLAT BOOK 43, PAGES 22, 22A - 22F, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

CONTAINING 67.871 ACRES OF LAND, MORE OR LESS.

**RESOLUTION 2026-22**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 2 EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 2 IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 2 (the “District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes* (the “Act”), which authorizes the District to levy certain special assessments pursuant to Chapter 170, 190, and 197 *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act; and

**WHEREAS**, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

**WHEREAS**, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within St. Lucie County for four (4) consecutive weeks prior to such hearing.

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

**SECTION 1.** The District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting special assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

**SECTION 2.** The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of St. Lucie County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

**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 6<sup>th</sup> day of May, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 2**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Legal Description

# EXHIBIT A

## Legal Description

DESCRIPTION: REVISED C.D.D. NO. 2 (TRADITION PARKWAY)

A PARCEL OF LAND LYING IN SECTIONS 9 AND 10, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AND ALSO BEING PORTIONS OF TRADITION PLAT NO. 6, RECORDED IN PLAT BOOK 42, PAGES 5, 5A THRU 5F, TRADITION PLAT NO. 9, RECORDED IN PLAT BOOK 44, PAGES 2, 2A AND 2B, TRADITION PLAT NO. 10, RECORDED IN PLAT BOOK 43, PAGES 19, 19A THRU 19C, AND TRADITION PLAT NO. 17, RECORDED IN PLAT BOOK 43, PAGES 22, 22A THRU 22F, ALL RECORDED IN THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRADITION PARKWAY (TRACT R-3) AS SHOWN ON SAID TRADITION PLAT NO. 6; THENCE SOUTH  $89^{\circ}57'05''$  WEST AS A BASIS OF BEARINGS ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID TRADITION PARKWAY, A DISTANCE OF 737.23 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET, SAID CURVE ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (TRACT R-1) AS SHOWN ON SAID TRADITION PLAT NO. 6; THENCE TRAVERSING SAID WESTERLY RIGHT-OF-WAY LINE BY THE FOLLOWING TWO (2) COURSES:

1. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $89^{\circ}38'04''$ , AN ARC DISTANCE OF 39.11 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 781.00 FEET;
2. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $25^{\circ}50'02''$ , AN ARC DISTANCE OF 352.14 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE (THE RADIUS OF SAID CURVE BEARS SOUTH  $63^{\circ}50'57''$  EAST AT THIS POINT);

THENCE NORTH  $41^{\circ}02'18''$  WEST, A DISTANCE OF 178.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 155.00 FEET; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $79^{\circ}45'39''$ , AN ARC DISTANCE OF 215.77 FEET TO A POINT; THENCE SOUTH  $58^{\circ}46'15''$  WEST, A DISTANCE OF 104.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $83^{\circ}46'12''$ , AN ARC DISTANCE OF 74.85 FEET TO A POINT; THENCE NORTH  $35^{\circ}27'33''$  WEST, A DISTANCE OF 226.96 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $68^{\circ}35'36''$ , AN ARC DISTANCE OF 55.45 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 150.00 FEET; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $56^{\circ}33'41''$ , AN ARC DISTANCE OF 148.08 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 15.00 FEET; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $83^{\circ}07'03''$ , AN ARC DISTANCE OF 21.73 FEET TO A POINT; THENCE NORTH  $54^{\circ}32'27''$  EAST, A DISTANCE OF 300.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 4.00 FEET; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $90^{\circ}00'02''$ , AN ARC DISTANCE OF 6.28 FEET TO A POINT; THENCE NORTH  $35^{\circ}27'33''$  WEST, A DISTANCE OF 193.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 4.00 FEET; THENCE NORTHWESTERLY, WESTERLY, AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $87^{\circ}50'52''$ , AN ARC DISTANCE OF 6.13 FEET TO A POINT;

THENCE SOUTH 56°41'35" WEST, A DISTANCE OF 26.24 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STEPHANE WAY AS SHOWN ON SAID PLAT; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 303.13 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRADITION PLAT NO. 6; THENCE NORTH 13°02'47" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 84.77 FEET TO A POINT ON THE NORTH LINE OF SAID TRADITION PLAT NO. 6;

THENCE TRAVERSING SAID WESTERLY RIGHT-OF-WAY LINE OF SAID TRADITION PLAT NO. 10, BY THE FOLLOWING TWELVE (12) COURSES:

1. CONTINUE NORTH 13°02'47" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF TRADITION PLAT NO. 6, A DISTANCE OF 213.79 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 2050.00 FEET;
2. NORTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 13°01'56", AN ARC DISTANCE OF 466.28 FEET TO A POINT OF TANGENCY WITH A LINE;
3. NORTH 00°00'22" WEST ALONG SAID LINE, A DISTANCE OF 608.90 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 800.00 FEET;
4. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 10°58'48", AN ARC DISTANCE OF 153.31 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 58.00 FEET;
5. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 53°54'58", AN ARC DISTANCE OF 54.58 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 130.00 FEET;
6. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 95°54'38", AN ARC DISTANCE OF 217.61 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 58.00 FEET;
7. NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 49°08'12", AN ARC DISTANCE OF 49.74 FEET TO A POINT OF TANGENCY WITH A LINE;
8. NORTH 18°08'12" WEST ALONG SAID LINE, A DISTANCE OF 627.33 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1050.00 FEET;
9. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 13°30'09", AN ARC DISTANCE OF 247.44 FEET TO A POINT OF TANGENCY WITH A LINE;
10. NORTH 04°38'03" WEST ALONG SAID LINE, A DISTANCE OF 346.26 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 602.61 FEET;
11. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 67°42'48", AN ARC DISTANCE OF 712.20 FEET TO A POINT OF TANGENCY WITH A LINE;
12. NORTH 72°23'51" WEST ALONG SAID LINE, A DISTANCE OF 14.04 FEET;

THENCE NORTH 16°16'02" EAST DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 171.09 FEET; THENCE NORTH 60°47'35" EAST, A DISTANCE OF 146.85 FEET TO THE NORTHWEST CORNER OF SAID SECTION 10, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE NORTH 89°54'10" EAST ALONG THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 1793.84 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 5993.88 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 85°05'27" EAST FROM THIS POINT); SAID CURVE ALSO BEING THE WESTERLY LINE OF THAT ORDER OF TAKING, RECORDED IN OFFICIAL RECORDS BOOK 311, PAGES 2946 THRU 2952, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE TRAVERSING SAID WESTERLY LINE BY THE FOLLOWING ELEVEN (11) COURSES:

1. SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 29°41'41", AN ARC DISTANCE OF 2474.52 FEET TO A POINT-OF-TANGENCY WITH A LINE;
2. SOUTH 18°47'19" EAST, A DISTANCE OF 714.03 FEET;
3. SOUTH 14°47'19" EAST, A DISTANCE OF 510.88 FEET;
4. SOUTH 07°32'07" EAST, A DISTANCE OF 374.37 FEET;
5. SOUTH 06°58'16" WEST, A DISTANCE OF 373.49 FEET;
6. SOUTH 12°33'28" WEST, A DISTANCE OF 391.49 FEET;
7. SOUTH 34°39'30" WEST, A DISTANCE OF 207.78 FEET;
8. SOUTH 70°02'50" WEST, A DISTANCE OF 289.50 FEET;
9. SOUTH 00°01'45" WEST, A DISTANCE OF 68.09 FEET;
10. SOUTH 82°24'53" WEST, A DISTANCE OF 317.56 FEET;
11. NORTH 89°58'15" WEST, A DISTANCE OF 635.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 215762 ACRES OF LAND, MORE OR LESS.

**RESOLUTION 2026-22**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 3 EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 3 IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 3 (the “District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes* (the “Act”), which authorizes the District to levy certain special assessments pursuant to Chapter 170, 190, and 197 *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act; and

**WHEREAS**, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

**WHEREAS**, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within St. Lucie County for four (4) consecutive weeks prior to such hearing.

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

**SECTION 1.** The District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting special assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

**SECTION 2.** The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of St. Lucie County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

**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 6<sup>th</sup> day of May, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 3**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Legal Description

## EXHIBIT A

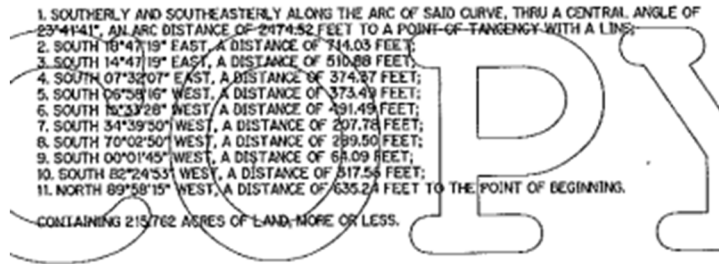
### Legal Description

DESCRIPTION: REVISED 09-03-2013 C.D.D. NO. 3 (TRADITION)

A PARCEL OF LAND LYING IN SECTIONS 8, 9, 10, 16 AND 17, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND ALSO BEING ALL OF TRADITION PLAT NO. 2, RECORDED IN PLAT BOOK 42, PAGES 3, 3A THRU 3D, TRADITION PLAT NO. 3, RECORDED IN PLAT BOOK 43, PAGES 4, 4A AND 4B, TRADITION PLAT NO. 4, RECORDED IN PLAT BOOK 43, PAGES 5 AND 5A, TRADITION PLAT NO. 5, RECORDED IN PLAT BOOK 42, PAGES 4, 4A THRU 4I, TRADITION PLAT NO. 8, RECORDED IN PLAT BOOK 44, PAGES 25 AND 26, TRADITION PLAT NO. 11, RECORDED IN PLAT BOOK 45, PAGES 22 AND 23, TRADITION PLAT NO. 13, RECORDED IN PLAT BOOK 43, PAGES 20 AND 20A, TRADITION PLAT NO. 16, RECORDED IN PLAT BOOK 44, PAGES 12, 12A THRU 12J AND TRADITION PLAT NO. 21, RECORDED IN PLAT BOOK 44, PAGES 27 THRU 29 AND PORTIONS OF TRADITION PLAT NO. 6, RECORDED IN PLAT BOOK 42, PAGES 5, 5A THRU 5F, TRADITION PLAT NO. 9, RECORDED IN PLAT BOOK 44, PAGES 2, 2A AND 2B, TRADITION PLAT NO. 12, RECORDED IN PLAT BOOK 44, PAGES 3, 3A THRU 3D AND TRADITION PLAT NO. 17, RECORDED IN PLAT BOOK 43, PAGES 22, 22A THRU 22F, ALL RECORDED IN THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF COMMUNITY BOULEVARD (TRACT R-3) AS SHOWN ON SAID TRADITION PLAT NO. 6; THENCE SOUTH 00°14'07" WEST AS A BASIS OF BEARINGS ALONG THE EAST RIGHT-OF-WAY LINE OF SAID COMMUNITY BOULEVARD, A DISTANCE OF 833.93 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 300.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 11°46'20" WEST FROM THIS POINT); THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE DEPARTING SAID EAST RIGHT-OF-WAY LINE, THRU A CENTRAL ANGLE OF 23°04'28", AN ARC DISTANCE OF 120.81 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID COMMUNITY BOULEVARD, SAID POINT ALSO BEING THE WESTERLY LINE OF SAID TRADITION PLAT NO. 6; THENCE CONTINUE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE NOW CONCAVE TO THE SOUTHEAST AND SAID WESTERLY LINE, THRU A CENTRAL ANGLE OF 98°13'05", AN ARC DISTANCE OF 514.27 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 70°28'48" EAST FROM THIS POINT), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TRADITION PLAT NO. 11; THENCE SOUTH 89°57'05" WEST ALONG SAID NON RADIAL LINE AND SOUTH LINE OF SAID TRADITION PLAT NO. 11, DEPARTING SAID WESTERLY LINE, A DISTANCE OF 1328.92 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1650.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH LINE, THRU A CENTRAL ANGLE OF 11°23'46", AN ARC DISTANCE OF 337.79 FEET TO THE SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 11; THENCE CONTINUE ALONG THE ARC OF SAID CURVE DEPARTING SAID SOUTH LINE, THRU A CENTRAL ANGLE OF 00°22'19", AN ARC DISTANCE OF 10.79 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1500.00 FEET; THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 12°06'05", AN ARC DISTANCE OF 316.82 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 89°57'05" WEST ALONG SAID LINE, A DISTANCE OF 2094.54 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1530.00 FEET; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 17°00'06", AN ARC DISTANCE OF 454.00 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 17°03'01" EAST FROM THIS POINT); THENCE NORTH 00°06'55" EAST ALONG SAID NON RADIAL LINE, A DISTANCE OF 196.87 FEET TO THE SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 16; THENCE TRAVERSING THE BOUNDARY OF SAID TRADITION PLAT NO. 16 BY THE FOLLOWING ELEVEN (11) COURSES;

1. CONTINUE NORTH 00°06'55" EAST, A DISTANCE OF 2489.94 FEET;
2. NORTH 89°44'44" EAST, A DISTANCE OF 51.84 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1465.00 FEET;
3. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 32°21'05", AN ARC DISTANCE OF 827.19 FEET TO A POINT OF TANGENCY WITH A LINE;
4. SOUTH 57°34'11" EAST ALONG SAID LINE, A DISTANCE OF 361.38 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 960.00 FEET;
5. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 42°31'23", AN ARC DISTANCE OF 712.48 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE;
6. NORTH 10°25'34" WEST ALONG SAID RADIAL LINE, A DISTANCE OF 9.23 FEET;
7. NORTH 32°48'15" EAST, A DISTANCE OF 33.95 FEET;



1. SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 29°41', AN ARC DISTANCE OF 2974.52 FEET TO A POINT-OF-TANGENCY WITH A LINE;
2. SOUTH 16°47'19" EAST, A DISTANCE OF 744.03 FEET;
3. SOUTH 14°47'19" EAST, A DISTANCE OF 510.88 FEET;
4. SOUTH 07°32'07" EAST, A DISTANCE OF 374.87 FEET;
5. SOUTH 06°59'16" WEST, A DISTANCE OF 373.49 FEET;
6. SOUTH 18°23'28" WEST, A DISTANCE OF 491.48 FEET;
7. SOUTH 34°39'50" WEST, A DISTANCE OF 207.78 FEET;
8. SOUTH 70°02'50" WEST, A DISTANCE OF 289.50 FEET;
9. SOUTH 00°01'45" WEST, A DISTANCE OF 68.09 FEET;
10. SOUTH 82°24'53" WEST, A DISTANCE OF 517.54 FEET;
11. NORTH 89°58'15" WEST, A DISTANCE OF 635.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 213762 ACRES OF LAND, MORE OR LESS.

8. NORTH 12°20'57" WEST, A DISTANCE OF 104.38 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 250.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS NORTH 24°00'38" WEST FROM THIS POINT);
9. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 40°26'09", AN ARC DISTANCE OF 176.44 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 250.00 FEET;
10. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 59°03'56", AN ARC DISTANCE OF 257.72 FEET TO A POINT OF TANGENCY WITH A LINE;
11. NORTH 84°37'09" EAST ALONG SAID LINE, A DISTANCE OF 138.94 FEET;

THENCE NORTH 41°11'03" WEST DEPARTING SAID BOUNDARY, A DISTANCE OF 242.60 FEET; THENCE NORTH 27°38'00" WEST A DISTANCE OF 286.71 FEET; THENCE NORTH 09°59'53" WEST, A DISTANCE OF 220.16 FEET; THENCE NORTH 01°35'43" EAST, A DISTANCE OF 77.02 FEET; THENCE NORTH 06°49'06" WEST, A DISTANCE OF 152.13 FEET; THENCE NORTH 00°45'41" EAST, A DISTANCE OF 132.15 FEET; THENCE NORTH 35°24'00" EAST, A DISTANCE OF 87.48 FEET; THENCE NORTH 71°44'37" EAST, A DISTANCE OF 34.33 FEET; THENCE SOUTH 80°53'39" EAST, A DISTANCE OF 125.53 FEET; THENCE SOUTH 59°08'35" EAST, A DISTANCE OF 143.79 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2862.48 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 54°20'17" WEST FROM THIS POINT); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 02°47'56", AN ARC DISTANCE OF 139.83 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 978.88 FEET (THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 2862.48 FEET BEARS SOUTH 57°08'13" WEST FROM THIS POINT AND THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 978.88 FEET BEARS SOUTH 59°36'24" WEST FROM THIS POINT); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 978.88 FEET, THRU A CENTRAL ANGLE OF 10°15'47", AN ARC DISTANCE OF 175.34 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 69°52'11" WEST FROM THIS POINT); THENCE SOUTH 21°40'18" EAST ALONG SAID NON RADIAL LINE, A DISTANCE OF 37.55 FEET; THENCE SOUTH 25°56'47" EAST, A DISTANCE OF 44.50 FEET; THENCE SOUTH 30°01'43" EAST, A DISTANCE OF 33.86 FEET; THENCE SOUTH 33°19'33" EAST, A DISTANCE OF 29.44 FEET; THENCE SOUTH 36°21'17" EAST, A DISTANCE OF 28.71 FEET; THENCE SOUTH 40°44'37" EAST, A DISTANCE OF 55.53 FEET; THENCE SOUTH 43°38'14" EAST, A DISTANCE OF 222.89 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 269.77 FEET (THE RADIUS POINT OF SAID CURVE BEARS NORTH 57°35'39" EAST FROM THIS POINT); THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 55°31'39", AN ARC DISTANCE OF 261.44 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 727.91 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 15°09'16", AN ARC DISTANCE OF 192.53 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1245.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 10°21'37", AN ARC DISTANCE OF 225.13 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1155.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 36°15'33", AN ARC DISTANCE OF 730.93 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 64°10'30" EAST ALONG SAID LINE, A DISTANCE OF 527.49 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 3050.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 45°27'22" WEST FROM THIS POINT), SAID CURVE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD (TRACT R-2) AS SHOWN ON SAID TRADITION PLAT NO. 12; THENCE TRAVERSING THE BOUNDARY OF SAID TRADITION PLAT NO. 12 BY THE FOLLOWING TEN (10) COURSES;

1. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 00°27'22", AN ARC DISTANCE OF 24.28 FEET TO A POINT OF TANGENCY WITH A LINE
2. NORTH 45°00'00" WEST, A DISTANCE OF 534.68 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 70.00 FEET;
3. NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 116°38'21", AN ARC DISTANCE OF 142.50 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 410.00 FEET;
4. EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 35°24'20", AN ARC DISTANCE OF 253.36 FEET TO A POINT OF TANGENCY WITH A LINE;
5. SOUTH 72°57'19" EAST ALONG SAID LINE, A DISTANCE OF 299.89 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 420.00 FEET;
6. SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 30°22'14", AN ARC DISTANCE OF 222.63 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2766.70 FEET;
7. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 20°12'33", AN ARC DISTANCE OF 975.86 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 750.00 FEET;

8. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 26°32'27", AN ARC DISTANCE OF 347.42 FEET TO A POINT OF TANGENCY WITH A LINE;  
 9. NORTH 29°55'27" EAST ALONG SAID LINE, A DISTANCE OF 118.18 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 4.00 FEET;  
 10. NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 88°28'37", AN ARC DISTANCE OF 6.18 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1200.00 FEET, SAID CURVE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (TRACT R-1) AS SHOWN ON TRADITION PLAT NO. 10, RECORDED IN PLAT BOOK 43, PAGES 19, 19A THRU 19C, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA;

THENCE TRAVERSING THE SOUTHERLY AND WESTERLY RIGHT-OF-WAY LINE BY THE FOLLOWING THIRTEEN (13) COURSES;

1. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 10°47'56", AN ARC DISTANCE OF 226.17 FEET TO A POINT OF TANGENCY WITH A LINE;
2. SOUTH 72°23'51" EAST ALONG SAID LINE, A DISTANCE OF 736.53 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 602.61 FEET;
3. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 67°45'48", AN ARC DISTANCE OF 712.70 FEET TO A POINT OF TANGENCY WITH A LINE;
4. SOUTH 04°38'03" EAST ALONG SAID LINE, A DISTANCE OF 346.26 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1050.00 FEET;
5. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 13°30'09", AN ARC DISTANCE OF 247.44 FEET TO A POINT OF TANGENCY WITH A LINE;
6. SOUTH 18°08'12" EAST ALONG SAID LINE, A DISTANCE OF 627.33 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 58.00 FEET;
7. SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 49°08'12", AN ARC DISTANCE OF 49.74 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 130.00 FEET;
8. SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 95°54'38", AN ARC DISTANCE OF 217.61 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 58.00 FEET;
9. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 53°54'58", AN ARC DISTANCE OF 54.58 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 800.00 FEET;
10. SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 10°58'48", AN ARC DISTANCE OF 153.31 FEET TO A POINT OF TANGENCY WITH A LINE;
11. SOUTH 00°00'52" EAST ALONG SAID LINE, A DISTANCE OF 608.90 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2050.00 FEET;
12. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 13°01'56", AN ARC DISTANCE OF 468.28 FEET TO A POINT OF TANGENCY WITH A LINE;
13. SOUTH 13°02'47" EAST ALONG SAID LINE, A DISTANCE OF 213.79 FEET TO THE SOUTHWEST CORNER OF SAID VILLAGE PARKWAY (TRACT R-1) AS SHOWN ON SAID TRADITION PLAT NO. 10, SAID POINT ALSO BEING THE NORTHWEST CORNER OF VILLAGE PARKWAY (TRACT R-1) AS SHOWN ON SAID TRADITION PLAT NO. 6;

THENCE CONTINUE SOUTH 13°02'47" EAST DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF TRADITION PLAT NO. 10, ALONG THE WESTERLY RIGHT-OF-WAY OF SAID VILLAGE PARKWAY (TRACT R-1) OF TRADITION PLAT NO. 6, A DISTANCE OF 64.77 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 4.00 FEET, SAID CURVE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF STEPHANIE WAY (TRACT PR-1) AS SHOWN ON SAID TRADITION PLAT NO. 17; THENCE TRAVERSING SAID SOUTHERLY RIGHT-OF-WAY LINE BY THE FOLLOWING THREE (3) COURSES;

1. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 76°57'13", AN ARC DISTANCE OF 5.37 FEET TO A POINT OF TANGENCY WITH A LINE;
2. NORTH 90°00'00" WEST ALONG SAID LINE, A DISTANCE OF 1249.56 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 4.00 FEET;
3. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 6.28 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF PARCEL "A" AS SHOWN ON SAID TRADITION PLAT NO. 17;

THENCE TRAVERSING SAID WEST LINE BY THE FOLLOWING TWO (2) COURSES;

1. SOUTH 00°00'00" WEST ALONG SAID LINE, A DISTANCE OF 231.96 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 4.00 FEET;
2. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 6.28 FEET TO A POINT OF CUSP WITH A LINE, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF MEETING STREET (TRACT PR-1) AS SHOWN ON SAID TRADITION PLAT NO. 17;

THENCE TRAVERSING SAID NORTHERLY RIGHT-OF-WAY LINE BY THE FOLLOWING TWO (2) COURSES;

1. SOUTH 89°59'59" WEST ALONG SAID LINE, A DISTANCE OF 349.02 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 275.00 FEET;
2. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 18°02'57", AN ARC DISTANCE OF 86.63 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE;

THENCE SOUTH 18°02'57" EAST ALONG SAID RADIAL LINE, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF PARCEL "A" AS SHOWN ON SAID TRADITION PLAT NO. 17; THENCE TRAVERSING THE BOUNDARY OF SAID PARCEL "A" BY THE FOLLOWING THIRTEEN (13) COURSES;

1. CONTINUE SOUTH 18°02'57" EAST, A DISTANCE OF 20.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 195.00 FEET;
2. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 13°17'30", AN ARC DISTANCE OF 45.24 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 20.00 FEET;
3. SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 51°37'48", AN ARC DISTANCE OF 18.02 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 183.77 FEET;
4. SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 49°43'45", AN ARC DISTANCE OF 159.50 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 215.00 FEET;
5. SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 62°11'57", AN ARC DISTANCE OF 233.40 FEET TO A POINT OF TANGENCY WITH A LINE;
6. SOUTH 19°29'57" WEST ALONG SAID LINE, A DISTANCE OF 130.44 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 220.00 FEET;
7. SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 92°09'00", AN ARC DISTANCE OF 353.83 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 479.85 FEET;
8. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 20°45'17", AN ARC DISTANCE OF 173.82 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 210.00 FEET;
9. NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 101°15'23", AN ARC DISTANCE OF 371.12 FEET TO A POINT OF TANGENCY WITH A LINE;
10. NORTH 12°09'03" EAST ALONG SAID LINE, A DISTANCE OF 75.28 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 180.00 FEET;
11. NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 33°47'55", AN ARC DISTANCE OF 106.18 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 220.00 FEET;
12. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 20°11'09", AN ARC DISTANCE OF 77.51 FEET TO A POINT OF TANGENCY WITH A LINE;
13. NORTH 01°27'44" WEST ALONG SAID LINE, A DISTANCE OF 28.90 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MEETING STREET;

THENCE TRAVERSING SAID SOUTHERLY RIGHT-OF-WAY LINE BY THE FOLLOWING TWO (2) COURSES;

1. NORTH 90°00'00" WEST DEPARTING SAID BOUNDARY, A DISTANCE OF 150.64 FEET;
2. SOUTH 45°07'04" WEST, A DISTANCE OF 35.44 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD (TRACT R-2) AS SHOWN ON SAID TRADITION PLAT NO. 17;

THENCE SOUTH 00°14'07" WEST DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 19.80 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM THE ABOVE DESCRIBED PARCEL ALL OF PARCEL "A" AS SHOWN ON THE PLAT OF TRADITION PLAT NO. 17, RECORDED IN PLAT BOOK 43, PAGES 22, 22A - 22F, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

CONTAINING 560.629 ACRES OF LAND, MORE OR LESS.

**RESOLUTION 2026-22**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 4 EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 4 IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 4 (the “District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes* (the “Act”), which authorizes the District to levy certain special assessments pursuant to Chapter 170, 190, and 197 *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act; and

**WHEREAS**, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

**WHEREAS**, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within St. Lucie County for four (4) consecutive weeks prior to such hearing.

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

**SECTION 1.** The District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting special assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

**SECTION 2.** The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of St. Lucie County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

**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 6<sup>th</sup> day of May, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 4**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Legal Description

EXHIBIT A

Legal Description

DESCRIPTION: REVISED C.D.U. NO. 4 (TRADITION)

A PARCEL OF LAND LYING IN SECTIONS 4, 8 AND 9, TOWNSHIP 37 SOUTH, RANGE 39 EAST AND ALSO LYING IN SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND ALSO BEING PORTIONS OF TRADITION PLAT NO. 10, RECORDED IN PLAT BOOK, PAGES 19, 19A THRU 19C AND TRADITION PLAT NO. 12, RECORDED IN PLAT BOOK 44, PAGES 3, 3A THRU 3D, BOTH RECORDED IN THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE SOUTH 00°35'12" WEST AS A BASIS OF BEARINGS ALONG THE EAST LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 4, A DISTANCE OF 2631.01 FEET TO THE EAST ONE QUARTER CORNER OF SAID SECTION 4; THENCE SOUTH 00°35'27" WEST ALONG THE EAST LINE OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 4, A DISTANCE OF 2651.97 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE SOUTH 60°47'35" WEST DEPARTING SAID EAST LINE, A DISTANCE OF 140.85 FEET; THENCE SOUTH 16°16'02" WEST, A DISTANCE OF 171.09 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (TRACT R-1) AS SHOWN ON SAID TRADITION PLAT NO. 10. THENCE TRAVERSING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE BY THE FOLLOWING TWO (2) COURSES:

1. NORTH 72°23'51" WEST, A DISTANCE OF 722.50 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1200.00 FEET;
2. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 10°47'56", AN ARC DISTANCE OF 226.17 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 4.00 FEET. SAID CURVE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF CHATHAM LANE (TRACT PR-10) AS SHOWN ON SAID TRADITION PLAT NO. 12.

THENCE TRAVERSING THE BOUNDARY OF SAID TRADITION PLAT NO. 12 BY THE FOLLOWING TEN (10) COURSES:

1. NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 88°28'37", AN ARC DISTANCE OF 8.18 FEET TO A POINT OF TANGENCY WITH A LINE;
2. SOUTH 29°55'27" WEST ALONG SAID LINE, A DISTANCE OF 116.18 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 750.00 FEET;
3. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 26°32'27", AN ARC DISTANCE OF 347.42 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2766.70 FEET;
4. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 20°12'33", AN ARC DISTANCE OF 975.86 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 420.00 FEET;
5. SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 30°22'14", AN ARC DISTANCE OF 272.01 FEET TO A POINT OF TANGENCY WITH A LINE;
6. NORTH 72°57'19" WEST ALONG SAID LINE, A DISTANCE OF 299.89 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 410.00 FEET;
7. NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 35°24'20", AN ARC DISTANCE OF 253.36 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 70.00 FEET;
8. SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 116°38'21", AN ARC DISTANCE OF 142.50 FEET TO A POINT OF TANGENCY WITH A LINE;
9. SOUTH 45°00'00" EAST ALONG SAID LINE, A DISTANCE OF 534.68 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 3050.00 FEET;
10. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 00°27'22", AN ARC DISTANCE OF 24.28 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIAL POINT OF SAID CURVE BEARS SOUTH 45°27'22" WEST FROM THIS POINT);

THENCE SOUTH 64°10'30" WEST ALONG SAID NON RADIAL LINE, DEPARTING SAID BOUNDARY, A DISTANCE OF 527.49 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1155.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 36°15'33", AN ARC DISTANCE OF 730.93 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1245.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 10°21'37", AN ARC DISTANCE OF 225.13 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 727.91 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE,

NOTE: THIS IS NOT A SKETCH OF SURVEY, but only a written description.

## DESCRIPTION TO ACCOMPANY SKETCH

THRU A CENTRAL ANGLE OF 5°09'16", AN ARC DISTANCE OF 192.93 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 269.77 FEET. THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 55°31'39", AN ARC DISTANCE OF 261.44 FEET TO A POINT OF NON RADIAL INTERSECTION WITH SAID LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 57°35'39" EAST FROM THIS POINT). THENCE NORTH 43°38'14" WEST ALONG SAID RADIAL LINE, A DISTANCE OF 222.89 FEET; THENCE NORTH 40°44'37" WEST, A DISTANCE OF 55.53 FEET; THENCE NORTH 36°11'17" WEST, A DISTANCE OF 28.71 FEET; THENCE NORTH 33°19'33" WEST, A DISTANCE OF 29.44 FEET; THENCE NORTH 30°01'43" WEST, A DISTANCE OF 31.00 FEET; THENCE NORTH 25°56'47" WEST, A DISTANCE OF 49.50 FEET; THENCE NORTH 21°40'18" WEST, A DISTANCE OF 37.55 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 978.88 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 46°52'41" WEST FROM THIS POINT). THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 10°15'47", AN ARC DISTANCE OF 175.34 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2862.48 FEET (THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 978.88 FEET BEARS SOUTH 59°36'24" WEST FROM THIS POINT AND THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 2862.48 FEET BEARS SOUTH 57°01' WEST FROM THIS POINT); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2862.48 FEET BEARS SOUTH 57°01' WEST FROM THIS POINT); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2862.48 FEET, THRU A CENTRAL ANGLE OF 02°47'58", AN ARC DISTANCE OF 139.83 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 54°20'17" WEST FROM THIS POINT); THENCE NORTH 59°06'35" WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 143.79 FEET; THENCE NORTH 80°53'39" WEST, A DISTANCE OF 125.53 FEET; THENCE SOUTH 71°44'37" WEST, A DISTANCE OF 34.33 FEET; THENCE SOUTH 35°24'00" WEST, A DISTANCE OF 87.48 FEET; THENCE SOUTH 00°45'41" WEST, A DISTANCE OF 132.15 FEET; THENCE SOUTH 06°49'06" EAST, A DISTANCE OF 152.13 FEET; THENCE SOUTH 01°35'43" WEST, A DISTANCE OF 77.02 FEET; THENCE SOUTH 09°59'53" EAST, A DISTANCE OF 220.16 FEET; THENCE SOUTH 27°38'00" EAST, A DISTANCE OF 288.71 FEET; THENCE SOUTH 14°11'03" EAST, A DISTANCE OF 242.60 FEET; THENCE SOUTH 84°37'09" WEST, A DISTANCE OF 138.94 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 59°03'56", AN ARC DISTANCE OF 257.72 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 40°26'09", AN ARC DISTANCE OF 178.44 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 24°00'38" WEST FROM THIS POINT); THENCE SOUTH 12°20'57" EAST ALONG SAID NON RADIAL LINE, A DISTANCE OF 104.38 FEET; THENCE SOUTH 32°48'15" WEST, A DISTANCE OF 33.95 FEET; THENCE SOUTH 10°25'34" EAST, A DISTANCE OF 9.23 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 960.00 FEET, THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 42°31'23", AN ARC DISTANCE OF 712.48 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 57°54'11" WEST ALONG SAID LINE, A DISTANCE OF 361.38 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1465.00 FEET; THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 32°21'05", AN ARC DISTANCE OF 827.19 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 89°44'44" WEST ALONG SAID LINE, A DISTANCE OF 328.92 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 140.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 27°35'12", AN ARC DISTANCE OF 211.85 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 22°50'28" EAST FROM THIS POINT); THENCE NORTH 51°55'07" WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 701.82 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 870.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 58°16'38" EAST FROM THIS POINT); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 04°58'00", AN ARC DISTANCE OF 75.42 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 36°41'22" EAST, A DISTANCE OF 107.22 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 940.00 FEET; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 47°19'54", AN ARC DISTANCE OF 782.00 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 83.50 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 80°13'30", AN ARC DISTANCE OF 118.92 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 05°18'02" EAST FROM THIS POINT); THENCE NORTH 04°21'45" WEST ALONG SAID LINE, A DISTANCE OF 105.55 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 82°09'52", AN ARC DISTANCE OF 45.52 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 110.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 15°55'34", AN ARC DISTANCE OF 30.58 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 29°52'50" WEST FROM THIS POINT); THENCE NORTH 13°43'52" WEST ALONG SAID LINE, A DISTANCE OF 43.25 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 760.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 09°53'24", AN ARC DISTANCE OF 131.18 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1130.00 FEET (THE RADIUS POINT OF WHICH BEARS SOUTH 14°25'58" EAST FROM THIS POINT); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 05°59'51", AN ARC DISTANCE OF 118.29 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 81°33'53" EAST ALONG SAID LINE, A DISTANCE OF 708.20 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1430.00

## DESCRIPTION TO ACCOMPANY SKETCH

FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $19^{\circ}39'30''$ , AN ARC DISTANCE OF 490.63 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH  $78^{\circ}48'37''$  EAST ALONG SAID LINE, A DISTANCE OF 112.72 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1270.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $65^{\circ}12'41''$ , AN ARC DISTANCE OF 1534.12 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH  $32^{\circ}00'42''$  EAST ALONG SAID LINE, A DISTANCE OF 666.94 FEET; THENCE SOUTH  $57^{\circ}59'18''$  EAST, A DISTANCE OF 200.20 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 182.00 FEET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF CHESTERFORD LANE (TRACT PR-11) AS SHOWN ON SAID TRADITION PLAT NO. 12; THENCE TRAVERSING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CHESTERFORD LANE BY THE FOLLOWING SIX (6) COURSES:

1. NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $29^{\circ}46'14''$ , AN ARC DISTANCE OF 94.57 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 70.00 FEET;
2. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $25^{\circ}43'50''$ , AN ARC DISTANCE OF 31.44 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 115.00 FEET;
3. NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $108^{\circ}52'20''$ , AN ARC DISTANCE OF 214.51 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 58.00 FEET;
4. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $51^{\circ}22'15''$ , AN ARC DISTANCE OF 52.00 FEET TO A POINT OF TANGENCY WITH A LINE;
5. NORTH  $32^{\circ}00'42''$  EAST ALONG SAID LINE, A DISTANCE OF 798.53 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2760.00 FEET;
6. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $37^{\circ}42'52''$ , AN ARC DISTANCE OF 1816.74 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH  $20^{\circ}16'26''$  EAST FROM THIS POINT);

THENCE NORTH  $20^{\circ}08'59''$  WEST ALONG SAID NON RADIAL LINE, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 224.12 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1400.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $11^{\circ}13'17''$ , AN ARC DISTANCE OF 274.19 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH  $81^{\circ}04'17''$  EAST FROM THIS POINT); THENCE NORTH  $83^{\circ}17'42''$  EAST ALONG SAID NON RADIAL LINE, A DISTANCE OF 34.91 FEET; THENCE NORTH  $44^{\circ}31'27''$  EAST, A DISTANCE OF 85.92 FEET; THENCE NORTH  $38^{\circ}38'24''$  EAST, A DISTANCE OF 34.98 FEET; THENCE NORTH  $27^{\circ}42'24''$  EAST, A DISTANCE OF 53.20 FEET; THENCE NORTH  $68^{\circ}50'24''$  EAST, A DISTANCE OF 34.53 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 1200.00 FEET, SAID CURVE ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (TRACT R-1) AS SHOWN ON SAID TRADITION PLAT NO. 10; THENCE TRAVERSING SAID WESTERLY RIGHT-OF-WAY LINE BY THE FOLLOWING TWO (2) COURSES:

1. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $10^{\circ}12'14''$ , AN ARC DISTANCE OF 113.71 FEET TO A POINT OF TANGENCY WITH A LINE;
2. NORTH  $07^{\circ}02'38''$  EAST ALONG SAID LINE, A DISTANCE OF 334.90 FEET TO THE NORTHWEST CORNER OF SAID VILLAGE PARKWAY;

THENCE CONTINUE NORTH  $07^{\circ}02'38''$  EAST DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 802.31 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 1485.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $19^{\circ}23'09''$ , AN ARC DISTANCE OF 495.68 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1685.00 FEET THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 1465.00 FEET BEARS SOUTH  $77^{\circ}39'29''$  WEST FROM THIS POINT AND THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 1685.00 FEET BEARS NORTH  $03^{\circ}23'07''$  WEST FROM THIS POINT); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1665.00 FEET, THRU A CENTRAL ANGLE OF  $23^{\circ}20'35''$ , AN ARC DISTANCE OF 678.35 TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH  $63^{\circ}16'18''$  EAST ALONG SAID LINE, A DISTANCE OF 1191.04 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1465.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $16^{\circ}41'20''$ , AN ARC DISTANCE OF 426.72 FEET TO A POINT OF NON RADIAL INTERSECTION WITH THE NORTHERLY PROLONGATION OF SAID EAST LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 4 (THE RADIUS POINT OF SAID CURVE BEARS SOUTH  $10^{\circ}02'22''$  EAST FROM THIS POINT); THENCE SOUTH  $00^{\circ}35'12''$  WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 27.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 547.124 ACRES, MORE OR LESS.

**RESOLUTION 2026-22**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5 EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5 IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 5 (the “District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes* (the “Act”), which authorizes the District to levy certain special assessments pursuant to Chapter 170, 190, and 197 *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act; and

**WHEREAS**, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

**WHEREAS**, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within St. Lucie County for four (4) consecutive weeks prior to such hearing.

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

**SECTION 1.** The District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting special assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

**SECTION 2.** The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of St. Lucie County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

**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 6<sup>th</sup> day of May, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 5**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Legal Description

# EXHIBIT A

## Legal Description

DESCRIPTION: C.D.D. NO. 5 (TRADITION)

A PARCEL OF LAND LYING IN SECTIONS 4, 5, 6, 8 AND 9, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE PLAT OF TRADITION PLAT NO. 10, RECORDED IN PLAT BOOK 43, PAGES 19, 19A THRU 19C, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 07°02'38" WEST AS A BASIS OF BEARINGS ALONG THE WESTERLY LINE OF SAID TRADITION PLAT NO. 10, A DISTANCE OF 344.90 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 1200.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY LINE, THRU A CENTRAL ANGLE OF 10°12'14", AN ARC DISTANCE OF 213.71 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE; THENCE SOUTH 88°50'24" WEST ALONG SAID RADIAL LINE, DEPARTING SAID WESTERLY LINE, A DISTANCE OF 34.53 FEET; THENCE SOUTH 27°42'24" WEST, A DISTANCE OF 53.20 FEET; THENCE SOUTH 42°51'21" WEST, A DISTANCE OF 133.76 FEET; THENCE SOUTH 83°17'42" WEST, A DISTANCE OF 34.91 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1400.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS NORTH 81°04'17" EAST FROM THIS POINT); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 11°13'17", AN ARC DISTANCE OF 274.19 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 20°08'59" EAST ALONG SAID LINE, A DISTANCE OF 224.12 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2760.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 20°16'26" EAST FROM THIS POINT), SAID CURVE ALSO BEING THE NORTHWESTERLY LINE OF THE PLAT OF TRADITION PLAT NO. 12, RECORDED IN PLAT BOOK 44, PAGES 3, 3A THRU 3D, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE TRAVERSING SAID NORTHWESTERLY LINE BY THE FOLLOWING SIX (6) COURSES:

1. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 37°42'52", AN ARC DISTANCE OF 1816.74 FEET TO A POINT OF TANGENCY WITH A LINE;
2. SOUTH 32°00'42" WEST ALONG SAID LINE, A DISTANCE OF 798.53 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 58.00 FEET;
3. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 51°22'15", AN ARC DISTANCE OF 52.00 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 115.00 FEET;
4. SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 108°52'20", AN ARC DISTANCE OF 214.51 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 70.00 FEET;
5. SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 25°43'50", AN ARC DISTANCE OF 31.44 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 182.00 FEET;
6. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 29°48'14", AN ARC DISTANCE OF 94.57 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE;

THENCE NORTH 57°59'18" WEST ALONG SAID RADIAL LINE, DEPARTING SAID NORTHWESTERLY LINE, A DISTANCE OF 200.00 FEET; THENCE SOUTH 32°00'42" WEST, A DISTANCE OF 668.94 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1270.00 FEET; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 69°12'41", AN ARC DISTANCE OF 1534.12 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 78°46'37" WEST ALONG SAID LINE, A DISTANCE OF 112.72 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1430.00 FEET; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 18°39'30", AN ARC DISTANCE OF 490.63 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 81°33'53" WEST ALONG SAID LINE, A DISTANCE OF 708.20 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1130.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 09°03'05", AN ARC DISTANCE OF 178.51 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 17°29'12" EAST FROM THIS POINT); THENCE SOUTH 71°34'57" WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 120.16 FEET; THENCE SOUTH 84°43'49" WEST, A DISTANCE OF 133.75 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 925.00 FEET

THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 45°17'00", AN ARC DISTANCE OF 731.07 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 49°59'11" WEST ALONG SAID LINE, A DISTANCE OF 1546.87 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1375.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 39°18'59", AN ARC DISTANCE OF 943.53 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 89°18'10" WEST ALONG SAID LINE, A DISTANCE OF 231.48 FEET; THENCE NORTH 00°41'50" EAST, A DISTANCE OF 240.50 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1580.00 FEET; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 14°35'57", AN ARC DISTANCE OF 402.59 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 13°54'07" WEST ALONG SAID LINE, A DISTANCE OF 1416.05 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 80.00 FEET; THENCE NORTHWESTERLY, NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 103°55'22", AN ARC DISTANCE OF 108.83 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 89°58'45" EAST ALONG SAID LINE, A DISTANCE OF 658.20 FEET; THENCE SOUTH 55°36'44" WEST, A DISTANCE OF 134.67 FEET; THENCE SOUTH 41°30'28" WEST, A DISTANCE OF 52.56 FEET; THENCE SOUTH 89°33'50" EAST, A DISTANCE OF 95.40 FEET TO THE NORTHWEST CORNER OF GROVE 3; THENCE NORTH 74°03'19" EAST ALONG THE NORTH LINE OF SAID GROVE 3, A DISTANCE OF 5341.55 FEET TO THE NORTHEAST CORNER OF SAID GROVE 3; THENCE NORTH 13°31'07" EAST DEPARTING SAID NORTH LINE, A DISTANCE OF 51.88 FEET TO THE SOUTHWEST CORNER OF THE O.L. PEACOCK CANAL AS DESCRIBED IN OFFICIAL RECORDS BOOK 675, PAGE 1942 AS (EXHIBIT "A") AND OFFICIAL RECORDS BOOK 675, PAGE 1982 AS (EXHIBIT "B"); THENCE NORTH 74°14'30" EAST ALONG THE SOUTHERLY LINE OF SAID O.L. PEACOCK CANAL, A DISTANCE OF 2525.46 FEET; THENCE NORTH 76°04'00" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 392.07 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1665.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS NORTH 11°05'39" EAST FROM THIS POINT); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, DEPARTING SAID SOUTHERLY LINE, THRU A CENTRAL ANGLE OF 14°28'46", AN ARC DISTANCE OF 420.77 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 1465.00 FEET (THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 1665.00 FEET BEARS NORTH 03°23'07" WEST FROM THIS POINT AND THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 1465.00 FEET BEARS SOUTH 77°39'29" WEST FROM THIS POINT); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1465.00 FEET, THRU A CENTRAL ANGLE OF 19°23'09", AN ARC DISTANCE OF 495.68 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 07°02'35" WEST ALONG SAID LINE, A DISTANCE OF 802.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 454.007 ACRES, MORE OR LESS

**RESOLUTION 2026-22**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 6 EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 6 IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 6 (the “District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes* (the “Act”), which authorizes the District to levy certain special assessments pursuant to Chapter 170, 190, and 197 *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act; and

**WHEREAS**, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

**WHEREAS**, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within St. Lucie County for four (4) consecutive weeks prior to such hearing.

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

**SECTION 1.** The District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting special assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

**SECTION 2.** The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of St. Lucie County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

**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 6<sup>th</sup> day of May, 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:** Legal Description

# EXHIBIT A

## Legal Description

DESCRIPTION: REVISED C.D.D. NO. 6 (TRADITION)

A PARCEL OF LAND LYING IN SECTIONS 16 AND 17, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING A PORTION OF TRADITION PLAT NO. 19 - PHASE ONE, RECORDED IN PLAT BOOK 47, PAGES 32 THRU 64, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRADITION PLAT NO. 19 - PHASE ONE, RECORDED IN PLAT BOOK 47, PAGES 32 THRU 64, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE TRAVERSING THE NORTHERLY BOUNDARY OF SAID TRADITION PLAT NO. 19 BY THE FOLLOWING FIVE (5) COURSES;

1. NORTH 89°57'05" EAST AS A BASIS OF BEARINGS ALONG THE NORTH LINE OF SAID TRADITION PLAT NO. 19, A DISTANCE OF 995.24 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1500.00 FEET;
2. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 12°06'05", AN ARC DISTANCE OF 316.82 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1650.00 FEET;
3. SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 12°06'05", AN ARC DISTANCE OF 348.50 FEET TO A POINT OF TANGENCY WITH A LINE;
4. NORTH 89°57'05" EAST ALONG SAID LINE, A DISTANCE OF 1328.92 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 300.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS NORTH 70°28'48" EAST FROM THIS POINT);
5. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 56°03'05", AN ARC DISTANCE OF 293.48 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 70°28'48" EAST FROM THIS POINT);

THENCE SOUTH 00°02'55" EAST ALONG SAID LINE, DEPARTING SAID NORTHERLY BOUNDARY, A DISTANCE OF 428.71 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1657.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 25°13'21", AN ARC DISTANCE OF 729.44 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 64°43'44" EAST FROM THIS POINT); THENCE NORTH 69°09'50" WEST ALONG SAID LINE, A DISTANCE OF 34.67 FEET; THENCE SOUTH 66°56'37" WEST, A DISTANCE OF 3.33 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 290.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 23°00'28", AN ARC DISTANCE OF 116.45 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 89°57'05" WEST ALONG SAID LINE, A DISTANCE OF 34.17 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRADITION PLAT NO. 19; THENCE SOUTH 00°02'55" EAST ALONG SAID LINE, A DISTANCE OF 2239.95 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED TO METROPOLITAN LIFE INSURANCE COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 477, PAGE 560, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND TO THE SOUTHEAST CORNER OF SAID TRADITION PLAT NO. 19;

THENCE NORTH 89°50'39" WEST ALONG SAID EASTERLY PROLONGATION OF NORTH LINE, A DISTANCE OF 1954.52 FEET TO THE SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 19;

THENCE CONTINUE NORTH 89°50'39" WEST ALONG SAID EASTERLY PROLONGATION OF NORTH LINE, DEPARTING SAID BOUNDARY, A DISTANCE OF 2801.08 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY OF CONSERVATION TRACT NO. 1 AS DESCRIBED IN THAT DEED OF CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1485, PAGE 708, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA, THENCE TRAVERSING THE BOUNDARY OF SAID CONSERVATION TRACT 1 BY THE FOLLOWING ELEVEN (11) COURSES;

1. NORTH 08°49'46" WEST DEPARTING SAID EASTERLY PROLONGATION OF NORTH LINE, A DISTANCE OF 124.06 FEET;
2. NORTH 20°28'22" WEST, A DISTANCE OF 365.30 FEET;
3. NORTH 44°00'02" WEST, A DISTANCE OF 365.37 FEET;
4. NORTH 11°14'16" EAST, A DISTANCE OF 517.94 FEET;
5. NORTH 54°00'59" EAST, A DISTANCE OF 148.44 FEET;
6. NORTH 34°57'21" EAST, A DISTANCE OF 520.57 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 165.00 FEET;
7. NORTHEASTERLY, NORTHERLY, NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 180°01'41", AN ARC DISTANCE OF 518.43 FEET TO A POINT OF TANGENCY WITH A LINE;
8. SOUTH 35°37'43" WEST ALONG SAID LINE, A DISTANCE OF 696.32 FEET;
9. NORTH 50°43'10" WEST, A DISTANCE OF 506.72 FEET;
10. NORTH 60°18'28" WEST, A DISTANCE OF 256.66 FEET;
11. NORTH 81°51'17" WEST, A DISTANCE OF 34.28 FEET;

THENCE NORTH 00°28'33" EAST DEPARTING SAID BOUNDARY, A DISTANCE OF 465.16 FEET; THENCE NORTH 35°54'36" EAST, A DISTANCE OF 835.34 FEET TO A POINT OF CURVATURE WITH CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1480.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 00°06'46", AN ARC DISTANCE OF 2.91 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 280.00 FEET (THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 1480.00 FEET BEARS SOUTH 53°58'38" EAST FROM THIS POINT AND THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 280.00 BEARS NORTH 12°37'14" WEST FROM THIS POINT); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 280.00 FEET, THRU A CENTRAL ANGLE OF 11°32'34", AN ARC DISTANCE OF 56.41 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 88°55'19" WEST ALONG SAID LINE, A DISTANCE OF 154.21 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 48°11'23", AN ARC DISTANCE OF 25.23 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 75.00 FEET; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 85°47'17", AN ARC DISTANCE OF 112.30 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 52°41'52", AN ARC

DISTANCE OF 27.59 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 510.92 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 10°54'07", AN ARC DISTANCE OF 97.21 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 18°32'38" EAST ALONG SAID LINE, A DISTANCE OF 400.72 FEET; THENCE NORTH 63°32'38" EAST, A DISTANCE OF 14.14 FEET; THENCE NORTH 18°32'38" EAST, A DISTANCE OF 56.55 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 58.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 54°56'15", AN ARC DISTANCE OF 55.61 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 130.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 16°41'10", AN ARC DISTANCE OF 37.86 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 58.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 46°37'27", AN ARC DISTANCE OF 47.20 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1595.00 FEET; THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 13°28'07", AN ARC DISTANCE OF 374.94 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 89°57'05" EAST ALONG SAID LINE, A DISTANCE OF 1870.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 446.921 ACRES, MORE OR LESS.

**RESOLUTION 2026-22**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7 EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7 IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 7 (the “District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes* (the “Act”), which authorizes the District to levy certain special assessments pursuant to Chapter 170, 190, and 197 *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act; and

**WHEREAS**, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

**WHEREAS**, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within St. Lucie County for four (4) consecutive weeks prior to such hearing.

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

**SECTION 1.** The District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting special assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

**SECTION 2.** The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of St. Lucie County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

**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 6<sup>th</sup> day of May, 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:** Legal Description

# EXHIBIT A

## Legal Description

DESCRIPTION: REVISED C.D.D. NO. 7 (TRADITION) A PARCEL OF LAND LYING IN SECTIONS 5, 6, 7, 8 AND 17, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY SOUTHWEST CORNER OF THE PLAT OF TRADITION PLAT NO. 5, RECORDED IN PLAT BOOK 42, PAGES 4, 4A THRU 4L, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°57'05" WEST AS A BASIS OF BEARINGS ALONG THE SOUTH LINE OF SAID TRADITION PLAT NO. 5, A DISTANCE OF 2338.72 FEET TO THE SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 5; THENCE SOUTH 86°33'28" WEST DEPARTING SAID SOUTH LINE, A DISTANCE OF 2196.18 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED TRADITION PARKWAY AND TO THE POINT OF BEGINNING; THENCE TRAVERSING THE SOUTHERLY AND SOUTHWESTERLY SAID PROPOSED RIGHT-OF-WAY LINE BY THE FOLLOWING TWELVE (12) COURSES;

SOUTH 89°57'05" WEST, A DISTANCE OF 323.81 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1595.00 FEET;

WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 90°02'55", AN ARC DISTANCE OF 2506.78 FEET TO A POINT OF TANGENCY WITH A LINE;

NORTH 00°00'00" EAST ALONG SAID LINE, A DISTANCE OF 182.47 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 1465.00 FEET;

NORTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 09°15'29", AN ARC DISTANCE OF 238.72 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 50.00 FEET;

NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 53°02'27", AN ARC DISTANCE OF 46.29 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 130.00 FEET;

NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 95°17'35", AN ARC DISTANCE OF 218.21 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 50.00 FEET;

NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 53°02'27", AN ARC DISTANCE OF 46.29 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1465.00 FEET;

NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 39°36'15", AN ARC DISTANCE OF 1012.84 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 58.00 FEET;

NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 51°58'20", AN ARC DISTANCE OF 52.61 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 130.00 FEET;

SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 90°52'15", AN ARC DISTANCE OF 210.72 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 58.00 FEET;

NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 51°21'28", AN ARC DISTANCE OF 51.99 FEET TO A POINT OF TANGENCY WITH A LINE;

NORTH 70°06'36" WEST ALONG SAID LINE, A DISTANCE OF 1594.71 FEET;

THENCE NORTH 19°53'24" EAST DEPARTING SAID PROPOSED RIGHT-OF-WAY LINE, A DISTANCE OF 130.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 58.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 49°08'12", AN ARC DISTANCE OF 49.74 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 130.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 05°09'32", AN ARC DISTANCE OF 11.70 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 58.00 FEET; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 44°58'21", AN ARC DISTANCE OF 45.53 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 18°50'26" EAST ALONG SAID LINE, A DISTANCE OF 853.78 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1590.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 18°08'36", AN ARC DISTANCE OF 503.49 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 00°41'50" EAST ALONG SAID LINE, A DISTANCE OF 1015.33 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1500.00 FEET; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 33°31'35", AN ARC DISTANCE OF 936.23 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1690.00 FEET; THENCE NORTHWESTERLY

LONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 30°36'03", AN ARC DISTANCE OF 902.60 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 58.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 46°13'54", AN ARC DISTANCE OF 46.80 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 130.00 FEET; THENCE NORTHEASTERLY LONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 03°07'09", AN ARC DISTANCE OF 7.08 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 58.00 FEET; THENCE NORTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 49°08'12", AN ARC DISTANCE OF 49.74 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 89°58'45" EAST ALONG SAID LINE, A DISTANCE OF 808.61 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE O.L. PEACOCK CANAL AS DESCRIBED IN OFFICIAL RECORDS BOOK 675, PAGE 1842 AS (EXHIBIT "A") AND OFFICIAL RECORDS BOOK 675, PAGE 1982 AS (EXHIBIT "B"); THENCE NORTH 74°05'51" EAST ALONG SAID NORTH LINE A DISTANCE OF 714.77 FEET; THENCE NORTH 74°35'02" EAST, A DISTANCE OF 620.60 FEET; THENCE NORTH 34°54'59" WEST, A DISTANCE OF 16.17 FEET; THENCE NORTH 74°00'26" EAST, A DISTANCE OF 1645.59 FEET; THENCE NORTH 74°54'36" EAST, A DISTANCE OF 978.01 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1550.00 FEET (THE RADIUS POINT OF WHICH BEARS SOUTH 07°07'36" EAST FROM THIS POINT); THENCE NORTHEASTERLY DEPARTING SAID NORTH LINE OF THE O.L. PEACOCK CANAL THRU A CENTRAL ANGLE OF 10°25'20", AN ARC DISTANCE OF 281.95 FEET TO A POINT OF NON RADIAL INTERSECTION WITH THE SOUTH LINE OF THE SAID O.L. PEACOCK CANAL; THENCE SOUTH 76°04'00" WEST, A DISTANCE OF 413.00 FEET; THENCE SOUTH 74°14'31" WEST, A DISTANCE OF 2525.45 FEET; THENCE SOUTH 13°32'09" WEST DEPARTING SAID SOUTH LINE A DISTANCE OF 51.89 FEET TO A POINT OF INTERSECTION WITH NORTH LINE OF GROVE 3; THENCE SOUTH 74°03'19" WEST ALONG SAID NORTH LINE A DISTANCE OF 2476.82 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED, RECORDED IN OFFICIAL RECORD BOOK 1958, PAGE 1412, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 13°12'00" EAST ALONG SAID WEST LINE OF SAID SPECIAL WARRANTY DEED, DEPARTING SAID NORTH LINE OF GROVE 3 A DISTANCE OF 4220.89 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF SAID SPECIAL WARRANTY DEED; THENCE SOUTH 81°33'53" WEST DEPARTING SAID WEST LINE, A DISTANCE OF 821.46 FEET TO A POINT OF CURVATURE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1130.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 05°58'51", AN ARC DISTANCE OF 118.29 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 760.00 FEET (THE RADIUS POINT OF WHICH BEARS NORTH 86°09'32" EAST FROM THIS POINT, THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 1130.00 FEET BEARS SOUTH 14°25'58" EAST FROM THIS POINT); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 05°53'24", AN ARC DISTANCE OF 131.18 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 13°43'52" EAST ALONG SAID LINE, A DISTANCE OF 43.25 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 110.00 FEET (THE RADIUS POINT OF WHICH BEARS SOUTH 29°52'50" EAST FROM THIS POINT); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 16°55'34", AN ARC DISTANCE OF 30.58 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 52°09'52", AN ARC DISTANCE OF 45.52 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 06°21'20" WEST FROM THIS POINT); THENCE SOUTH 04°21'48" EAST ALONG SAID LINE, A DISTANCE OF 105.55 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 83.50 FEET (THE RADIUS POINT OF WHICH BEARS SOUTH 20°44'42" EAST FROM THIS POINT); THENCE SOUTHWESTERLY, NORTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 80°13'50", AN ARC DISTANCE OF 118.92 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 940.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 47°39'54", AN ARC DISTANCE OF 782.00 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 38°41'22" WEST ALONG SAID LINE, A DISTANCE OF 107.22 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 870.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 04°58'00", AN ARC DISTANCE OF 75.42 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 58°16'40" EAST FROM THIS POINT); THENCE SOUTH 51°55'07" EAST ALONG SAID NON RADIAL LINE, A DISTANCE OF 701.92 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 440.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 50°28" EAST FROM THIS POINT); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 27°35'12", AN ARC DISTANCE OF 211.85 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 89°44'44" EAST ALONG SAID LINE, A DISTANCE OF 809.92 FEET; THENCE SOUTH 00°06'55" WEST, A DISTANCE OF 2619.94 FEET TO THE POINT OF BEGINNING.

CONTAINING .551.272 ACRES, MORE OR LESS

**RESOLUTION 2026-22**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8 EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8 IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 8 (the “District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes* (the “Act”), which authorizes the District to levy certain special assessments pursuant to Chapter 170, 190, and 197 *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act; and

**WHEREAS**, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

**WHEREAS**, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within St. Lucie County for four (4) consecutive weeks prior to such hearing.

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

**SECTION 1.** The District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting special assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

**SECTION 2.** The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of St. Lucie County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

**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 6<sup>th</sup> day of May, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 8**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Legal Description

## EXHIBIT A

### Legal Description

A PARCEL OF LAND LYING IN SECTIONS 7, 8, 17 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING ALL OF TRADITION PLAT NO. 24, PHASE 1, AS RECORDED IN PLAT BOOK 62, PAGE 15, TRADITION PLAT NO. 70, AS RECORDED IN PLAT BOOK 67, PAGE 31, TRADITION PLAT NO. 73-VETERANS NURSING HOME, AS RECORDED IN PLAT BOOK 71, PAGE 1 AND PARCEL PER PROPERTY CONTROL NUMBER (PCN) 4305-322-0001-000-4, AS RECORDED IN OFFICIAL RECORDS BOOK 4153, PAGE 856, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LAKEPARK AT TRADITION - PLAT 1 AS RECORDED IN PLAT BOOK 70, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°50'39" WEST AS A BASIS OF BEARING ALONG NORTH RIGHT-OF-WAY LINE OF E/W # 1 (A 150' WIDE PUBLIC RIGHT-OF-WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2972, PAGE 829, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE NORTH LINE OF RIVERLAND / KENNEDY III LLC PARCEL AS SHOWN IN OFFICIAL RECORDS BOOK 3727, PAGE 861, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 4027.15 FEET; THENCE NORTH 57°38'10" WEST, A DISTANCE 1042.53 FEET; THENCE SOUTH 89°59'49" WEST, A DISTANCE 311.47 FEET; THENCE NORTH 63°02'12" WEST, A DISTANCE 200.44 FEET; THENCE NORTH 29°27'50" WEST, A DISTANCE 150.74 FEET; THENCE NORTH 15°45'52" EAST, A DISTANCE 250.56 FEET; THENCE SOUTH 89°33'18" WEST, A DISTANCE 392.33 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF POWERLINE ROAD (A 150' WIDE PUBLIC RIGHT-OF-WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3071, PAGE 2651, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 1622.13 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1925.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 30°53'55", AN ARC DISTANCE OF 1038.12 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 30°53'55" EAST ALONG SAID LINE, A DISTANCE OF 920.59 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1580.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 30°54'06", AN ARC DISTANCE OF 852.15 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 00°00'00" EAST ALONG SAID LINE, A DISTANCE OF 692.24 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1480.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 18°50'26", AN ARC DISTANCE OF 486.67 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 18°50'26" EAST ALONG SAID LINE, A DISTANCE OF 931.06 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 58.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 44°58'21", AN ARC DISTANCE OF 45.53 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 130.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 03°03'35", AN ARC DISTANCE OF 6.94 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 58.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 49°08'12", AN ARC DISTANCE OF 49.74 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 70°06'36" EAST ALONG SAID LINE, A DISTANCE OF 341.35 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THAT 200.00 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°41'50" WEST ALONG SAID WEST LINE, A DISTANCE OF 3375.40 FEET; THENCE SOUTH 00°08'18" WEST ALONG SAID WEST LINE, A DISTANCE OF 316.64 FEET; THENCE NORTH 31°45'23" EAST DEPARTING SAID WEST LINE, A DISTANCE OF 287.45 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 479.11 FEET; THENCE NORTH 25°42'03" EAST, A DISTANCE OF 706.40 FEET; THENCE NORTH 55°58'12" WEST, A DISTANCE OF 41.35 FEET; THENCE NORTH 64°04'09" WEST, A DISTANCE OF 36.99 FEET;

THENCE NORTH 34°18'02" WEST, A DISTANCE OF 57.12 FEET; THENCE NORTH 04°58'20" EAST, A DISTANCE OF 32.40 FEET; THENCE NORTH 29°38'11" EAST, A DISTANCE OF 56.90 FEET; THENCE NORTH 55°08'19" EAST, A DISTANCE OF 39.86 FEET; THENCE NORTH 67°58'26" EAST, A DISTANCE OF 76.12 FEET; THENCE NORTH 79°45'14" EAST, A DISTANCE OF 78.71 FEET; THENCE NORTH 88°56'06" EAST, A DISTANCE OF 47.36 FEET; THENCE SOUTH 83°49'59" EAST, A DISTANCE OF 32.61 FEET; THENCE SOUTH 76°45'58" EAST, A DISTANCE OF 32.93 FEET; THENCE SOUTH 58°01'15" EAST, A DISTANCE OF 59.29 FEET; THENCE NORTH 67°14'57" EAST, A DISTANCE OF 365.82 FEET; THENCE NORTH 80°50'26" EAST, A DISTANCE OF 368.43 FEET; THENCE NORTH 79°48'16" EAST, A DISTANCE OF 337.97 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1595.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS NORTH 76°45'33" EAST FROM THIS POINT), SAID CURVE ALSO BEING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PROPOSED TRADITION PARKWAY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID PROPOSED SOUTHWESTERLY RIGHT-OF-WAY LINE, THRU A CENTRAL ANGLE OF 63°20'24", AN ARC DISTANCE OF 1763.26 FEET TO A POINT ON THE WESTERLY LINE OF LAKEPARK AT TRADITION - PLAT 2, AS RECORDED IN PLAT BOOK 74, PAGE 20, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING A CUSP WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 58.00 FEET; THENCE ALONG SAID WESTERLY LINE OF LAKEPARK AT TRADITION - PLAT 2 AND THE WESTERLY LINE OF LAKEPARK AT TRADITION - PLAT 1 THE FOLLOWING TWENTY SIX (26) COURSES AND DISTANCES; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 46°37'27", AN ARC DISTANCE OF 47.20 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 16°41'10", AN ARC DISTANCE OF 37.86 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 54°56'15", AN ARC DISTANCE OF 55.61 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 18°32'38" WEST ALONG SAID LINE, A DISTANCE OF 56.55 FEET; THENCE SOUTH 63°32'38" WEST, A DISTANCE OF 14.14 FEET; THENCE SOUTH 18°32'38" WEST, A DISTANCE OF 400.72 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 510.92 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 10°54'06", AN ARC DISTANCE OF 97.21 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 52°41'52", AN ARC DISTANCE OF 27.59 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 85°47'17", AN ARC DISTANCE OF 112.30 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 48°11'23", AN ARC DISTANCE OF 25.23 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 88°55'20" EAST ALONG SAID LINE, A DISTANCE OF 154.21 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 280.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 11°32'34", AN ARC DISTANCE OF 56.41 FEET TO POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1480.00 FEET (THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 280.00 FEET BEARS NORTH 12°37'14" WEST FROM THIS POINT AND THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 1480.00 FEET BEARS SOUTH 53°58'38" EAST FROM THIS POINT); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1480.00 FEET, THRU A CENTRAL ANGLE OF 00°06'46", AN ARC DISTANCE OF 2.91 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 35°54'36" WEST ALONG SAID LINE, A DISTANCE OF 835.35 FEET; THENCE SOUTH 00°28'33" WEST A DISTANCE OF 465.16 FEET; THENCE SOUTH 81°51'17" EAST, A DISTANCE OF 34.28 FEET; THENCE SOUTH 60°18'28" EAST, A DISTANCE OF 256.66 FEET; THENCE SOUTH 50°43'10" EAST, A DISTANCE OF 506.72 FEET; THENCE NORTH 35°37'43" EAST, A DISTANCE OF 696.32 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 165.00 FEET; THENCE NORTHEASTERLY, EASTERLY, SOUTHEASTERLY SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 179°19'38", AN ARC DISTANCE OF 516.43 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 34°57'21" WEST ALONG SAID LINE, A DISTANCE OF 520.57 FEET; THENCE SOUTH 54°00'59" WEST, A DISTANCE OF 148.44 FEET; THENCE SOUTH 11°14'16" WEST, A DISTANCE OF 517.94 FEET; THENCE SOUTH 44°00'02" EAST, A DISTANCE OF 365.37 FEET; THENCE SOUTH 20°28'22" EAST, A DISTANCE OF 365.30 FEET; THENCE SOUTH 08°49'46" EAST, A DISTANCE OF 124.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 525.69 ACRES, MORE OR LESS.

SHEET 2 OF 8

**RESOLUTION 2026-22**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9 EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9 IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 9 (the “District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes* (the “Act”), which authorizes the District to levy certain special assessments pursuant to Chapter 170, 190, and 197 *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act; and

**WHEREAS**, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

**WHEREAS**, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within St. Lucie County for four (4) consecutive weeks prior to such hearing.

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

**SECTION 1.** The District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting special assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

**SECTION 2.** The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of St. Lucie County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

**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 6<sup>th</sup> day of May, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 9**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Legal Description

# EXHIBIT A

## Legal Description

DESCRIPTION: REVISED C.D.D. NO. 9 (TRADITION)

PARCEL OF LAND LYING IN SECTIONS 7 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY SOUTHEAST CORNER OF THE PLAT OF TRADITION PLAT NO. 5, RECORDED IN PLAT BOOK 42, PAGES 4, 4A THRU 4I, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°57'05" WEST AS A BASIS OF MEASUREMENTS ALONG THE SOUTH LINE OF SAID TRADITION PLAT NO. 5, A DISTANCE OF 2338.72 FEET TO THE SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 5; THENCE SOUTH 64°58'50" WEST DEPARTING SAID SOUTH LINE, A DISTANCE OF 8858.27 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED BY WARRANTY DEED TO METROPOLITAN LIFE INSURANCE COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 477, PAGE 560, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; THENCE NORTH 89°50'39" WEST ALONG SAID EASTERLY PROLONGATION OF NORTH LINE, A DISTANCE OF 3294.53 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 609; THENCE TRAVERSING SAID EAST RIGHT-OF-WAY LINE BY THE FOLLOWING FOUR (4) CURVES;

1. NORTH 00°00'21" EAST DEPARTING SAID EASTERLY PROLONGATION OF NORTH LINE, A DISTANCE OF 1040.61 FEET;
2. NORTH 00°01'22" WEST, A DISTANCE OF 2608.73 FEET;
3. NORTH 85°42'58" EAST, A DISTANCE OF 74.96 FEET;
4. NORTH 02°05'08" WEST, A DISTANCE OF 2529.27 FEET;

THENCE NORTH 89°54'52" EAST DEPARTING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 689.71 FEET TO A POINT OF TANGENCY WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1565.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 43°27'49", AN ARC DISTANCE OF 1187.19 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 44°27'03" EAST ALONG SAID LINE, A DISTANCE OF 822.17 FEET TO A POINT OF TANGENCY WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1483.38 FEET; THENCE NORTHEASTERLY, NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 65°26'22", AN ARC DISTANCE OF 194.22 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 70°06'36" EAST ALONG SAID LINE, A DISTANCE OF 911.98 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 58.00 FEET; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 49°08'12", AN ARC DISTANCE OF 49.74 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 03°03'35", AN ARC DISTANCE OF 6.94 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 44°58'21", AN ARC DISTANCE OF 45.53 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 18°50'26" WEST ALONG SAID LINE, A DISTANCE OF 931.06 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1480.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 18°50'26", AN ARC DISTANCE OF 486.67 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 00°00'00" EAST ALONG SAID LINE, A DISTANCE OF 692.24 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1580.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 30°54'06", AN ARC DISTANCE OF 852.15 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 30°53'55" WEST ALONG SAID LINE, A DISTANCE OF 920.59 FEET TO A POINT OF TANGENCY WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1925.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 30°53'55", AN ARC DISTANCE OF 1038.12 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 00°00'00" EAST ALONG SAID LINE, A DISTANCE OF 2635.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 600.308 ACRES, MORE OR LESS.

## RESOLUTION 2026-22

### **RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10 EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10 IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 10 (the “District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes* (the “Act”), which authorizes the District to levy certain special assessments pursuant to Chapter 170, 190, and 197 *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act; and

**WHEREAS**, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

**WHEREAS**, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within St. Lucie County for four (4) consecutive weeks prior to such hearing.

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

**SECTION 1.** The District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting special assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

**SECTION 2.** The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of St. Lucie County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

**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 6<sup>th</sup> day of May, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 10**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Legal Description

# EXHIBIT A

## Legal Description

DESCRIPTION: REVISED C.D.D. NO. 10 (TRADITION)

A PARCEL OF LAND LYING IN SECTIONS 6 AND 7, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY SOUTHEAST CORNER OF THE PLAT OF TRADITION PLAT NO. 5, RECORDED IN PLAT BOOK 42, PAGES 4, 4A THRU 4I, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°57'05" WEST AS A BASIS OF BEARINGS ALONG THE SOUTH LINE OF SAID TRADITION PLAT NO. 5, A DISTANCE OF 2338.72 FEET TO THE SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 5; THENCE NORTH 61°33'37" WEST DEPARTING SAID SOUTH LINE, A DISTANCE OF 7498.29 FEET TO THE POINT OF BEGINNING; THENCE NORTH 70°06'38" WEST, A DISTANCE OF 911.98 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1483.38 FEET; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 65°26'22", AN ARC DISTANCE OF 1694.22 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 44°27'03" WEST ALONG SAID LINE, A DISTANCE OF 822.17 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1565.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 43°27'49", AN ARC DISTANCE OF 1187.19 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 87°54'52" WEST ALONG SAID LINE, A DISTANCE OF 689.71 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 609; THENCE TRAVERSING SAID EAST RIGHT-OF-WAY LINE BY THE FOLLOWING THREE (3) COURSES;

1. NORTH 02°05'08" WEST, A DISTANCE OF 2727.88 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 5854.50 FEET;
2. NORTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 02°06'23", AN ARC DISTANCE OF 207.88 FEET TO A POINT OF TANGENCY WITH A LINE;
3. NORTH 00°01'15" EAST ALONG SAID LINE, A DISTANCE OF 2337.97 FEET;

THENCE SOUTH 89°58'45" EAST DEPARTING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 4700.28 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 49°08'12", AN ARC DISTANCE OF 49.74 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 03°07'09", AN ARC DISTANCE OF 7.08 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 48°13'54", AN ARC DISTANCE OF 46.80 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1690.00 FEET; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 30°36'03", AN ARC DISTANCE OF 902.60 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1600.00 FEET; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 33°31'35", AN ARC DISTANCE OF 936.23 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 00°41'50" WEST ALONG SAID LINE, A DISTANCE OF 1015.33 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1590.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 18°08'36", AN ARC DISTANCE OF 503.49 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 18°50'28" WEST ALONG SAID LINE, A DISTANCE OF 683.78 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 44°58'21", AN ARC DISTANCE OF 45.53 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 05°09'32", AN ARC DISTANCE OF 11.70 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 49°08'12", AN ARC DISTANCE OF 49.74 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE; THENCE SOUTH 19°53'24" WEST ALONG SAID LINE, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 506.068 ACRES, MORE OR LESS.

**RESOLUTION 2026-22**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11 EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11 IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District No. 11 (the “District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes* (the “Act”), which authorizes the District to levy certain special assessments pursuant to Chapter 170, 190, and 197 *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act; and

**WHEREAS**, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

**WHEREAS**, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within St. Lucie County for four (4) consecutive weeks prior to such hearing.

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

**SECTION 1.** The District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting special assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

**SECTION 2.** The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of St. Lucie County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

**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 6<sup>th</sup> day of May, 2026.

ATTEST:

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 11**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Legal Description

## EXHIBIT A

### Legal Description

DESCRIPTION:(CDD NO.11)

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF MATTAMY OF PALM BEACH, LLC PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 4153, PAGE 856, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF POWERLINE ROAD (A 150' WIDE PUBLIC RIGHT-OF-WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3071, PAGE 2651, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND THE NORTH RIGHT-OF-WAY LINE OF E/W#1 (A 150' WIDE PUBLIC RIGHT-OF-WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2972, PAGE 829, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°00'00" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID POWERLINE ROAD, A DISTANCE OF 1013.45 FEET; THENCE NORTH 89°33'18" EAST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 392.33 FEET TO A POINT ON THE WEST LINE OF CONSERVATION TRACT 2, AS SHOWN IN OFFICIAL RECORDS BOOK 1485, PAGE 708, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 15°45'52" WEST ALONG SAID WEST LINE OF CONSERVATION TRACT 2, A DISTANCE OF 250.56 FEET; THENCE ALONG THE SOUTHWEST LINE OF SAID CONSERVATION TRACT 2 THE FOLLOWING FOUR (4) COURSES AND DISTANCES; THENCE SOUTH 29°27'50" EAST, A DISTANCE OF 150.74 FEET; THENCE SOUTH 63°02'12" EAST, A DISTANCE OF 200.44 FEET; THENCE NORTH 89°59'49" EAST, A DISTANCE OF 311.47 FEET; THENCE SOUTH 57°38'10" EAST, A DISTANCE OF 1,042.53 FEET TO THE NORTH LINE OF RIVERLAND / KENNEDY III LLC PARCEL AS SHOWN IN OFFICIAL RECORDS BOOK 3727, PAGE 861, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°50'39" WEST ALONG SAID NORTH LINE OF RIVERLAND / KENNEDY III LLC PARCEL AND SAID NORTH RIGHT-OF-WAY LINE OF E/W # 1, A DISTANCE OF 1769.11 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 21.00 ACRES MORE OR LESS.

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

**Tradition Town Hall**

**10799 SW Civic Lane**

**Port St. Lucie, Florida 34987**

**REGULAR BOARD MEETING & PUBLIC HEARINGS**

**April 1, 2026**

**11:00 a.m.**

**A. CALL TO ORDER**

The Regular Board Meeting of the Tradition Community Development District Nos. 1-11 of April 1, 2026, was called to order at 11:00 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 March 23, 2026, 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>		
Supervisor	Melissa Stevens	Present
Vice Chair	William Pittsley	Present
Supervisor	Tara Toto	Present
Chair	Bianca Magloire	Present
Supervisor	Tony Piscopo	Present

<b>CDD # 3</b>		
Supervisor	Joe Piatchek	Present
Chairman	Isiah Steinberg	Absent
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	Absent
Supervisor		Vacant
Supervisor	Lauren Leandre	Present
Supervisor	Drew Wesley	Present

<b>CDD # 5</b>		
Supervisor	Cathy Powers	Present
Chairperson	Chris King	Absent
Supervisor	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	(via Zoom)
Supervisor		<b>Vacant</b>
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.
District Manager	Michael McElligott (via Zoom)	Special District Services, Inc.
District Counsel	Bennett Davenport	Kutak Rock
District Counsel	Lindsay Whelan (via Zoom)	Kutak Rock
District Engineer	Stef Matthes	Culpepper and Terpening

**D. APPOINTMENT TO BOARD VACANCY – CDD NO. 6**

A **motion** was made by Mr. Krbec, seconded by Mr. Webb, nominating and appointing James Lilly to the vacant **Seat 1** on Tradition CDD No. 6, expiring in November 2026. The **motion** passed 3-0.

**E. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES & RESPONSIBILITIES**

Mr. Sakuma administered the Oath of Office to Mr. Lilly, and he was seated. Mr. Davenport explained duties, responsibilities and Florida Sunshine Law elements to Mr. Lilly.

**F. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

**G. COMMENTS FROM THE PUBLIC NOT ON THE AGENDA**

There were no comments from the public.

**H. CONSENT ITEMS**

**1. Consider March 4, 2026, Regular Board Meeting Minutes**

Mr. Sakuma noted several minor edits to the minutes and requested approval, as amended, during the meeting. A **motion** was made by Tradition CDD No. 1, Mr. Pittsley, seconded by Ms. Magloire, approving the March 4, 2026, Regular Board Meeting Minutes as amended. The **motion** passed 5-0.

**I. OLD BUSINESS**

There were no matters of Old Business to come before the Board.

**J. NEW BUSINESS**

**1. Report from Lake Bank Committee**

The Lake Bank Committee did not meet on April 1<sup>st</sup>, 2026, therefore no report was offered.

**2. Consider Evaluation Criteria and Authorize the Issuance of an RFP for Landscaping Services**

After Board discussion, a **motion** was made by CDD No. 1, Mr. Pittsley, seconded by Mr. Piscopo, approving the evaluation criteria and authorizing the issuance of the RFP for landscaping services, as presented. The **motion** passed 5-0.

**3. Consider Resolution No. 2026-21 – Setting a Public Hearing Date on the District’s Intent to Use the Uniform Method**

Resolution No. 2026-21 was presented, entitled:

**RESOLUTION 2026-21**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. *(multiple districts)* DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, FLORIDA STATUTES; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by CDD Nos. 1, 2, 7, 8, 9, 10 & 11, Ms. Magloire, seconded by Ms. Stevens, adopting Resolution 2026-21, as presented, setting the public hearing date and time for May 6, 2026, at 11:00 a.m. The **motion** passed 5-0.

A **motion** was made by CDD No. 3, Mr. Piatchek, seconded by Mr. Perconte, adopting Resolution 2026-21, as presented, setting the public hearing date and time for May 6, 2026, at 11:00 a.m. The **motion** passed 4-0.

A **motion** was made by CDD No. 4, Ms. Cost, seconded by Ms. Leandre, adopting Resolution 2026-21, as presented, setting the public hearing date and time for May 6, 2026, at 11:00 a.m. The **motion** passed 3-0.

A **motion** was made by CDD No. 5, Mr. Lasher, seconded by Dr. Powers, adopting Resolution 2026-21, as presented, setting the public hearing date and time for May 6, 2026, at 11:00 a.m. The **motion** passed 4-0.

A **motion** was made by CDD No. 6, Mr. Krbec, seconded by Mr. Slicher, adopting Resolution 2026-21, as presented, setting the public hearing date and time for May 6, 2026, at 11:00 a.m. The **motion** passed 4-0.

## **K. ADMINISTRATIVE MATTERS**

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

Mr. Sakuma covered the following:

- Reminded the Supervisors to file their annual Form 1 with Florida Commission on Ethics
- Announced the Budget Workshop would be held at the Town Hall on May 14<sup>th</sup> at 1:00 p.m.
- Obtained consensus to hold the annual Ethics Training Workshop in September after 10:00 a.m.; the date will be circulated once the venue has been secured

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

Mr. Davenport had nothing further for the Boards.

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

Mr. Matthes advised that the stormwater system was working properly as we expect to begin increased rain in the wet season.

### **4. Financial Report**

Mr. Krbec advised Mr. McElligott of a calculation error in the Irrigation Financials. Mr. McElligott answered additional questions from the Boards.

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

There was no Founder's Report at this time.

## **L. BOARD MEMBER COMMENTS**

There was a request for an update on the foliage damage. Mr. Sakuma provided the most current information available.

There was a request for a map of all District owned trees. Mr. Matthes will distribute a map to the Board identifying District property under management.

Has the District received comments and messages related to the irrigation rate increase? Mr. Sakuma advised that all questions submitted to the District had been answered.

Update on Stars & Stripes Park and the Regional Park. Representatives from Mattamy updated the Boards on the status of each.

Legal update on E-Bike legislation. District Counsel advised they would provide an update to the Boards once the legislation is approved by the Governor and becomes final.

## **M. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Tradition CDD No. 3, Mr. Piatcheck, seconded by Mr. Briggs, adjourning the meeting at 11:46 a.m. There were no objections.

There being no further business to come before the Board, a **motion** was made by Tradition CDD No. 4, Ms. Cost, seconded by Ms. Leandre, adjourning the meeting at 11:46 a.m. There were no objections.

There being no further business to come before the Board, a **motion** was made by Tradition CDD No. 5, Mr. Lasher, seconded by Mr. Pinto, adjourning the meeting at 11:46 a.m. There were no objections.

There being no further business to come before the Board, a **motion** was made by Tradition CDD No. 6, Mr. Krbec, seconded by Mr. Slicher, adjourning the meeting at 11:46 a.m. There were no objections.

There being no further business to come before the Board, a **motion** was made by Tradition CDD Nos. 1, 2, 7, 8, 9, 10 and 11, Mr. Pittsley, seconded by Ms. Stevens, adjourning the meeting at 11:46 a.m. There were no objections.

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chair

B. Frank Sakuma, Jr.  
Print Name

\_\_\_\_\_  
Print Name

**To:** Board of Supervisors  
**From:** B. Frank Sakuma, Jr. CDM, District Manager  
**Date:** April 8, 2026

**Board Meeting Date:** May 6, 2026

**SUBJECT**

Approval and Ratification of Agreement – Irrigation System Point of Connection (POC) Monitoring Device Installation Services – Agricultural Services International, LLC.

**STAFF RECOMMENDATION**

District staff recommends that the Board of Supervisors ratify/approve the Agreement with Agricultural Services International, LLC (“ASI”) for the installation of SpherAg Atlas 2+ monitoring devices at point of connection (POC) locations throughout the Tradition irrigation system.

**GENERAL INFORMATION**

The Tradition irrigation system currently has 50 sites requiring real-time irrigation monitoring. District No. 1 engaged ASI to provide materials and labor for the installation of SpherAg Atlas 2+ monitoring units at each POC location. One site (Town Place Suites) will also receive a new flowmeter in addition to the Atlas 2+ device.

The Agreement, effective March 30, 2026, provides for the following scope of work and compensation:

- Materials: \$67,500.00
- Labor: \$30,000.00
- Flow Meter (materials & labor): \$2,385.00
- **Total Contract Amount: \$99,885.00**

The Agreement has a six (6) month performance period from the date of execution, with payment due within forty-five (45) days of invoice. Should unforeseen conditions arise during installation, ASI will notify District staff prior to proceeding with any associated work outside the defined scope. Additional devices, if required, will be billed at \$1,950.00 per installation.

ASI will also deliver a master inventory list documenting all current and newly installed devices upon project completion.

**DISTRICT ENGINEER REVIEW**

The District Engineer has reviewed and approved the scope of work as appropriate and necessary to support the District's irrigation monitoring obligations.

**DISTRICT LEGAL COUNSEL REVIEW**

District Legal Counsel has reviewed and approved the Agreement as to form.

**FUNDING REVIEW**

The cost of \$99,885.00 is an eligible irrigation system expense and will be funded from the Tradition Irrigation Budget. Sufficient funds are available within the current fiscal year budget to accommodate this work.

Attachments: Agreement for Stormwater Improvement Construction Services – Agricultural Services International, LLC (with Exhibit A – Scope of Work)

## AGREEMENT STORMWATER IMPROVEMENT CONSTRUCTION SERVICES

THIS AGREEMENT (the "Agreement") is made and entered into this 30<sup>th</sup> day of March 2026 (the "Effective Date"), by and between:

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located within the City of Port St. Lucie, St. Lucie County, Florida, with a mailing address of 10521 SW Village Center Dr., Suite #203, Palm Beach Gardens, Florida 33410 (the "**District No. 1**"); and

**AGRICULTURAL SERVICES INTERNATIONAL, LLC**, a Florida limited liability company, with a mailing address of 16050 Orange Avenue, Fort Pierce, Florida 34945 (the "**Contractor**," together with District No. 1 the "**Parties**").

### RECITALS

**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*, being situated entirely within the City of Port St. Lucie, St. Lucie County, Florida; and

**WHEREAS**, the City of Port St. Lucie (the "**City**") entered into that certain *Amended and Restated Irrigation Franchise Agreement [Tradition and Southern Grove]*, dated November 14, 2016 (the "**Franchise Agreement**") with Tradition Irrigation Company, LLC (the "**Irrigation Company**"), which Franchise Agreement was subsequently assigned to District No. 1; and

**WHEREAS**, the Franchise Agreement grants District No. 1, as the of the Irrigation Company, a non-exclusive franchise for the provision of irrigation water to specified lands within the City, which lands currently consist of the lands within the boundaries of Tradition Community Development Districts Nos. 1-11 and Southern Grove Community Development Districts Nos. 1-10 (collectively, the "**Districts**"); and

**WHEREAS**, relative to the delivery of irrigation water contemplated under the Franchise Agreement, the certain Districts entered into that certain *Irrigation System Interlocal Agreement*, dated November 9, 2016 (the "**Irrigation Agreement**"); and

**WHEREAS**, Pursuant to Section 1 of the Irrigation Agreement, those Districts which are parties to the Irrigation Agreement have acknowledged that District No. 1 has been granted the authority by the City of Port St. Lucie to finance, fund, plan, establish, acquire, construct or reconstruct facilities and basic infrastructure related to the System (as defined in the Irrigation Agreement) serving the lands within the boundaries of the Districts; and

**WHEREAS**, District No. 1 has a need to retain an independent contractor to provide construction services relative to the installation of certain point of connection irrigation water meters; and

**WHEREAS**, the Contractor represents that it is qualified to provide such services and has agreed to provide to District No. 1 the services identified in **Exhibit A**, attached hereto and incorporated by reference herein (the “**Work**”); and

**WHEREAS**, District No. 1 and the Contractor accordingly desire to enter into this Agreement to set forth the rights, duties, and obligations of the parties relative to same; and

**WHEREAS**, District No. 1 and the Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

**SECTION 2. DESCRIPTION OF CONTRACTOR’S WORK.**

- A.** The Contractor shall provide professional construction services within presently accepted professional standards and in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto. The Work shall include any effort reasonably necessary for the completion of the Work, including but not limited to, the tools, labor, and materials reasonably necessary.
- B.** The Work shall commence upon execution of this Agreement and be completed within six (6) months of execution of this Agreement, unless extended in writing by District No. 1 in its sole discretion or terminated earlier in accordance with the termination provisions contained herein.
- C.** This Agreement grants to the Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and the Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D.** The Contractor shall perform all Work in a neat and workmanlike manner reasonably acceptable to District No. 1. In the event District No. 1 in its sole determination, finds that the work of the Contractor is not satisfactory to District No. 1, District No. 1 shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Work.
- E.** The Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of District No. 1. While providing the Work, the Contractor shall assign such staff as

may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work.

- F. The Contractor shall report directly to the District Manager. The Contractor shall use all due care to protect the property of the Districts, their residents and landowners from damage. The Contractor agrees to repair any damage resulting from the Contractor's activities and work within twenty-four (24) hours.
- G. The Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Work, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, District No. 1 may do so, and the cost thereof shall be charged to the Contractor.

### SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.

- A. District No. 1 shall pay the Contractor **Ninety-Nine Thousand Eight Hundred Eighty-Five Dollars and Zero Cents (\$99,885.00)** for the Work as identified in **Exhibit A**. The Contractor shall invoice District No. 1 for the Work pursuant to the terms of this Agreement. District No. 1 shall provide payment within forty-five (45) days of receipt of invoices. Such amounts include all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise, to provide District No. 1 the maximum benefit of the Work.
- B. If District No. 1 should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- C. District No. 1 may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to District No. 1 by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, District No. 1 shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to District No. 1, that any indebtedness of the Contractor, as to services to District No. 1, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

**SECTION 4. WARRANTY.** The Contractor warrants to District No. 1 that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the Districts. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Work provided by the Contractor pursuant to this Agreement shall be warranted for two (2) years from the date of acceptance of the Work by District No. 1. The Contractor shall replace or repair warranted items to District No. 1's satisfaction and in District No. 1's discretion. Neither final acceptance of the Work, nor final payment therefor, nor any provision of the Agreement shall relieve the Contractor of responsibility for defective or deficient materials or Work. If any of the materials or Work are found to be defective, deficient or not in accordance with the Agreement, the Contractor shall correct, remove and replace it promptly after receipt of a written notice from District No. 1 and correct and pay for any other damage resulting therefrom to District No. 1's property, the property of any of the other Districts or the property of landowners within the Districts.

**SECTION 5. PERMITS AND LICENSES.** All permits and licenses required by any governmental agency directly for District No. 1 or any of the other Districts shall be obtained and paid for by District No. 1. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

**SECTION 6. INSURANCE.**

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:
- 1.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
  - 2.** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
    - i.** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
  - 3.** Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000) per accident or disease.
  - 4.** Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

- B. The Districts and their staff, consultants, officers, and supervisors shall be named as additional insured. The Contractor shall furnish District No. 1 with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to District No. 1 unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to District No. 1. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C. If the Contractor fails to have secured and maintained the required insurance, District No. 1 has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with District No. 1's obtaining the required insurance.

**SECTION 7. INDEMNIFICATION.**

- A. The Contractor agrees to defend, indemnify, and hold harmless the Districts and their officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the Districts, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Work to be performed by the Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto.
- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the Districts.

**SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the Districts beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify District No. 1 in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an

alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, District No. 1 may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

**SECTION 10. LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the property of the Districts free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, District No. 1 in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

**SECTION 11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. District No. 1 shall be solely responsible for enforcing the Districts' rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair District No. 1's right to protect its rights from interference by a third-party to this Agreement.

**SECTION 12. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that District No. 1 shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of District No. 1 in refraining from so doing; and further, that the failure of District No. 1 at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

**SECTION 13. SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

**SECTION 14. TERMINATION.** District No. 1 agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to District No. 1 stating a failure of District No. 1 to perform according to the terms of this Agreement; provided, however, that District No. 1 shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that District No. 1 may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. District No. 1

shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets District No. 1 may have against the Contractor.

**SECTION 15. ASSIGNMENT.** Neither District No. 1 nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

**SECTION 16. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of District No. 1, or any of the other Districts, under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of District No. 1 or the other Districts and the Contractor shall have no authority to represent District No. 1 or any of the other Districts as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 17. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 18. ENFORCEMENT OF AGREEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either District No. 1 or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 19. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

**SECTION 20. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

**SECTION 21. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

**SECTION 22. NOTICES.** All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

**A. If to the District:** Tradition Community Development District  
No. 1  
10521 SW Village Center Dr., Suite #203  
Palm Beach Gardens, Florida 33410  
Attn: District Manager

**With a copy to:** Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

**B. If to the Contractor:** Agricultural Services International, LLC  
16050 Orange Avenue  
Fort Pierce, Florida 34945  
Attn: Michelle Preston

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Districts and counsel for the Contractor may deliver Notices on behalf of District No. 1 and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

**SECTION 23. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

**SECTION 24. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be St. Lucie County, Florida.

**SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS.** The Contractor understands and agrees that all documents of any kind provided to the Districts in connection with this Agreement may be public records, and, accordingly, the Contractor agrees to comply with all

applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. The Contractor acknowledges that the designated public records custodian for the Districts is **Special District Services, Inc.** (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the Districts to perform the Work; 2) upon request by the Public Records Custodian, provide the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the Districts; and 4) upon completion of the contract, transfer to the Public Records Custodian, at no cost, all public records in the Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the Public Records Custodian in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (772) 345-5119, BSAKUMA@SDSINC.ORG, OR 10521 SW VILLAGE CENTER DR., SUITE #203, PORT ST. LUCIE, FLORIDA 34987.**

**SECTION 26. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 27. ARM’S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the Parties as an arm’s length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

**SECTION 28. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, “electronic signature” shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

**SECTION 29. E-VERIFY REQUIREMENTS.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, the Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. District No. 1 may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, the Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to District No. 1 upon request.

In the event that District No. 1 has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, District No. 1 shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from District No. 1. Further, absent such notification from District No. 1, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**SECTION 30. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS.** Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

The Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the Districts (“**Prohibited Criteria**”). The Contractor also acknowledges that District No. 1 may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws. The Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, the Contractor shall immediately notify District No. 1. By entering into this Agreement, the Contractor agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

**SECTION 31. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES.** The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

**SECTION 32. SCRUTINIZED COMPANIES STATEMENT.** The Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, District No. 1 may immediately terminate the Agreement.

**SECTION 33. ANTI HUMAN-TRAFFICKING STATEMENT.** The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.


*[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]*

IN WITNESS WHEREOF, the Parties hereto have signed this Agreement on the day and year first written above.

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT NO. 1**

  
Chairperson, Board of Supervisors

**AGRICULTURAL SERVICES  
INTERNATIONAL, LLC, a Florida  
limited liability company**

  
By: Michelle Preston  
Its: General Manager

**Exhibit A:** Scope of Work

Exhibit A

Scope of Work



March 4, 2025

Special District Services  
District Manager  
2501A Burns Rd.  
Palm Beach Gardens, FL 33410

RE: Atlas 2 + Installation

Dear Mr. Frank Sakuma,

Thank you for allowing Agricultural Services International the opportunity to propose the following cost, for budgetary purposes only, for your monitoring needs:

**Scope of Work:**

Materials and labor to install:

SpherAg Atlas 2+ Install locations:

- (1) Tax collector Office (10264) Spherag
- (1) Town Place Suites (10460) Spherag + Flowmeter
- (1) I think Plaza (2100) Spherag
- (1) The landing, Fresh Market (10272) Spherag
- (1) Fresh Market (10272) Spherag
- (4) SW Village Parkway Discovery Plaza Spherag
- (1) Heart In the Park (11325) Spherag and Paint
- (1) Wood Spring Suits (11600) Spherag
- (1) Oculus Spherag
- (1) South Florida Ortho (9401) Spherag
- (1) Vitas Healthcare (11380) Spherag
- (1) Hematology Oncology Spherag
- (1) Tradition Center for Innovation Spherag
- (1) Homewood suits (10301) Spherag
- (1) Courtyard by Marriott (10251) Spherag
- (12) Village Point Spherag
- (1) Recovery Sports Grill (10350) Spherag
- (1) Pop stroke (11070) Spherag
- (1) Panera Grill (10950) Spherag
- (1) Fifth Third Bank (10959) Spherag
- (1) Publix POC (10350-10440) Spherag
- (1) Trust Bank (10331) Spherag
- (1) Stephanie Way, Promenade (10320) Spherag
- (1) Meeting Street Seafood/Steakhouse (10553) Spherag
- (1) Palm Pointe Educational Research Center (10680) Spherag
- (1) Mcdonalds

# AGRISERVICES INTERNATIONAL

- (1) 27°16'43.6"N 80°26'01.4"W Village Parkway #3 [https://maps.app.goo.gl/wYM2QTnPFKNxrb236?q\\_st=ig](https://maps.app.goo.gl/wYM2QTnPFKNxrb236?q_st=ig) Spherag
- (1) 27°16'16.1"N 80°25'48.7"W [https://maps.app.goo.gl/ZIGwKMvzNFGAwH1w8?q\\_st=ig](https://maps.app.goo.gl/ZIGwKMvzNFGAwH1w8?q_st=ig) Village Parkway Median #1 Spherag
- (1) 27°16'31.3"N 80°25'52.0"W [https://maps.app.goo.gl/HKrsBydmic4ibrB86?q\\_st=ig](https://maps.app.goo.gl/HKrsBydmic4ibrB86?q_st=ig) Village Parkway Median #2 Spherag
- (1) 27°16'49.6"N 80°26'12.3"W [https://maps.app.goo.gl/MLsp4YihE618UpwA7?q\\_st=ig](https://maps.app.goo.gl/MLsp4YihE618UpwA7?q_st=ig) Village Parkway Median #4 Spherag
- (1) 27°17'17.8"N 80°26'19.1"W [https://maps.app.goo.gl/VkQjFRSfGHwUjHWP6?q\\_st=ig](https://maps.app.goo.gl/VkQjFRSfGHwUjHWP6?q_st=ig) Village Parkway Median #5 Spherag
- (1) 27°17'30.3"N 80°26'18.1"W [https://maps.app.goo.gl/LuEy6meLugZmeSbn9?q\\_st=ig](https://maps.app.goo.gl/LuEy6meLugZmeSbn9?q_st=ig) Village Parkway Median #6 Spherag
- (1) Dropped pin [https://maps.app.goo.gl/TW2P3TdxUEaRj8N6?q\\_st=ig](https://maps.app.goo.gl/TW2P3TdxUEaRj8N6?q_st=ig) Parking Garage Spherag
- (1) Dropped pin [https://maps.app.goo.gl/lbiZm7Gzc6Gkxmc8?q\\_st=ig](https://maps.app.goo.gl/lbiZm7Gzc6Gkxmc8?q_st=ig) Dog Park Spherag
- (1) "Atlantic At Tradition" [https://maps.app.goo.gl/gAdDYi99nXsaN3jR6?q\\_st=ig](https://maps.app.goo.gl/gAdDYi99nXsaN3jR6?q_st=ig) Spherag
- (1) Target Spherag

### Terms, Conditions, and Assumptions

It has been confirmed that 50 sites within Tradition currently require monitoring. Each site will be equipped with a stand and an Atlas 2+ device, with the exception of the Town Place Suites site, which will also receive a new flowmeter.

At older POC locations, solenoids will be replaced where they are no longer functioning properly. Due to the nature of this installation, unforeseen conditions may arise that are not explicitly listed in the scope. In such cases, ASI will notify the customer immediately and provide any associated costs for approval before proceeding.

Should additional devices be required beyond the initial scope, they will be billed at \$1,950.00 per installation, which includes all materials and labor for the addition of a SpherAg Atlas 2+ unit and stand.

ASI will also provide a master list documenting all current and newly installed devices for customer reference.

Materials	\$ 67,500.00
Labor	\$ 30,000.00
Flow Meter	\$ 2,385.00 (Price Includes Material and Labor)
<b>Total</b>	<b>\$ 99,885.00</b>

**To:** Board of Supervisors  
**From:** B. Frank Sakuma, Jr. CDM, District Manager  
**Date:** April 13, 2026

**Board Meeting Date:** May 6, 2026

---

**TO:**  
Board of Supervisors  
Tradition Community Development District No. 1

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

**DATE:**  
May 6, 2026

**RE:**  
Agreement for Pressure Washing Services with Florida Coast Power Washing LLC

**Background**

Florida Coast Power Washing LLC has submitted a proposal to provide pressure washing services for Tradition Community Development District No. 1. The proposal includes temporary monthly services, quarterly services, and annual services for various District infrastructure and common areas.

**Scope of Work**

The services to be provided include:

Temporary Monthly Service (no charge):

- Tradition Parkway sidewalks (north side) – Community Blvd to Aycock Funeral Home
- Community Blvd sidewalks – Academe Way to Rowley Way

Quarterly Service (\$3,800 per quarter):

- Waterfall structures – shut down pumps and clean out wells
- The Heart (all concrete: steps, TIM path, sidewalks)

Annual Service:

- Lake Tradition sidewalk: \$2,800
- Tradition Parkway: \$5,600

- Tradition Parkway (sidewalks, curb & gutter): \$24,340
- Westcliffe Ln (sidewalk, curb & gutter): \$5,720
- Rowley Way (sidewalk, curb & gutter): \$3,520
- Village Parkway (sidewalk, curb & gutter): \$30,201
- Community Blvd (Tradition Pkwy to Discovery Way): \$6,720
- Bridge at Village Pkwy: \$1,200
- Tradition Parkway Mini-Tower (Cadence/Seville area): \$750
- Gazebo structures (Tradition Pkwy & Crosstown Pkwy / Village Pkwy): \$1,500
- PVC Fence & Columns (Tradition Pkwy along I-95): \$2,000
- North Tower along I-95: \$900

### **Contract Amount**

The total annual value of the agreement is \$110,728.00, comprised of quarterly services totaling \$15,200 annually and annual services totaling \$95,528. Additional temporary monthly services will be provided at no charge during the initial period.

### **Budget Impact**

Sufficient funds exist in the Sidewalk Cleaning line item and unencumbered O/M funds of the adopted budget to support this expenditure.

### **Review and Compliance**

Engineering Review: **N/A**

Legal Review: **District Counsel will provide the agreement upon Board approval.**

### **Recommendation**

Staff recommends that the Board approve the proposal from Florida Coast Power Washing LLC for pressure washing services in the amount of \$110,728.00 annually and authorize the Chairman and District Manager to work with District Counsel to finalize and execute the agreement.

Attachments: Exhibit A – Scope of Services

Exhibit A

# ESTIMATE

Florida Coast Power Washing LLC  
5359 NW Wisk Fern Circle Port St. Lucie, FL 34986  
Eric@FCpowerwash.com  
5616767526



**Bill To**

Tradition Community Development District #1 C/O SDS Inc  
2501-A Burns Road  
Palm Beach Gardens, FL, USA  
mbowden@sdsinc.org  
(772) 345 5119

**Estimate details**

Estimate no.: 53  
Estimate date: 03/24/2026  
Status: Pending

Product or service	Amount
Tradition CDD	\$110,728.00

Total Annual Value: \$110,728

**Temporary Monthly Service**

- 1 Tradition Parkway sidewalks (north side) – Community Blvd to Aycocock Funeral Home
- 2 Community Blvd sidewalk – Academic Way to Rowley Way  
( no charge)

**Quarterly Service**

- 1 Waterfall structure – shut down pumps and clean out wells  
\$1,700 quarterly = \$6,800
- 2 The Heart (all concrete: steps, TIM path, sidewalks)  
\$950 quarterly = \$3,800

**Annual Service**

- 1 Lake Tradition sidewalk  
28,000sf x .10 cents = \$2,800
- 2 Lake 14 Park sidewalk  
56,000sf x .10cents = \$5,600
- 3 Tradition Parkway (sidewalks, curb & gutter)  
243,406sf x .10cents = \$24,340
- 4 Westcliffe Ln (sidewalk, curb & gutter)  
100,320sf x .10 cents = \$10,032
- 5 Rowley Way (sidewalk, curb & gutter)  
35,200sf x .10cents = \$3,520
- 6 Village Parkway (sidewalk, curb & gutter)  
302,013sf x .10cents = \$30,201
- 7 Community Blvd (Westcliffe Ln to Tradition Pkwy)  
105,653sf x .10cents = \$10,565
- 8 Tradition Parkway Mini-Tower (Cadence/Seville area)  
\$750
- 9 Gazebo structures (Tradition Pkwy & Crosstown Pkwy / Village Pkwy)  
\$1,500
- 10 Community Blvd (Tradition Pkwy to Discovery Way)  
67,200sf x .10cents = \$6,720
- 11 Bridge at Village Pkwy  
\$1,200
- 12 PVC Fence & Columns (Tradition Pkwy along I-95)  
\$2,000
- 13 North Tower along I-95

Product or service	Amount
\$900	

Subtotal \$110,728.00

Total \$110,728.00

Estimate Total \$110,728.00

Pending Approval

# Tradition Community Development District No. 1

## MEMORANDUM

**TO:** Board of Supervisors, Tradition Community Development District No. 1  
**FROM:** B. Frank Sakuma, Jr., CDM, District Manager  
**Board Meeting Date:** May 6, 2026  
**RE:** Amendment to Agreement for Installation of Drainage Improvements – Complete Property Maintenance, Inc.

### **Background**

On February 5, 2026, the District executed an Agreement for Installation of Drainage Improvements with Complete Property Maintenance, Inc. ("CPM") in the amount of \$65,100.00 for drainage improvements along Tradition Parkway (Phases 1–3) and Community Boulevard between Rowley and Academic.

Following execution of the original agreement, CPM identified that the channel drain installation at Tradition Parkway required additional earthwork to properly direct drainage toward the newly installed channel drain. Specifically, the berm adjacent to the channel drain must be cut back approximately four feet, the subgrade regraded to achieve positive slope toward the drain, the area resodded, and all resulting debris disposed of off-site.

### **Scope of Work**

The amendment to the Agreement covers the following additional work at Tradition Parkway:

- Cut berm back approximately 4 feet adjacent to channel drain installation
- Regrade dirt to correct slope toward channel drain
- Resod disturbed area after regrading
- Dispose of resulting debris at proper off-site location

The amendment scope pricing is as follows:

- Debris Disposal: 1 unit × \$700.00 = \$700.00
- Heavy Machine Operator: 10 hours × \$75.00/hr = \$750.00
- Sod (Per Square Yard): 444.4 sq yd × \$10.35/sq yd = \$4,599.54
- General Labor: 50 hours × \$56.00/hr = \$2,800.00

### **Contract Amount**

The total value of the amendment is \$8,849.54 (Quote #13442). Combined with the original agreement amount of \$65,100.00, the revised total contract value is \$73,949.54.

### **Budget Impact**

Sufficient funds exist in the Stormwater Maintenance line item of the adopted budget to support this expenditure.

### **Review and Compliance**

<b>Engineering Review:</b>	District Engineer has reviewed and approved the amendment scope.
<b>Legal Review:</b>	District Counsel has reviewed the agreement amendment.

**Recommendation**

Staff recommends that the Board ratify the amendment to the Agreement for Installation of Drainage Improvements with Complete Property Maintenance, Inc. in the amount of \$8,849.54, and authorize the Chairperson to execute the amendment as approved by District Counsel.

**Attachments:** Exhibit A – Quote #13442

## EXHIBIT A

# Quote: #13442 - Tradition Master

**Tradition Master**

Reference: 20260408-173500268

Quote created: April 8, 2026

Quote expires: March 23, 2029

**Authorized Signer**

youremail@domain.com

Quote created by:

lewisa@cpmlawn.com

**Job Location:**

**Proposal Photos:**

**Job Description:**

Scope of Work:

Location: Tradition Pkwy where channel drain is being installed

- Cut berm back by approximately 4 ft
- Regrade dirt to correct slope towards channel drain
- Resod area after regrading
- Dispose of resulting debris in proper offsite location

### Products & Services

Item & Description	Quantity	Unit Price	Total
Debris Disposal Debris Disposal	1	\$700.00	\$700.00
Heavy Machine Operator (Per Hour) Heavy Machine Operator (Per Hour)	10	\$75.00	\$750.00
Sod (Per Sq Yard) Sod (Per Sq Yard)	444.4	\$10.35	\$4,599.54
General Labor (Per Hour) General Labor (Per Hour)	50	\$56.00	\$2,800.00

One-time subtotal	\$8,849.54
<b>Total</b>	<b>\$8,849.54</b>
<b>Total contract value</b>	<b>\$8,849.54</b>

# MEMORANDUM

## Tradition Community Development District No. 1

**TO:** Board of Supervisors  
**FROM:** B. Frank Sakuma, Jr., CDM, District Manager  
**BOARD MEETING DATE:** May 6, 2026  
**RE:** Agreement for High Service Pump Replacement and Rewind Services – Agri Services International, LLC, and Purchase Order for Pump Equipment – Barney's Pumps Inc.

### Background

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The District's irrigation system requires the removal, replacement, and reconditioning of high service pump motors and associated equipment at the Tradition pump skid facility. Agri Services International, LLC (ASI) has submitted a proposal dated March 27, 2026 to provide all labor, equipment, and coordination necessary to complete this work. Separately, Barney's Pumps Inc. has provided a quotation for the procurement of owner-supplied pumps and motors required to support the ASI scope of work. Pumps and equipment provided by Barney's Pumps will be invoiced directly to the District; ASI will have no markup, fee, or surcharge responsibility for owner-supplied materials.

### Scope of Work

---

ASI's scope of work includes the following, as set forth in Exhibit A to the Agreement:

- Mobilize an 8-ton Mack truck to remove and replace the existing jockey pump and motor assembly
- Remove High Service Pump Motors #1 and #2 and replace with available motors; one motor currently on-site and one new motor to be provided by Barney's Pumps
- Transport removed Motors #1 and #2 off-site for reconditioning; upon completion, install reconditioned motors in place of Motors #3 and #4 and transport Motors #3 and #4 for reconditioning
- Procure one (1) additional main pump, resulting in two (2) spare pumps available for future operational needs
- Furnish and install all ancillary materials including gaskets, Lovejoy couplings, and mechanical seals

Motor reconditioning and rewind costs are excluded from the base contract amount and will be invoiced as additional costs upon written authorization by the District following receipt of third-party inspection quotations.

Equipment to be procured by Barney's Pumps Inc. (Quote No. 1041773, dated March 10, 2026) includes:

- 5LR-15D Pump, Split-Case Standard Fitted bare pump (1) – Flowserve Pumps
- Flowserve Mechanical Seal for Main Pump (4)

- Main Motor, 100HP, 1800RPM, 405TC, Vertical (1)
- Pump, Vertical Inline 382B-CC Series including motor (1) – Aurora Pump

Note: Per the ASI Scope of Work, certain Barney's Pumps materials carry long lead times. The plan may require adjustment to utilize materials currently on-site while awaiting delivery of new equipment.

### Contract Amount

Vendor	Amount
Agri Services International, LLC – Labor, Equipment & Installation (Time and Materials)	Up to \$15,000
Barney's Pumps Inc. – Owner-Supplied Pump Equipment (Purchase Order)	\$39,607.00

Motor reconditioning costs, if any, will be invoiced separately as additional work upon prior written authorization by the District.

### Budget Impact

Sufficient funds exist in the Tradition Irrigation O/M adopted budget to support this expenditure.

### Review and Compliance

<b>Engineering Review:</b>	Reviewed and approved by District Engineer.
<b>Legal Review:</b>	District Counsel will provide the Agreement (ASI) and Purchase Order (Barney's Pumps) upon Board approval.

### Recommendation

Staff recommends that the Board approve the proposal from Agri Services International, LLC for high service pump replacement and rewind coordination services, and the Purchase Order with Barney's Pumps Inc. in the amount of \$39,607.00 for owner-supplied pump equipment, and authorize the Chairperson to execute the final Agreement and Purchase Order as approved by District Counsel.

### Attachments

- Agri Services International, LLC – Scope of Work (Exhibit A), dated March 27, 2026
- Barney's Pumps Inc. – Quotation No. 1041773, dated March 10, 2026

## Exhibit A

### Scope of Work



March 27, 2026

Special District Services  
District Manager  
2501A Burns Rd.  
Palm Beach Gardens, FL 33410

RE: High Service Replacement and Rewind

#### **Scope of Work**

ASI shall furnish all labor, equipment, materials, and supervision necessary to perform the removal, replacement, installation, and coordination of reconditioning services for the subject pump systems, as described herein.

ASI shall mobilize an 8-ton Mack truck to remove the existing jockey pump and motor assembly and install a new jockey pump and motor. The removed jockey pump and motor shall be transported off-site for reconditioning.

Subsequently, ASI shall remove High Service Pump Motors #1 and #2 and replace them with available motors. One (1) motor currently stored on-site shall be utilized, and one (1) new motor for Pump #2 shall be provided by Barney's Pumps. The removed Motors #1 and #2 shall be transported off-site for reconditioning.

Upon completion of reconditioning, the jockey pump assembly shall be returned and stored at the designated maintenance facility. Reconditioned Motors #1 and #2 shall then be installed in place of Motors #3 and #4. Motors #3 and #4 shall be removed, transported off-site for reconditioning, and returned to the maintenance facility upon completion.

As part of this project, ASI shall procure one (1) additional main pump, resulting in a total of two (2) spare pumps available for future maintenance and operational needs.

ASI shall furnish and install all necessary ancillary materials required to complete the work, including but not limited to new gaskets, Lovejoy couplings, and mechanical seals.

#### **Labor and Equipment Rates**

The following labor and equipment rates shall apply to all work performed under this agreement, including base scope and any approved additional work:

- 8-Ton Mack Truck: \$1,000.00 per day
- Technician (2 required): \$150.00 per hour, per technician
- Laborer (1 required): \$85.00 per hour

#### **Estimated Duration of Work**

ASI estimates the duration of work to be as follows:

**Fort Pierce, FL**  
16050 Orange Avenue  
Fort Pierce, FL 34945  
Phone (772) 468-0888  
Fax (772) 494-6711



**Lake Wales, FL**  
3961 State Road 60 East  
Lake Wales, FL 33898  
Phone (863) 293-8073  
Fax (863) 968-2858

# AGRISERVICES INTERNATIONAL

- One (1) full working day (10 hours) for removal and replacement of the jockey pump and motor
- One (1) full working day (10 hours) for removal and replacement of High Service Pump Motors #1 and #2
- One (1) full working day (10 hours) for removal and replacement of High Service Pump Motors #1 and #2

The above durations are estimates only and are based on normal working conditions. Actual time required may vary depending on site conditions, equipment condition, coordination with the Owner and suppliers, and any unforeseen circumstances encountered during the work.

Any additional time required beyond the estimated durations shall be billed in accordance with the contract labor and equipment rates.

Labor hours shall be billed on a time-and-materials basis for actual hours worked. Equipment charges shall apply per day utilized on-site.

Any additional labor, equipment, or materials required due to unforeseen conditions or Owner-directed changes shall be billed at the above rates unless otherwise agreed to in writing prior to execution of the work.

#### **Barney's Pump INC Material only**

- 5LR-15D Main, Split-Case Standard Fitted bare pump (1) (21 weeks)
- Flowserve Mechanical Seal for Main Pump (4) (5 weeks)
- Main Motor 100HP, 1800RPM, 405TC, Vertical (1) (TBD)
- Pump, Vertical Inline 382B-CC Series including motor (1) (TBD)

(Given the long lead times, we may need to revise the plan and use the materials currently on site while we wait for the new materials to be received.)

#### **Motor Reconditioning and Rewind Costs**

Costs associated with the inspection, evaluation, reconditioning, and/or rewinding of motors are expressly excluded from the base contract amount.

All motors removed under this Scope of Work shall be delivered to a third-party rewind/reconditioning facility for inspection. Upon completion of such inspection, the facility shall provide a written quotation identifying the required scope of repairs and associated costs.

No reconditioning or rewind services shall be performed without the prior written authorization of the Owner or Owner's Representative. ASI shall not be responsible for any costs incurred absent such authorization.

All approved reconditioning and rewind services shall be treated as an additional cost to the Contract and shall be invoiced accordingly. ASI assumes no responsibility for the condition of the motors as determined by the third-party facility, nor for any latent defects identified during the inspection or repair process.

**Fort Pierce, FL**  
16050 Orange Avenue  
Fort Pierce, FL 34945  
Phone (772) 468-0888  
Fax (772) 494-6711



**Lake Wales, FL**  
3961 State Road 60 East  
Lake Wales, FL 33898  
Phone (863) 293-8073  
Fax (863) 968-2858



**Owner-Supplied Equipment and Material Procurement**

All pumps, motors, and associated equipment required for this project shall be supplied by Barneys Pumps, through its representative, Jim King, Municipal Account Manager.

ASI's scope is limited to the coordination, handling, installation, and removal of equipment as outlined herein. ASI shall not be responsible for the procurement, specification, performance, or warranty of owner-supplied equipment.

All materials and equipment provided by Barneys Pumps shall be invoiced directly to the Owner (Tradition) by the supplier. ASI shall not apply any markup, fee, or surcharge to such materials or equipment.

ASI assumes no liability for defects, delays, or issues arising from the manufacture, supply, or delivery of owner-provided equipment.

**EXHIBIT A  
VENDOR'S PROPOSAL**

**QUOTATION**



Barney's Pumps Inc.  
PO Box 3529  
Lakeland, FL 33802  
(954) 346-0669  
Coral Springs

QUOTE NUMBER	
1041773	
QUOTE DATE	Page
3/10/2026	1 of 2

Quote Expires On: 04/09/2026  
Quoted by: Jim King

**Bill To:**

Agricultural Services International  
purchasing@agriservicesintl.com  
16050 Orange Avenue  
Fort Pierce, FL 34945

**Ship To:**

Agricultural Services International  
16050 Orange Avenue  
Fort Pierce, FL 34945

772-468-0888

Customer ID: 11678

Destination Country:

PO Number		Terms	Freight Code	Job Name			
		Net 30	Freight Allowed	Tradition Pump Skid			
Quantities					Item ID	Unit Price	Extended Price
Ordered	Allocated	Remaining	UOM Unit Size	Disp	Item Description		
<b>Customer Note:</b> Need updated credit application							
<b>Customer Note:</b> NEED CURRENT SALES TAX CERTIFICATE							
1	0	1	EA		5LR-15D 1.0 Pump, Split-Case Standard Fitted bare pump	EA 18,200.0000	18,200.00
<b>Manufacturer:</b> Flowsolve Pumps							
4	0	4	EA		SELLPRICE 1.0 Sell Price spare Flowsolve mechanical seal for main pump	EA 409.0000	1,636.00
1	0	1	EA		SELLPRICE 1.0 Sell Price main motor, 100HP, 1800RPM, 405TC, vertical	EA 9,989.0000	9,989.00
1	0	1	EA		X305303 1.0 Pump, Vertical Inline 382B-CC Series including motor	EA 9,782.0000	9,782.00
<b>Manufacturer:</b> Aurora Pump							

**QUOTATION**



Barney's Pumps Inc.  
PO Box 3529  
Lakeland, FL 33802  
(954) 346-0669  
Coral Springs

QUOTE NUMBER	
1041773	
QUOTE DATE	Page
3/10/2026	2 of 2

Quote Expires On: 04/09/2026  
Quoted by: Jim King

Quantities					Item ID	Unit Price	Extended Price
Ordered	Allocated	Remaining	UOM Unit Size	Disp	Item Description		

Total Lines: 4

**SUB-TOTAL:** 39,607.00  
**TAX:** 0.00  
**AMOUNT DUE:** 39,607.00  
U.S. Dollars

**MEMORANDUM**  
**Tradition Community Development District No. 1**

**TO:** Board of Supervisors  
**FROM:** B. Frank Sakuma, Jr., CDM, District Manager  
**BOARD MEETING DATE:** May 6, 2026  
**RE:** Agreement for Turbidity Barrier Removal Services with Armadillo Dirt Works LLC

**Background**

Armadillo Dirt Works LLC submitted an estimate (Estimate No. 1038, dated March 16, 2026) to provide turbidity barrier removal services at the Victoria Parc lake located behind 11627 SW Rowena Street, Port St. Lucie, FL 34987, within Tradition Community Development District No. 1. The scope of work consists of the removal and disposal of one existing turbidity barrier. District Counsel prepared the Agreement for Turbidity Barrier Removal Services, which was executed by both parties in advance of this Board meeting. Staff is presenting the agreement to the Board for ratification.

**Scope of Work**

The services to be provided include:

- Removal and disposal of one (1) existing turbidity barrier from the Victoria Parc lake
- Job location: Victoria Parc lake (behind 11627 SW Rowena Street, Port St. Lucie, FL 34987)

**Contract Amount**

The total contract amount is \$2,800.00 as set forth in Exhibit A – Scope of Services.

**Budget Impact**

Sufficient funds exist in the Stormwater Management line item of the adopted budget to support this expenditure.

**Review and Compliance**

<b>Engineering Review:</b>	N/A
<b>Legal Review:</b>	District Counsel prepared the agreement, which was executed in advance of this Board meeting.

**Recommendation**

Staff recommends that the Board approve and ratify the Agreement for Turbidity Barrier Removal Services with Armadillo Dirt Works LLC in the amount of \$2,800.00.

**Attachments:**

Agreement for Turbidity Barrier Removal Services – Armadillo Dirt Works LLC (with Exhibit A – Scope of Services)

**AGREEMENT FOR TURBIDITY BARRIER REMOVAL SERVICES**

<b>District:</b>	Tradition Community Development District No. 1 (the "District")	<b>Contractor:</b>	Armadillo Dirt Works LLC (the "Contractor")
<b>Mailing Address:</b>	10521 SW Village Center Dr. Suite #203 Port St. Lucie, FL 34987	<b>Mailing Address:</b>	PO Box 12100 Ft. Pierce, FL 34979-2100
<b>Phone:</b>	(772) 345-5119	<b>Phone:</b>	(772) 466-9856

1. The Contractor agrees to provide the turbidity barrier removal services (the "Services"), described in more detail in Exhibit A, which is attached hereto and incorporated herein by reference. Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals for all required basic disciplines that it shall perform. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall solely be responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.
  
2. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor the total amount of two thousand eight hundred dollars (\$2,800) as set forth in Exhibit A upon the completion of the Services and the District's written acceptance thereof. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render an invoice to the District, in writing, which shall be delivered or mailed to the District no later than the fifth (5th) day of the month following the completion of the Services. The invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the Services were made, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et seq. of the Florida Statutes, this invoice is due and payable within forty-five (45) days of receipt by the District. The District reserves all rights under the Prompt Payment Act, including the right to dispute invoices and withhold payment for non-conforming work.
  
3. The Contractor hereby grants to the District (or its assignee), its warranty of the quality and adequacy of all the Services for a period of one (1) year from the date of completion and acceptance of the Services, including, without limitation, all labor, materials, and equipment provided by Contractor and its subcontractors of all tiers in connection with the Services. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or the Services. If any of the Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct it promptly after receipt of a written notice from the District and shall correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Upon completion of the Services, Contractor shall assign or cause to be assigned to District all manufacturers' and other warranties with respect to all the Services.
  
4. The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 14 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.
  
5. The Contractor or any subcontractor performing the work described in this Agreement shall until the completion of the Services the following insurance:
  - a. Workers' Compensation Insurance in accordance with the laws of the State of Florida.

- b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
- c. If any automobiles are to be used on the District's property, Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants, agents, and supervisors shall be named as additional insureds (for all coverages except workers' compensation coverage). The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective without thirty (30) days of prior written notice to the District. The Contractor shall provide proof of insurance prior to commencing any work under this Agreement. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

6. Contractor shall use reasonable care in performing the Services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. Contractor shall defend, indemnify, and hold harmless the District and the District's officers, staff, representatives, and agents, from any and all liabilities, damages, claims, losses, costs, or harm of any kind, including, but not limited to, reasonable attorney's fees, paralegal fees and expert witness fees and costs, to the extent caused, wholly or in part, by any acts or omissions of the Contractor and persons employed or utilized by the Contractor in the performance of the Agreement.
7. In all matters relating to the Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of the Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity.
8. Contractor agrees that nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other applicable law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law. The Contractor acknowledges that the District is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*.
9. Contractor understands and agrees that all documents of any kind provided to the District in connection with the Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Stephanie Brown ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (772) 345-5119; SBROWN@SDSINC.ORG; OR 2501A BURNS RD, PALM BEACH GARDENS, FL 33410.**

10. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

11. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.
12. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
13. Contractor acknowledges that, in addition to all laws and regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:
  - a. Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities;
  - b. Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities;
  - c. Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies;
  - d. Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and
  - e. Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria").

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

14. The Contractor does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, Florida Statutes.
15. To the extent any of the provisions of this Agreement are in conflict with the provisions of Exhibit A, this Agreement controls.
16. This Agreement shall be deemed effective as of the date of the last signature below (the "Effective Date"). This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any legal proceedings shall be in St. Lucie County, Florida.

**ARMADILLO DIRT WORKS LLC**

  
By: PATRICK J. PARAVELLA  
Its: MBR / PARTNER  
Date: 3-00-26

**TRADITION COMMUNITY DEVELOPMENT  
DISTRICT NO. 1**

  
Chairperson, Board of Supervisors

Date: 3/23/26

Exhibit A: Scope of Services

**EXHIBIT A**

Scope of Services

Armadillo Dirt Works LLC  
PO Box 12100  
FORT PIERCE, FL 34979 US  
+1 772 466 9856  
office@armadilodirtworks.com  
www.armadilodirtworks.com

**Estimate**



**ADDRESS**

Tradition CDD 1  
2501 A Burns Road  
Palm Beach Gardens, Florida  
33410 United States

**ESTIMATE #**      **DATE**  
1038                      03/16/2026

**JOB LOCATION**  
Victoria Parc

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	02 Site Work	Victoria Parc Turbidity Barrier Removal.  Includes the removal and disposal of (1) existing turbidity barrier out of the Victoria Parc lake. Location is behind house: 11627 SW Rowena St, Port St. Lucie, FL 34987	1	2,800.00	2,800.00
		TOTAL			\$2,800.00

**Tradition Community Development District No. 1  
MEMORANDUM**

<b>TO:</b>	Board of Supervisors, Tradition Community Development District No. 1
<b>FROM:</b>	B. Frank Sakuma, Jr., CDM, District Manager
<b>Board Meeting Date:</b>	May 6, 2026
<b>RE:</b>	Proposal for Tower Plant Area Landscape Replacement – Natures Keeper Inc.

**Background**

Natures Keeper Inc. has submitted a proposal to furnish and install replacement landscape plantings at the Tradition Tower plant area along I-95. The proposal includes the removal of existing bushes, installation of palms and clusia, mulching, wooden bracing, and six weeks of post-installation watering. The proposal was reviewed and accepted by the District Engineer on March 31, 2026.

**Scope of Work**

The services to be provided include the following, furnished and installed:

- Booted Palms, 10–12' HT (5 EA) – \$2,407.50
- Booted Palms, 5–6' HT (2 EA) – \$963.00
- Clusia, 15-gallon (15 EA) – \$1,203.75
- Clusia, 45-gallon (1 EA) – \$267.50
- Brown Mulch (Environmental) #106, 290 Bags – \$971.50
- Wooden Bracing 2X4's #1274 (7 trees) – \$315.00
- Trimming & Removal of Bushes (LS) – \$1,300.00
- 6 Weeks of Watering (LS) – \$2,300.00

**Contract Amount**

The total value of the proposal is \$9,728.25. Per the General Notes, actual quantities installed shall govern the final invoice amount, with quantities to be measured prior to monthly draw submission by authorized personnel and Natures Keeper staff.

**Budget Impact**

Sufficient funds exist in the Landscape Maintenance line item of the adopted budget to support this expenditure.

## **Review and Compliance**

<b>Engineering Review:</b>	Reviewed and accepted by District Engineer – Stefan K. Matthes, March 31, 2026
<b>Legal Review:</b>	District Counsel will provide the agreement upon Board approval.

## **Recommendation**

Staff recommends that the Board approve the proposal from Natures Keeper Inc. for landscape replacement services at the Tradition Tower plant area in the amount of \$9,728.25 and authorize the Chairperson to execute the final agreement as approved by District Counsel.

*Attachments: Proposal – Natures Keeper Inc., Quote No. 323 (dated March 17, 2026, reviewed March 31, 2026)*

**Natures Keeper Inc.**  
 302 S. Brocksmith Road  
 Fort Pierce, FL 34945  
 DBE Certified

[Estimator@natures-keeper.com](mailto:Estimator@natures-keeper.com)  
 PH: 772-467-1230  
 FX: 772-467-8923



Quote Number:	<b>323</b>
Quote Date:	<b>03/17/26</b>
Contractor:	
Contact:	<b>John Gallagher 332-8553 Email - jgallagher@sdsinc.org</b>
Project:	<b>John Gallagher</b>

DESCRIPTION	SPECIFICATION	UNIT	QTY	UNIT PRICE	TOTAL
Scope of Work:					
Furnished and Installed					
Booted Palms	10-12' HT	EA	5	\$ 481.50	\$2,407.50
Booted Palms	5-6' HT	EA	2	\$ 481.50	\$963.00
Clusia	15 gallon	EA	15	\$ 80.25	\$1,203.75
Clusia	45 gallon	EA	1	\$ 267.50	\$267.50
Brown Mulch (environmental) #106		Bags	290	\$ 3.35	\$971.50
Wooden Bracing 2X4's#1274	45.00	per tree	7	\$ 45.00	\$315.00
<b>Trimming &amp; Removal of Bushes</b>		<b>LS</b>	<b>1</b>	<b>\$ 1,300.00</b>	<b>\$1,300.00</b>
<b>6 Weeks of Watering</b>		<b>LS</b>	<b>1</b>	<b>\$ 2,300.00</b>	<b>\$ 2,300.00</b>
<b>TOTAL:</b>					<b>\$ 9,728.25</b>

**General Notes:**

- \* > NO NIGHT WORK <
- \* > MOT by Others <
- \* > Quantities have been provided, actual quantity installed shall dictate invoice amount. <  
Quantities to be Measured before Monthly Draw Submission by Authorized Personal and NKI Staff.
- \* > Sod is an Agricultural product that can be impacted by adverse weather conditions during harvesting. Nature's Keeper will do its due diligence in furnishing sod if extreme weather conditions are persistent during the time of install. We will provide documentation on all Sod Suppliers that are affected if this becomes an issue.<
- \* > We are not responsible for any acts of God or conditions outside of contractors control. <
- \* > Scheduling and furnishing of MOT By others <

**Landscape & Removal**

Reviewed by: **Stefan K. Matthes**  
 Reviewed on: **3/31/2026**

- \* > Clearing and grubbing of vegetation, exotic or nuisance plants, removal or relocation of trees is not included in Bid Proposal unless specifically noted. <
- \* > Hardscape elements such as walls, rock, pavers, fencing, etc. not included in Bid Proposal unless specifically noted. <
- \* > Tree Protection by others <

# MEMORANDUM

Tradition Community Development District No. 1

**TO:** Board of Supervisors  
**FROM:** B. Frank Sakuma, Jr., CDM, District Manager  
**Board Meeting Date:** May 6, 2026  
**RE:** Agreement for SpherAg Atlas 2+ Point-of-Connection Monitoring Devices with Agricultural Services International, LLC

## Background

Agricultural Services International, LLC (ASI) has submitted a proposal to install SpherAg Atlas 2+ Point-of-Connection (POC) monitoring devices at irrigation POC locations throughout the Tradition Community Development District No. 1. The proposal covers materials and labor for eight (8) new device installations. Three (3) units at Victoria Park A, B, and C were previously installed under a prior contract and are not included in this scope.

## Scope of Work

The services to be provided include:

- Installation of eight (8) SpherAg Atlas 2+ monitoring devices at remaining POC locations throughout the District
- One (1) device at Town Place Suites (10460) includes a Flowmeter in addition to the SpherAg unit
- Previously installed Victoria Park A, B, and C units are covered under the prior contract and are not part of this scope

## Contract Amount

The total cost of the agreement is \$17,650.00, comprised of:

- Materials: \$14,850.00
- Labor (8 units): \$4,800.00
- Discount: (\$2,000.00)

## Budget Impact

Sufficient funds exist in the Tradition Irrigation Operations and Maintenance line item of the adopted budget to support this expenditure.

## Review and Compliance

Engineering Review	Legal Review
N/A	District Counsel will provide the agreement upon Board approval.

## Recommendation

Staff recommends that the Board approve the proposal from Agricultural Services International, LLC for the installation of SpherAg Atlas 2+ POC monitoring devices in the amount of \$17,650.00 and authorize the Chairperson to execute the final agreement as approved by District Counsel.

**Attachments:**

Proposal – Agricultural Services International, LLC (SpherAg Atlas 2+ Installation, dated April 22, 2026)

April 22, 2026

Special District Services  
District Manager  
2501A Burns Rd.  
Palm Beach Gardens, FL 33410

RE: Atlas 2 + Installation

Dear Mr. Frank Sakuma,

Thank you for allowing Agricultural Services International the opportunity to propose the following cost, for budgetary purposes only, for your monitoring needs:

**Scope of Work:**

Materials and labor to install:

SpherAg Atlas 2+ Install locations:

- (1) Tax collector Office (10264) Spherag
- (1) Town Place Suites (10460) Spherag + Flowmeter
- (1) I think Plaza (2100) Spherag
- (1) The landing, Fresh Market (10272) Spherag
- (1) Fresh Market (10272) Spherag
- (2) SW Village Parkway Discovery Plaza Spherag
- (1) Heart In the Park (11325) Spherag and Paint
- (1) Wood Spring Suits (11600) Spherag
- (1) Oculus Spherag
- (1) South Florida Ortho (9401) Spherag
- (1) Vitas Healthcare (11380) Spherag
- (1) Hematology Oncology Spherag
- (1) Tradition Center for Innovation Spherag
- (1) Homewood suits (10301) Spherag
- (1) Courtyard by Marriott (10251) Spherag
- (12) Village Point Spherag
- (1) Recovery Sports Grill (10350) Spherag
- (1) Pop stroke (11070) Spherag
- (1) Panera Grill (10950) Spherag
- (1) Fifth Third Bank (10959) Spherag
- (1) Publix POC (10350-10440) Spherag
- (1) Trust Bank (10331) Spherag
- (1) Stephanie Way, Promenade (10320) Spherag
- (1) Meeting Street Seafood/Steakhouse (10553) Spherag

**Fort Pierce, FL**  
16050 Orange Avenue  
Fort Pierce, FL 34945  
Phone (772) 468-0888  
Fax (772) 494-6711



**Lake Wales, FL**  
3961 State Road 60 East  
Lake Wales, FL 33898  
Phone (863) 293-8073  
Fax (863) 968-2858

- (1) ~~Palm Pointe Educational Research Center (10680) Spherag~~
- (1) ~~Medonalds~~
- Median #1
- Median #2
- Median #3
- Median #4
- Median #5
- Median #6
- (1) ~~Parking Garage Spherag~~
- (1) ~~Dog Park Spherag~~
- (1) ~~Atlantic At Tradition~~
- (1) ~~Target Spherag~~
- ~~Dental Care~~
- ~~PNC Bank~~
- Olive Garden
- Heritage Oak South
- Victoria Park A (Installed)**
- Victoria Park B (Installed)**
- Victoria Park C (Installed)**
- Town Hall
- Fire Station
- Long Horn
- Renaissance Charter School
- Westcliff Ln Ex
- Fern Lake

Terms, Conditions, and Assumptions

ASI will install 8 new devices. The Victoria A, B, and C units have already been installed. After discussions with Mr. Dunn, we agreed to provide these additional units at a discounted rate to ensure all critical POC locations are properly monitored.

Materials	\$ 14,850.00
Labor	\$ 4,800.00 (Install remainder 8 units) (Victoria A,B,C covered under first contract)
Discount	\$ (-2,000.00)
<b>Total</b>	<b>\$ 17,650.00</b>

By signing below, the parties acknowledge and accept the terms, scope, and pricing outlined in this proposal.

**Fort Pierce, FL**  
 16050 Orange Avenue  
 Fort Pierce, FL 34945  
 Phone (772) 468-0888  
 Fax (772) 494-6711



**Lake Wales, FL**  
 3961 State Road 60 East  
 Lake Wales, FL 33898  
 Phone (863) 293-8073  
 Fax (863) 968-2858

# AGRISERVICES INTERNATIONAL

Client

Contract (ASI)

Frank Sakuma

Matthew Morgan

Authorized Representative: Special District Services

Project Manager: ASI

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

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

**Fort Pierce, FL**  
16050 Orange Avenue  
Fort Pierce, FL 34945  
Phone (772) 468-0888  
Fax (772) 494-6711



**Lake Wales, FL**  
3961 State Road 60 East  
Lake Wales, FL 33898  
Phone (863) 293-8073  
Fax (863) 968-2858

**MEMORANDUM**  
**Tradition Community Development District No. 1**

<b>TO:</b>	Board of Supervisors
<b>FROM:</b>	B. Frank Sakuma, Jr., CDM, District Manager
<b>DATE:</b>	May 6, 2026
<b>RE:</b>	Termination of Agreement with Joyride Technologies Inc.

**Background**

The District entered into a SAAS Services Order Form with Joyride Technologies Inc. (the “Agreement”), in connection with the District’s e-bike program. The District has since determined that it no longer requires the services provided under the Agreement and has elected to exercise its right to terminate.

**Basis for Termination**

The District no longer requires Joyride Technologies Inc.’s services to support the e-bike program. Section 5.3 of the Terms and Conditions of the Agreement permits the District to terminate the Agreement prior to the end of the then-current term. Accordingly, staff prepared a termination letter, dated May 6, 2026, providing notice of immediate termination.

**Budget Impact**

No further expenditures will be incurred under the Agreement following the effective date of termination. Any unused prepaid amounts, if applicable, should be addressed in accordance with the Agreement’s terms.

**Review and Compliance**

Engineering Review	Legal Review
N/A	Reviewed by District Counsel

**Recommendation**

Staff recommends that the Board ratify the termination of the SAAS Services Order Form with Joyride Technologies Inc., effective May 6, 2026, and authorize the District Manager to execute and deliver the termination letter on behalf of the District.

**Attachments:**

Draft Termination Letter – Joyride Technologies Inc. (May 6, 2026)



**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1**

May 6, 2026

Joyride Technologies Inc.  
325 Front St W,  
Toronto, ON M5V 2Y1, Canada

Re: Termination of the *Joyride Technologies Inc. SAAS Services Order Form*, dated August 4, 2023 (the “Agreement”)

To whom it may concern:

As you are aware, I serve as the District Manager for the Tradition Community Development District No. 1 (the “District”). I am writing to you today regarding the Agreement between the District and your firm, Joyride Technologies Inc. (the “Contractor”).

At the May 6, 2026 meeting of the Board of Supervisors (the “Board”) for the District, the Board voted to terminate the Agreement. Under Section 5.3 of the Terms and Conditions of the Agreement, the District may terminate the Agreement prior to the end of the then-current term. Please allow this letter to serve as notice of immediate termination of the Agreement.

Please reach out to me if you have any questions, comments or concerns. We appreciate your cooperation in this regard and for your past services to the District. If you have any questions, you may contact me at (772) 345-5119 or [bsakuma@sdsinc.org](mailto:bsakuma@sdsinc.org).

Sincerely,

Frank Sakuma

cc: Bennett Davenport, District Counsel

**Tradition Community Development District  
BOARD AGENDA ITEM  
Board Meeting Date: May 6, 2026**

**Subject:** TR - Tradition Plat No. 18 O.S.T. No 21 Replat - Plat  
Work Authorization No. WA-19-143-203  
C&T Project No. 19-143.TR4.012.0426.P

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**Background:**

On April 15, 2026, the Tradition CDD Engineer received a Work Authorization application for approval of a Plat for "Tradition Plat No. 18 O.S.T. No 21 Replat". The applicant is requesting approval to reconfigure lot lines via a subdivision replat to create three (3) new parcels. The parcel IDs for the existing lots are 4304-502-0022-000-6 & 4303-111-0002-000-0.

---

**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.

---

**Location:** Tradition Community Development District CDD.4

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:

---

Item Prepared by: Stefan K. Matthes, PE

April 28, 2026



0 1,250 2,500 Feet

TR - Tradition Plat No. 18 O.S.T. No 21 Replat  
WA#: 19-143-203  
Project #: 19-143.TR4.012.0426.P

### Legend

- Subject Property
- Other Parcels

Work Authorization #:  
19-143-203  
Project #:  
19-143.TR4.012.0426.P  
Scale: 1" = 2,500'  
Date: 4/27/2026

**EXHIBIT 1**  
**TR - TRADITION PLAT NO.**  
**18 O.S.T. NO 21 REPLAT**  
**SITE LOCATION MAP**



**Tradition Community Development District  
BOARD AGENDA ITEM  
Board Meeting Date: May 6, 2026**

**Subject: TR - Tabernacle of Praise for All Nations - KMV-BS-26-185 - Directional Bore - RW**  
**Work Authorization No. WA-19-143-204**  
**C&T Project No. 19-143.TR3.046.0426.R**

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**Background:**

On April 21, 2026, the Tradition CDD Engineer received a Work Authorization application for approval to directional drill beneath the connection of CDD lakes A9 & A8 on the right of way next to the proposed "Tabernacle of praise for all nations". The proposed fiber optic cable will be installed 10 Feet below the bottom of the canal.

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**Recommended Action:**

Approve temporary use of upland portion of 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.
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 canal shall be removed immediately.
5. Permittee shall restore right-of-way to its original or better condition where disturbed by construction activity.
6. Permittee shall submit record drawings and bore log of the as-built installation within sixty (60) days of project completion. Drawings should show, as a minimum, location, depth of cover, elevations referenced to N.G.V.D. 1929 (adjusted). The log shall provide adequate reference information to allow tie back to a property or tract line for use in future maintenance of water body. Failure of the Permittee to provide these drawings & bore log within the time specified may result in Tradition CDD requesting that all jurisdictional agencies withhold their final approval until the drawing & bore log are received and approved by Tradition CDD.
7. Tradition CDD shall not be held liable for future work done on the canal including dredging, maintenance etc.

8. Tradition CDD does not assume maintenance or replacement responsibility for any encroachment within the right-of-way and shall not be held liable for the authorized installation.
9. It shall be the responsibility of the Permittee to locate and protect any underground facilities within right-of-way prior to construction.
10. Permittee shall obtain any and all permits required by any governmental agency and/or any municipality that may be involved, prior to the commencement of any construction
11. Location of all lines shall be marked with a permanent witness marker at least 4 feet (4') high. Marker shall be placed at the right-of-way line and shall identify the underground line.

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**Location:** Tradition Community Development District CDD.4

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

April 28, 2026



**TR - Tabernacle of Praise for All Nations  
 - KMV-BS-26-185 - Directional Bore  
 WA#: 19-143-204  
 Project #:19-143.TR3.046.0426.R**

**Legend**

- Subject Property
- Other Parcels

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**CULPEPPER & TERPENING INC**

Work Authorization #:  
 19-143-204  
 Project #:  
 19-143.TR3.046.0426.R  
 Scale: 1" = 1,500'  
 Date: 4/28/2026

**EXHIBIT 1  
 TR - TABERNAACLE OF PRAISE FOR  
 ALL NATIONS  
 - KMV-BS-26-185 - DIRECTIONAL  
 BORE  
 SITE LOCATION MAP**

Tradition Community  
Development Districts #1-11

**Financial Report**  
**Fiscal Year 2025/2026**  
**October 1, 2025 - March 31, 2026**

**FINANCIAL REPORT**  
**TRADITION COMMUNITY DEVELOPMENT DISTRICT #1-11 RECAP**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - March 31, 2026**

	FISCAL YEAR 2025/2026 FINAL BUDGET	FISCAL YEAR 10/01/25 - 3/31/26 ACTUALS	% Of Budget	COMMENTS
<b>REVENUES</b>				
ON-ROLL ASSESSMENTS - Debt	5,442,345	5,132,851	94%	
ON-ROLL ASSESSMENTS - ADMIN	624,049	600,831	96%	
ON-ROLL ASSESSMENTS - MAINT	4,406,047	4,242,117	96%	
ON-ROLL ASSESSMENTS - TIM	375,000	361,048	96%	
STORMWATER	1,250,000	1,445,800	116%	
OTHER INCOME	60,000	591,370	986%	Includes SG TIM allocation, Interest income, Eng. Rev Fees, etc.
BOND PREPAYMENTS	0	18,536	0%	
RESERVE FUND TRANSFER	0	0	0%	
<b>Total Revenues</b>	<b>\$ 12,157,440</b>	<b>\$ 12,392,553</b>	<b>102%</b>	
<b>EXPENDITURES - ADMIN</b>				
AUDIT	36,400	0	0%	
DISSEMINATION AGENT	0	0	0%	
DISTRICT COUNSEL	50,000	41,921	84%	
MANAGEMENT	154,500	77,250	50%	
ASSESSMENT ROLL	10,000	0	0%	
DUES, LICENSES & FEES	1,925	2,200	114%	
ENGINEERING	95,000	120,153	126%	
GENERAL INSURANCE	157,150	137,816	88%	
WEB SITE MAINTENANCE	8,250	4,125	50%	
LEGAL ADVERTISING	2,000	2,656	133%	
MISCELLANEOUS	2,000	113	6%	
TRAVEL AND PER DIEM	400	76	19%	
OFFICE SUPPLIES	5,000	9,005	180%	
POSTAGE & SHIPPING	500	(467)	-93%	
COPIES	3,000	0	0%	
SUPERVISOR FEES	60,000	18,107	30%	
TRUSTEE SERVICES	18,000	0	0%	
OFFICE RENT	27,000	305,435	1131%	Includes SG allocation which is offset by billing SG. Reflected in Other Income Revenue
CONTINUING DISCLOSURE FEE	3,000	1,999	67%	
<b>TOTAL ADMIN EXPENSES</b>	<b>634,125</b>	<b>720,389</b>		
<b>EXPENDITURES - MAINT</b>				
LAKE MAINTENANCE	350,000	51,416	15%	
LAKE BANK MAINTENANCE & RESTORATION	775,000	0	0%	
TIM OPERATIONS	345,000	344,496	100%	Includes SG allocation which is offset by billing SG. Reflected in Other Income Revenue
BUILDING, BRIDGE, MONUMENT MAINTENAN (FKA CONTINGENCY) - MAINT RESERVES	10,000	0	0%	
COMMUNITY AREA MAINTENANCE	160,000	85,492	53%	Includes wet checks, truck, ebikes, bridge work, etc
DEVELOPMENT COORDINATOR	33,382	16,691	50%	
ELECTRIC	110,000	48,057	44%	
ENGINEERING	140,000	0	0%	
FIELD MANAGEMENT	254,616	127,308	50%	
FOUNTAIN MAINTENANCE & CHEMICALS	5,000	780	16%	
LANDSCAPING MAINTENANCE & MATERIALS	1,107,000	574,457	52%	
IRRIGATION WATER (WESTERN GROVE)	1,100,565	0	0%	
IRRIGATION	168,000	83,830	50%	
IRRIGATION PARTS & REPAIRS	80,000	18,361	23%	
SIDEWALK CLEANING	30,000	15,000	50%	
SIDEWALK REPAIR	60,000	159,163	265%	
SIGNAGE	10,000	4,934	49%	
STREETLIGHTS	60,000	86,788	145%	
STORMWATER MANAGEMENT	550,000	138,557	25%	
TREE/PLANT REPLACEMENT & TRIM	200,000	0	0%	
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>5,648,563</b>	<b>1,755,330</b>	<b>31%</b>	
<b>Total Expenditures</b>	<b>\$ 6,282,688</b>	<b>\$ 2,475,719</b>	<b>39%</b>	
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 5,874,752</b>	<b>\$ 9,916,835</b>	<b>169%</b>	
PAYMENT TO TRUSTEE	(5,006,957)	(4,836,395)	97%	
PREPAYMENTS TO TRUSTEE	-	(18,536)		
<b>BALANCE</b>	<b>\$ 867,795</b>	<b>\$ 5,061,903</b>		
COUNTY APPRAISER & TAX COLLECTOR FEE	(433,898)	(416,121)	96%	
DISCOUNTS FOR EARLY PAYMENTS	(433,898)	(397,175)	92%	
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 4,248,607</b>		

**Tradition CDD No. 1**  
**Balance Sheet**  
 As of March 31, 2026

	Mar 31, 26
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
01-1000 · Valley National 1157	6,211,565.18
<b>Total Checking/Savings</b>	6,211,565.18
Accounts Receivable	
11000 · Accounts Receivable	1,435,702.06
<b>Total Accounts Receivable</b>	1,435,702.06
<b>Other Current Assets</b>	
01-1208 · Due From Other Gov Units - Open	999.78
01-8154 · Deposits	200.00
<b>Total Other Current Assets</b>	1,199.78
<b>Total Current Assets</b>	7,648,467.02
<b>Other Assets</b>	
01-8122 · A/R St Lucie County Excess Fees	-18,711.00
<b>Total Other Assets</b>	-18,711.00
<b>TOTAL ASSETS</b>	<b>7,629,756.02</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
01-2020 · Accounts Payable	449,240.88
<b>Total Accounts Payable</b>	449,240.88
<b>Other Current Liabilities</b>	
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
01-2190 · Cash Exchange	184.70
01-3010 · General Reserve - Signage	500,000.00
01-3020 · General Maintenance Reserves	269,000.00
<b>Total Other Current Liabilities</b>	1,412,482.33
<b>Total Current Liabilities</b>	1,861,723.21
<b>Total Liabilities</b>	1,861,723.21
<b>Equity</b>	
30000 · Opening Balance Equity	203,755.31
99-9999 · Retained Earnings	1,315,670.83
Net Income	4,248,606.67
<b>Total Equity</b>	5,768,032.81
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>7,629,756.02</b>

FINANCIAL REPORT  
TRADITION COMMUNITY DEVELOPMENT DISTRICT IRRIGATION  
FISCAL YEAR 2025/2026  
OCTOBER 1, 2025 - MARCH 31, 2026

	FISCAL YEAR 2025/2026 FINAL BUDGET	FISCAL YEAR 10/01/25 - 3/31/26 ACTUALS	% Of Budget
<b>REVENUES</b>			
SERVICE CHARGE - IRRIGATION	2,000,000	1,084,610	54%
ENGINEERING REVENUE FEES/OTHER	35,000	32,263	92%
<b>Total Revenues</b>	<b>\$ 2,035,000</b>	<b>\$ 1,116,873</b>	<b>55%</b>
<b>EXPENSES</b>			
FIELD OPERATIONS	0	0	0%
TRUSTEE SERVICES	5,000	0	0%
MANAGEMENT	400,749	200,375	50%
ENGINEERING	50,000	25,643	51%
PROFESSIONAL SERVICES, OTHER	5,000	3,196	64%
DEVELOPMENT COORDINATOR	66,765	33,383	50%
CITY FRANCHISE FEE	120,000	63,584	53%
TRAVEL AND PER DIEM	400	30	7%
TELEPHONE	1,930	0	0%
POSTAGE AND SHIPPING	253	154	61%
BANK FEES	1,250	0	0%
BAD DEBT	60,000	0	0%
OFFICE SUPPLIES	250	118	47%
FIELD SUPPLIES (OTHER)	2,000	0	0%
DUES, LICENSES, FEES	2,300	0	0%
VEHICLE, GAS, & REPAIR	1,000	0	0%
ELECTRIC	110,250	62,644	57%
WATER	170	171	101%
OTHER UTILITIES	1,550	0	0%
GENERAL INSURANCE	24,267	0	0%
GENERAL REPAIR & MAINTENANCE	247,250	225,243	91%
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	1,139	1%
CONTINGENCY	76,091	0	0%
<b>Total Expenses</b>	<b>\$ 1,666,975</b>	<b>\$ 615,679</b>	<b>37%</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 368,025</b>	<b>\$ 501,194</b>	
PAYMENT TO TRUSTEE	(368,025)	(184,463)	
<b>BALANCE</b>	<b>\$ -</b>	<b>\$ 316,731</b>	
<b>NET INCOME</b>	<b>\$ -</b>	<b>\$ 316,731</b>	

**Tradition Irrigation  
 Balance Sheet  
 As of March 31, 2026**

	Mar 31, 26
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
01-1001 · Valley National #4703	
01-1002 · Valley Natl #4307 - Capacity	35,872.57
01-1001 · Valley National #4703 - Other	2,583,420.25
<b>Total 01-1001 · Valley National #4703</b>	2,619,292.82
<b>Total Checking/Savings</b>	2,619,292.82
<b>Accounts Receivable</b>	
01-1200 · Accounts Receivable	140,995.90
<b>Total Accounts Receivable</b>	140,995.90
<b>Other Current Assets</b>	
01-2023 · Due From Other Funds	17,900.21
<b>Total Other Current Assets</b>	17,900.21
<b>Total Current Assets</b>	2,778,188.93
<b>Fixed Assets</b>	
01-2030 · Equipment and Furniture	23,957.00
<b>Total Fixed Assets</b>	23,957.00
<b>Other Assets</b>	
01-2025 · Deposits	95.00
01-2035 · Accum Depr - Equipment	-23,955.18
<b>Total Other Assets</b>	-23,860.18
<b>TOTAL ASSETS</b>	<b>2,778,285.75</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
01-2020 · Accounts Payable	167,867.86
<b>Total Accounts Payable</b>	167,867.86
<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>	279,436.00
<b>Total Current Liabilities</b>	447,303.86
<b>Long Term Liabilities</b>	
11-2180 · Note Payable	10,420.00
<b>Total Long Term Liabilities</b>	10,420.00
<b>Total Liabilities</b>	457,723.86
<b>Equity</b>	
30000 · Net Assets - 270	-87,351.52
99-9999 · Retained Earnings	2,091,181.96
Net Income	316,731.45
<b>Total Equity</b>	2,320,561.89
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,778,285.75</b>

**Tradition Irrigation  
A/R Aging Summary  
As of March 31, 2026**

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
706800 Wells Fargo	0.00	0.00	32.70	0.00	0.00	32.70
A's Family Dentistry	0.00	1,650.84	825.42	0.00	2,476.26	4,952.52
Amazon Warehouse	0.00	1,296.10	648.05	0.00	1,944.15	3,888.30
Brennity at Tradition	0.00	3,051.97	0.00	0.00	0.00	3,051.97
Christ Fellowship Church	0.00	1,646.88	0.00	0.00	0.00	1,646.88
Cleveland Clinic Martin Health -Tradition	0.00	64.80	0.00	0.00	0.00	64.80
Culver's - G&S Family Hospitality Svcs	0.00	0.00	0.00	0.00	1.00	1.00
Del Webb at Tradition Homeowners Assoc	0.00	11,315.66	0.00	0.00	5,657.83	16,973.49
Discovery Plaza Hotel (Tru by Hilton)	0.00	158.54	79.27	0.00	237.81	475.62
Emery	0.00	0.00	0.00	0.00	2,046.90	2,046.90
Florida International University	0.00	2,183.94	0.00	0.00	0.00	2,183.94
Florida Research and Innovation Center	0.00	675.40	675.40	0.00	675.40	2,026.20
Heritage Oaks	0.00	0.00	0.00	0.00	0.00	0.00
Heritage Oaks at Tradition HOA	0.00	23,714.22	0.00	0.00	0.00	23,714.22
Heron Preserves	-219.84	2,280.47	0.00	0.00	0.00	2,060.63
Hilton - Homewood Suites, PSL	0.00	346.82	0.00	0.00	0.00	346.82
Innovation Plaza	0.00	0.00	0.00	0.00	-119.30	-119.30
Manderlie at Tradition	0.00	10,450.82	5,225.41	0.00	5,225.41	20,901.64
Martin Health System	0.00	1,843.08	0.00	0.00	0.00	1,843.08
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	0.00	0.00	260.80	391.20
Pegasus PSL, Ltd	0.00	283.40	0.00	0.00	0.00	283.40
PNC Bank	0.00	212.44	0.00	0.00	212.44	424.88
Promenade at Tradition Community Assoc	0.00	935.40	467.70	0.00	467.70	1,870.80
Publix	0.00	596.12	298.06	0.00	894.18	1,788.36
Recovery Sports Grill	0.00	75.31	0.00	0.00	0.00	75.31
Rise Tradition Investment LLC	0.00	190.25	0.00	0.00	0.00	190.25
Seven Restaurants, LLC	0.00	178.36	89.18	0.00	2,229.50	2,497.04
South Florida Orthopedic	0.00	178.36	178.36	0.00	0.00	356.72
Springs at Tradition	0.00	3,579.14	1,789.57	0.00	8,947.85	14,316.56
The Lucie at Tradition	0.00	0.00	0.00	0.00	2,179.98	2,179.98
Town Park Master Assoc., Inc.	0.00	0.00	0.00	0.00	1,024.59	1,024.59
Tradition CDD #1	0.00	13,971.69	0.00	0.00	0.00	13,971.69
Truist Bank	0.00	91.16	91.16	0.00	91.16	273.48
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	0.00	0.00	0.00	6,312.03	6,312.03
Victoria Parc BTR, LLC - POD C	0.00	0.00	0.00	0.00	6,818.98	6,818.98
VITAS Healthcare	0.00	451.46	225.73	0.00	451.46	1,128.65
Wawa, Inc.	0.00	95.92	0.00	0.00	0.00	95.92
Westcliffe Estates HOA	0.00	211.26	0.00	0.00	0.00	211.26
<b>TOTAL</b>	<b>-219.84</b>	<b>82,014.59</b>	<b>10,626.01</b>	<b>0.00</b>	<b>48,575.14</b>	<b>140,995.90</b>