

*Grande Pines  
Community Development District*

*Agenda*

*July 17, 2023*

# AGENDA



# *Grande Pines*

## *Community Development District*

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219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

July 10, 2023

**Board of Supervisors  
Grande Pines  
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Grande Pines Community Development District** will be held **Monday, July 17, 2023 at 10:00 AM at the Offices of GMS-CF, LLC, 219 East Livingston Street, Orlando, Florida 32801**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Administration of Oath of Office to Newly Appointed Board Members:  
Randy Jones
4. Approval of Minutes of the April 17, 2023 Meeting
5. Public Hearing
  - A. Consideration of Resolution 2023-07 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations
  - B. Consideration of Resolution 2023-08 Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of Resolution 2023-09 Appointing an Assistant Treasurer
7. Consideration of Resolution 2023-10 Re-Establishing Bank Account Signatories
8. Presentation of Series 2021 Arbitrage Rebate Calculation Report
9. Ratification of Request for Transfer of Environmental Resource Permit
10. Ratification of Agreements
  - A. Landscape Management Agreement with United Land Services
  - B. Aquatic Plant Management Agreement with Applied Aquatic Management
  - C. Fountain Maintenance Agreement with Cascade
11. Staff Reports
  - A. Attorney
    - i. Presentation of Memo Regarding Ethics Training for Elected Officials
  - B. Engineer
    - i. Review and Acceptance of Annual Engineer's Report
  - C. District Manager's Report
    - i. Check Register
    - ii. Balance Sheet and Income Statement

- iii. Ratification of Requisition #15
- iv. Approval of Requisition #17
- v. Approval of Fiscal Year 2024 Meeting Dates
- vi. Presentation of Number of Registered Voters: 0

D. Field Manager's Report

- 12. Other Business
- 13. Supervisors Requests
- 14. Adjournment

Sincerely,

**George Flint**

George S. Flint  
District Manager

# MINUTES

MINUTES OF MEETING  
GRANDE PINES  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Grande Pines Community Development District was held Monday, April 17, 2023 at 10:00 a.m. at the Offices of GMS-CF, LLC at 219 East Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Amanda Whitney	Chairperson
Linda Kepfer	Vice Chairperson
Achal Aggarwal <i>joined late</i>	Assistant Secretary
Suhil Rojas	Assistant Secretary

Also present were:

George Flint	District Manager
Jay Lazarovich	District Counsel
Clayton Smith	GMS
Jarett Wright	GMS
Christy Baxter <i>by phone</i>	District Engineer

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. We have three Board members here and we have a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: Next is the public comment period and we don't have any members of the public here other than Board and staff.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Elected Board Members**

Mr. Flint: I have to do the oath for Randy prior to him participating in the meeting. We will put this on the May agenda.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the March 20, 2023 Meeting**

Mr. Flint: Approval of the minutes from your March 20, 2023 meeting. Does the Board have any comments or corrections to those?

On MOTION by Ms. Whitney, seconded by Ms. Rojas with all in favor, the Minutes of the March 20, 2023 Meeting, were approved as presented.
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**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-06  
Approving the Proposed Fiscal Year 2024  
Budget and Setting a Public Hearing**

*\*Mr. Aggarwal joined the meeting at this time.*

Mr. Flint: The Board each year by June 15<sup>th</sup> is required to approve what is called a proposed budget which is not binding on the Board but it is a start to the budget process and you have to set the public hearing for its final consideration. You have Resolution 2023-06 suggesting the July 17<sup>th</sup> meeting at 10:00 a.m. in this location for the public hearing. Exhibit 'A' to this resolution is the proposed budget and again it is not binding on the Board. The Board can make changes between now and at the public hearing if necessary. On page 17 of the agenda package, page 1 of the proposed budget, we have included assessment area one which is Phases 1, 2 & 4 as being on roll and then the budget would be balanced with the developer contribution line item and the developer contribution under the funding agreement that we would contemplate. They would only be responsible for the actual costs above what is generated from the assessments. In the administrative budget, we have included a requested increase in the management fee and assessment administration at 6%. With inflation and labor costs we are seeking increases in our agreements this year. You are not approving it today but it is in here and can be changed based on additional conversations. Insurance we really have little control over that. We have anticipated an increase in our insurance. Other current charges remain the same at \$1,000. The audit increased by \$1,000. On the field management side, we have kept it the same. This is based on an estimated build out budget so our preference at this point would be to just keep the build out budget the same balance of developer contributions and then adjust as we need to in the future. You can see at the bottom, there is 182 assessable units in the first assessment area and those would be subject to the per unit

assessments that are indicated there. You are not adopting the final today again but it is for purposes of the proposed budget.

Ms. Whitney: We still need the approval on Resolution 2023-06.

Mr. Flint: The public hearing date would be the July meeting and if you are good with that and the proposed budget then a motion to approve Resolution 2023-06 would be in order.

On MOTION by Ms. Whitney, seconded by Mr. Aggarwal, with all in favor, Resolution 2023-06 Proposed Fiscal Year 2024 Budget and Setting a Public Hearing for July 17, 2023 at 10:00 a.m., was approved.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Proposals for Landscape Maintenance**

- A. Prince & Sons**
- B. Omegascapes**
- C. Juniper Landscaping**
- D. United Land Services**
- E. Benchmark**
- F. K-Bota**

Mr. Flint: We have bid out the landscaping, pond maintenance, and fountain maintenance. We have provided you a summary sheet of the results and an updated pricing sheet from Prince & Sons.

Mr. Smith: What we have here is three different maintenance quotes, landscaping, aquatic maintenance, and fountain maintenance as we do have two fountains currently on the property that we want to make sure we have some maintenance on so we keep them up and running because they can definitely be a little bit of a maintenance headache at times if we don't keep on top of it. Each vendor was provided a specific scope that was written out and had a map. Those are in the agenda for you to review. Obviously, the landscape one is wordy and long but it is detailed and outlays the basic minimum that we at least want them to provide. It lays out the programs at a base level that we would like to see. You do have zoysia out there on the property so it requires a little bit more intensive maintenance than some other turfs. We do want to make sure it is kept up and looking right. We received bids from the landscape companies listed on your summary report. I didn't include all of the marketing material in the agenda because it is so much to go through. A lot of these companies are pretty similar. We work with most of them. Some of them I just gave

them a chance to bid on this such as Benchmark and K-Bota because they have bid on some of our properties recently. K-Bota does some of the work out there right now. Everybody was given the same exact scope so we would get back apples to apples bids. As you can see based off of these, United Land does come in at the lowest. Next would be Juniper, then Prince and then Omegascapes after that and they are all clustered around the same amount. We work with all of these landscapers. United Land works at several properties in St. Cloud and Orlando area and we work with Juniper out at St. Cloud. Prince & Sons, we do a lot of properties with them in Davenport and Tampa and they also do plenty of properties in Orlando. The point is we only reached out to landscapers that we can trust so you don't see some of the other names on there that are big landscape companies that I just don't really work with anymore because I have had to terminate them on properties as they just don't deliver on services. These are the ones that we reached out to that we do feel confident in their services. Based off everything, I would recommend that we would write the contract to include essential and extra services. The extra services include any palm trimming that is required on the property and then also any mulch that is required throughout the year at least for what is there and what has been bid right at this moment. As we add on, we will add on to mulch or palm trimming based off any new areas that would come on. Based off United Land Services where we work with them elsewhere, we would see no reason why not to go with the low bidder in this case. Juniper provides excellent service. Prince provides excellent service for us. The Board would definitely be fine choosing any of those three but with United Land being the lowest bidder would probably be who we recommend.

Mr. Flint: Omegascapes we also work with but they are the highest.

Ms. Whitney: Juniper is not performing well in our other resort communities so I am fine with moving forward to make a motion to approve United Land Services.

Ms. Whitney: I should have asked this first; I assume they have done other resort communities?

Mr. Flint: Yes, they do Lennar, the HOA at ChampionsGate and do individual homes there and the HOA.

Ms. Whitney: I think that is what we are moving for is that we will obviously use the vendor for HOA and CDD.

Mr. Flint: There is guarantee that past performance is an indicator of future performance. We do meet with them very regularly and do site inspections, follow up reports, and if we are

having an issue with performance, we are going to catch it pretty early. We can always keep these bids and if we have a problem and these vendors will honor their price, we can make a switch fairly easily. These all fall under the bidding threshold so there is no sealed bid requirement or any special steps we have to take in bidding at this dollar amount.

Ms. Whitney: Can you or someone on your team reach out to Icon and let them know that we have selected United Land Services?

Mr. Flint: I will send an email to Brad at Icon and let them know.

On MOTION by Ms. Whitney, seconded by Mr. Aggarwal, with all in favor, the Proposal for Landscape Maintenance from United Land Services, was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Consideration of Aquatic Maintenance Proposals**

#### **A. Applied Aquatics**

#### **B. SOLitude Lake Management**

#### **C. Aquatic Weed Management**

Mr. Smith: We have provided again the same scope. This is just one monthly inspection and treatment of the grasses based on the standard. It does include dye as needed. The idea is to keep these ponds as nice looking as possible without going too far and causing erosion. You have three bidders here. We do include trash removal in our scopes. Across the board, aquatic vendors don't really like to do it and they don't take it that seriously unless we specifically reach out to them about an area. What we end up dealing with is most of the large stuff that basically will be coming off the construction areas, either we send out our crew to deal with it or we have the landscaper deal with it typically. Your lowest bidder here, the only difference is they don't do trash. Again, we reached out to three vendors that we work with on a fairly regular basis. The only one that I had on and off issues with is SOLitude but they do well at some and not so great at others, depends on who is overseeing the site. They are consistent enough that I still feel a bid from them is worth it and they are also very large now. They have basically acquired a ton of the other aquatic management companies at this point. They have some specialty services that they do. Those services you can get regardless of them being your maintenance vendor or not. In this case, I think we would recommend going with Applied Aquatics even without the trash removal because again they don't typically do trash removal anyhow. I know Aquatic Weed Management



doesn't like to do it but they do include it in our bids because we have it in our scope. We work with Applied Aquatics on a bunch of sites.

Ms. Whitney: Do you have issues with trash complaints?

Mr. Smith: Whenever we do, we usually just address it usually with our crews.

Mr. Flint: We have maintenance crews that we can send out if it is really bad. Obviously, we bill hourly for it but we have got a small boat and nets and all of that.

On MOTION by Ms. Whitney, seconded by Mr. Aggarwal, with all in favor, the Aquatic Maintenance Proposal from Applied Aquatics, was approved.

#### **EIGHTH ORDER OF BUSINESS**

#### **Consideration of Fountain Maintenance Proposals**

- A. SOLitude – Quarterly**
- B. Robert's Pools – Monthly**
- C. K-Bota – Quarterly**
- D. Cascades - Quarterly**

Mr. Smith: Cascades service is heads above the rest and they are the low bidder so I see no reason not to go with Cascades.

On MOTION by Ms. Whitney, seconded by Mr. Aggarwal, with all in favor, the Fountain Maintenance Proposal from Cascades, was approved.

#### **NINTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. Attorney**

Mr. Flint: Jay anything?

Mr. Lazarovich: I have no updates unless you have any questions for me.

##### **B. Engineer**

Mr. Flint: Christy, anything from District Engineer?

Ms. Baxter: I have no items going forward today.

**C. District Manager's Report****i. Check Register**

Mr. Flint: You have the check register from November 1, 2022 through March 9, 2023 for \$110,962.36. The detailed check register is behind the summary. Any questions on the check register?

On MOTION by Ms. Whitney, seconded by Mr. Aggarwal, with all in favor, the Check Register, was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint: You also have the unaudited financial statements through February 28, 2023. If the Board has any questions, we can discuss those. There is no action required.

**D. Field Manager's Report**

Mr. Smith: I have a report from the agenda for you that we already discussed at the last meeting and just wanted to get pictures and get the report. Obviously, we have collected proposals for all of the different maintenance aspects and approved those so we will get those written up and in place as soon as possible and get them out there mowing. Right now, the site looks okay still but we will get those maintenance programs in place. The site was cleaned up. K-Bota did go out there and cleaned up everything which looks much better. We are going to get maintenance in place to keep the areas maintained. There was removal of some cattails which did do some damage to some of the pond banks so first we will take a little bit of time and look at it to see what comes back on and reestablishes. Then we are going to get a quote to go ahead and do any sort of smoothing out and resodding of those areas. If left, we were told there would be some seeding done but that is just not really going to work on those pond banks. It won't establish fast enough to prevent it from eroding but we will keep any eye on that. We are also keeping an eye on any new areas. We reached out about some site contacts and setting up a meeting so we can discuss the pond banks, conveyance report that we did and then any new areas and timelines on those new areas that we can add to the contract when those are ready for maintenance and look good as far as the CDD stands so they are in the best position and best look to sell homes. As we have talked about, Jarett will be more of your own site guy and here more in person but I also do have involvement as well.

Mr. Flint: Any questions for the Field Manager?

**TENTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: Any other business?

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests**

Mr. Flint: Any other business or supervisors' requests?

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint adjourned the meeting.

On MOTION by Ms. Whitney, seconded by Mr. Aggarwal, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION V

# SECTION A

## **RESOLUTION 2023-07**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Grande Pines Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT:**

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Grande Pines Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND(S)	\$_____
TOTAL ALL FUNDS	\$_____

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 17<sup>th</sup> DAY OF JULY, 2023.**

ATTEST:

**GRANDE PINES COMMUNITY  
DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_

Its: \_\_\_\_\_



***Grande Pines***  
***Community Development District***

***Proposed Budget***  
***FY 2024***



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**Grande Pines**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
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**Revenues**

Assessments - Tax Roll	\$ 188,290	\$ 193,144	\$ -	\$ 188,290	\$ 244,329
Assessments - Direct Bill	\$ 56,039	\$ 56,039	\$ -	\$ 56,039	\$ -
Cost Share Revenue	\$ -	\$ -	\$ -	\$ -	\$ 6,242
Developer Contributions	\$ 258,037	\$ 22,589	\$ -	\$ 22,589	\$ 262,004
<b>Total Revenues</b>	<b>\$ 502,366</b>	<b>\$ 271,772</b>	<b>\$ -</b>	<b>\$ 266,918</b>	<b>\$ 512,575</b>

**Expenditures**

**Administrative**

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 4,000	\$ 9,000	\$ 12,000
FICA Expense	\$ 918	\$ 383	\$ 306	\$ 689	\$ 918
Engineering	\$ 12,000	\$ 720	\$ 2,500	\$ 3,220	\$ 12,000
Attorney	\$ 25,000	\$ 13,627	\$ 8,333	\$ 21,960	\$ 25,000
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450	\$ 900
Annual Audit	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 6,000
Dissemination Fees	\$ 3,500	\$ 2,333	\$ 1,167	\$ 3,500	\$ 7,000
Trustee Fees	\$ 5,000	\$ 2,020	\$ 2,020	\$ 4,041	\$ 8,200
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,300
Management Fees	\$ 36,750	\$ 24,500	\$ 12,250	\$ 36,750	\$ 38,955
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 800	\$ 400	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ 75	\$ 75	\$ 300
Postage	\$ 700	\$ 107	\$ 40	\$ 147	\$ 200
Insurance	\$ 6,114	\$ 5,842	\$ -	\$ 5,842	\$ 6,718
Printing & Binding	\$ 700	\$ 46	\$ 24	\$ 70	\$ 350
Legal Advertising	\$ 5,000	\$ 662	\$ 800	\$ 1,462	\$ 5,000
Other Current Charges	\$ 1,000	\$ 308	\$ 160	\$ 468	\$ 1,000
Office Supplies	\$ 400	\$ 2	\$ 20	\$ 22	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 123,007</b>	<b>\$ 68,174</b>	<b>\$ 32,695</b>	<b>\$ 100,869</b>	<b>\$ 133,216</b>

# Grande Pines

## Community Development District

### Proposed Budget

### General Fund

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<i><u>Field Expenditures</u></i>					
Field Management	\$ 15,000	\$ -	\$ 6,250	\$ 6,250	\$ 15,000
Gate Attendants	\$ 163,171	\$ -	\$ 67,988	\$ 67,988	\$ 163,171
Gate Repairs	\$ 6,000	\$ -	\$ 2,500	\$ 2,500	\$ 6,000
Gate Internet, Phone, Cable	\$ 3,000	\$ -	\$ 1,250	\$ 1,250	\$ 3,000
Gate Cameras	\$ 1,200	\$ -	\$ 500	\$ 500	\$ 1,200
Gate Supplies	\$ 1,500	\$ -	\$ 625	\$ 625	\$ 1,500
Property Insurance	\$ 2,465	\$ -	\$ 1,027	\$ 1,027	\$ 2,465
Electric	\$ 6,900	\$ -	\$ 2,875	\$ 2,875	\$ 6,900
Streetlights	\$ 60,648	\$ -	\$ 25,270	\$ 25,270	\$ 60,648
Water & Sewer	\$ 21,740	\$ -	\$ 9,058	\$ 9,058	\$ 21,740
Landscape Maintenance	\$ 69,900	\$ -	\$ 29,125	\$ 29,125	\$ 69,900
Landscape Contingency	\$ 1,000	\$ -	\$ 417	\$ 417	\$ 1,000
Irrigation Repairs	\$ 3,000	\$ -	\$ 1,250	\$ 1,250	\$ 3,000
Lake Maintenance	\$ 12,035	\$ -	\$ 5,015	\$ 5,015	\$ 12,035
Pressure Washing	\$ 6,000	\$ -	\$ 2,500	\$ 2,500	\$ 6,000
Sign Maintenance	\$ 1,800	\$ -	\$ 750	\$ 750	\$ 1,800
Repairs & Maintenance	\$ 1,500	\$ -	\$ 625	\$ 625	\$ 1,500
Contingency	\$ 2,500	\$ -	\$ 1,042	\$ 1,042	\$ 2,500
<b>Total Field Expenditures</b>	<b>\$ 379,359</b>	<b>\$ -</b>	<b>\$ 158,066</b>	<b>\$ 158,066</b>	<b>\$ 379,359</b>
<b>Total Expenditures</b>	<b>\$ 502,366</b>	<b>\$ 68,174</b>	<b>\$ 190,762</b>	<b>\$ 258,936</b>	<b>\$ 512,575</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 0</b>	<b>\$ 203,598</b>	<b>\$ (190,762)</b>	<b>\$ 7,982</b>	<b>\$ -</b>

Product Type	Assessable Units	Net Assessment	Net Per Unit (6%)	Gross Per Unit
Single Family - 50'	98	\$133,134.59	\$1,358.52	\$1,445.23
Single Family - 70'	29	\$55,155.70	\$1,901.92	\$2,023.32
Townhouse	55	\$56,038.66	\$1,018.88	\$1,083.92
	<b>182</b>	<b>\$244,328.95</b>		

# Grande Pines Community Development District General Fund Budget

## **REVENUES:**

### **Assessments**

The District will levy a non-ad valorem assessment on all the assessable property within the District to pay for operating expenditures during the fiscal year.

### **Developer Contributions**

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

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## **EXPENDITURES:**

### **Administrative:**

#### **Supervisor Fees**

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. Amount is based on 5 Supervisors attending 5 meetings during the fiscal year.

#### **FICA Expense**

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

#### **Engineering**

The District's engineer, Poulos & Bennett , provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, and various projects as directed by the Board of Supervisors and the District Manager.

#### **Attorney**

The District's legal counsel, Latham, Luna, Eden & Beaudine, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

#### **Arbitrage**

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the proposed bonds.

#### **Annual Audit**

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with Grau & Associates for these services.

# **Grande Pines Community Development District General Fund Budget**

## Dissemination Fees

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. Governmental Management Services-Central Florida, LLC, provides these services.

## Trustee Fees

The District will pay annual trustee fees for the series 2021 bonds to USBank.

## Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC, to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

## Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

## Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services-Central Florida, LLC, provides these services.

## Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services-Central Florida, LLC, provides these services.

## Telephone

Telephone and fax machine.

## Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

## Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

## Printing & Binding

Represents the cost of printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

# Grande Pines Community Development District General Fund Budget

## Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

## Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

## Office Supplies

Miscellaneous office supplies.

## Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

## **Field Expenditures:**

### Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

### Gate Attendants

Represents the day-to-day staffing and operations management of the gate.

### Gate Repairs

The cost of repairing and maintain the gate.

### Gate Internet, Phone, Cable

Represents the cost of the telephone/fax costs, internet and cable for the mechanical gate arm motors.

### Gate Cameras

Represents the cost of the control board and cameras for the mechanical gate arm.

### Gate Supplies

Supplies used for the gate

### Property Insurance

The District's estimated property insurance coverages.

# **Grande Pines Community Development District General Fund Budget**

## *Electric*

Represents current and estimated electric charges of common areas throughout the District.

## *Streetlights*

Encompasses the budgeted amount for the District's decorative light poles and fixtures in various locations.

## *Water & Sewer*

Represents estimated costs for water and refuse services provided for common areas throughout the District.

## *Landscape Maintenance*

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

## *Landscape Contingency*

Represents the estimated cost of replacing landscaping within the common areas of the District.

## *Irrigation Repairs*

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

## *Lake Maintenance*

Represents the estimated costs of maintaining the lake for the District.

## *Pressure Washing*

Represents the cost of pressure washing for the District.

## *Sign Maintenance*

The cost for repair of damaged or worn signage located throughout the District.

## *Repairs & Maintenance*

Represents estimated costs for general repairs and maintenance of the District's common areas.

## *Contingency*

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.



**Grande Pines**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund Series 2021**

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments - Tax Roll	\$ 294,615	\$ 303,044	\$ -	\$ 303,044	\$ 383,353
Assessments - Direct	\$ 87,925	\$ 87,925	\$ -	\$ 87,925	\$ -
Interest	\$ -	\$ 10,509	\$ 2,627	\$ 13,136	\$ -
Carry Forward Surplus <sup>(1)</sup>	\$ 123,479	\$ 123,773	\$ -	\$ 123,773	\$ 139,717
<b>Total Revenues</b>	<b>\$ 506,019</b>	<b>\$ 525,251</b>	<b>\$ 2,627</b>	<b>\$ 527,878</b>	<b>\$ 523,070</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 122,375	\$ 122,375	\$ -	\$ 122,375	\$ 120,688
Principal - 5/1	\$ 135,000	\$ 135,000	\$ -	\$ 135,000	\$ 140,000
Interest - 5/1	\$ 122,375	\$ 122,375	\$ -	\$ 122,375	\$ 120,688
<b>Total Expenditures</b>	<b>\$ 379,750</b>	<b>\$ 379,750</b>	<b>\$ -</b>	<b>\$ 379,750</b>	<b>\$ 381,375</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/Out	\$ -	\$ (8,412)	\$ -	\$ (8,412)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (8,412)</b>	<b>\$ -</b>	<b>\$ (8,412)</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 126,269</b>	<b>\$ 137,089</b>	<b>\$ 2,627</b>	<b>\$ 139,717</b>	<b>\$ 141,695</b>

Interest - 11/1/2024 \$ 118,938

<sup>(1)</sup> Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - 50'	98	\$ 208,889	\$2,132	\$2,268
Single Family - 70'	29	\$ 86,539	\$2,984	\$3,175
Townhouse	55	\$ 87,925	\$1,599	\$1,701
	182	\$ 383,353		

**Grande Pines**  
**Community Development District**  
**Series 2021 Special Assessment Bonds A1**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/23	\$ 6,490,000.00	\$ -	\$ 120,687.50	\$ 378,062.50
05/01/24	\$ 6,490,000.00	\$ 140,000.00	\$ 120,687.50	\$ -
11/01/24	\$ 6,350,000.00	\$ -	\$ 118,937.50	\$ 379,625.00
05/01/25	\$ 6,350,000.00	\$ 145,000.00	\$ 118,937.50	\$ -
11/01/25	\$ 6,205,000.00	\$ -	\$ 117,125.00	\$ 381,062.50
05/01/26	\$ 6,205,000.00	\$ 150,000.00	\$ 117,125.00	\$ -
11/01/26	\$ 6,055,000.00	\$ -	\$ 115,250.00	\$ 382,375.00
05/01/27	\$ 6,055,000.00	\$ 150,000.00	\$ 115,250.00	\$ -
11/01/27	\$ 5,905,000.00	\$ -	\$ 112,850.00	\$ 378,100.00
05/01/28	\$ 5,905,000.00	\$ 155,000.00	\$ 112,850.00	\$ -
11/01/28	\$ 5,750,000.00	\$ -	\$ 110,370.00	\$ 378,220.00
05/01/29	\$ 5,750,000.00	\$ 160,000.00	\$ 110,370.00	\$ -
11/01/29	\$ 5,590,000.00	\$ -	\$ 107,810.00	\$ 378,180.00
05/01/30	\$ 5,590,000.00	\$ 165,000.00	\$ 107,810.00	\$ -
11/01/30	\$ 5,425,000.00	\$ -	\$ 105,170.00	\$ 377,980.00
05/01/31	\$ 5,255,000.00	\$ 170,000.00	\$ 105,170.00	\$ -
11/01/31	\$ 5,255,000.00	\$ -	\$ 102,450.00	\$ 377,620.00
05/01/32	\$ 5,255,000.00	\$ 180,000.00	\$ 102,450.00	\$ -
11/01/32	\$ 5,075,000.00	\$ -	\$ 99,075.00	\$ 381,525.00
05/01/33	\$ 5,075,000.00	\$ 185,000.00	\$ 99,075.00	\$ -
11/01/33	\$ 4,890,000.00	\$ -	\$ 95,606.25	\$ 379,681.25
05/01/34	\$ 4,890,000.00	\$ 190,000.00	\$ 95,606.25	\$ -
11/01/34	\$ 4,700,000.00	\$ -	\$ 92,043.75	\$ 377,650.00
05/01/35	\$ 4,700,000.00	\$ 200,000.00	\$ 92,043.75	\$ -
11/01/35	\$ 4,500,000.00	\$ -	\$ 88,293.75	\$ 380,337.50
05/01/36	\$ 4,500,000.00	\$ 205,000.00	\$ 88,293.75	\$ -
11/01/36	\$ 4,295,000.00	\$ -	\$ 84,450.00	\$ 377,743.75
05/01/37	\$ 4,295,000.00	\$ 215,000.00	\$ 84,450.00	\$ -
11/01/37	\$ 4,080,000.00	\$ -	\$ 80,418.75	\$ 379,868.75
05/01/38	\$ 4,080,000.00	\$ 225,000.00	\$ 80,418.75	\$ -
11/01/38	\$ 3,855,000.00	\$ -	\$ 76,200.00	\$ 381,618.75
05/01/39	\$ 3,855,000.00	\$ 230,000.00	\$ 76,200.00	\$ -
11/01/39	\$ 3,625,000.00	\$ -	\$ 71,887.50	\$ 378,087.50
05/01/40	\$ 3,625,000.00	\$ 240,000.00	\$ 71,887.50	\$ -
11/01/40	\$ 3,385,000.00	\$ -	\$ 67,387.50	\$ 379,275.00
05/01/41	\$ 3,135,000.00	\$ 250,000.00	\$ 67,387.50	\$ -
11/01/41	\$ 3,135,000.00	\$ -	\$ 62,700.00	\$ 380,087.50
05/01/42	\$ 3,135,000.00	\$ 260,000.00	\$ 62,700.00	\$ -
11/01/42	\$ 2,875,000.00	\$ -	\$ 57,500.00	\$ 380,200.00
05/01/43	\$ 2,875,000.00	\$ 270,000.00	\$ 57,500.00	\$ -
11/01/43	\$ 2,605,000.00	\$ -	\$ 52,100.00	\$ 379,600.00
05/01/44	\$ 2,605,000.00	\$ 280,000.00	\$ 52,100.00	\$ -
11/01/44	\$ 2,325,000.00	\$ -	\$ 46,500.00	\$ 378,600.00
05/01/45	\$ 2,325,000.00	\$ 295,000.00	\$ 46,500.00	\$ -
11/01/45	\$ 2,030,000.00	\$ -	\$ 40,600.00	\$ 382,100.00
05/01/46	\$ 2,030,000.00	\$ 305,000.00	\$ 40,600.00	\$ -

**Grande Pines**  
**Community Development District**  
**Series 2021 Special Assessment Bonds A1**  
**Amortization Schedule**

Date		Balance	Principal		Interest		Total
11/01/46	\$	1,725,000.00	\$	-	\$	34,500.00	\$ 380,100.00
05/01/47	\$	1,725,000.00	\$	315,000.00	\$	34,500.00	\$ -
11/01/47	\$	1,410,000.00	\$	-	\$	28,200.00	\$ 377,700.00
05/01/48	\$	1,410,000.00	\$	330,000.00	\$	28,200.00	\$ -
11/01/48	\$	1,080,000.00	\$	-	\$	21,600.00	\$ 379,800.00
05/01/49	\$	1,080,000.00	\$	345,000.00	\$	21,600.00	\$ -
11/01/49	\$	735,000.00	\$	-	\$	14,700.00	\$ 381,300.00
05/01/50	\$	735,000.00	\$	360,000.00	\$	14,700.00	\$ -
11/1/50	\$	375,000.00	\$	-	\$	7,500.00	\$ 382,200.00
5/1/51	\$	375,000.00	\$	375,000.00	\$	7,500.00	\$ 382,500.00
			\$	<b>6,490,000.00</b>	\$	<b>4,263,825.00</b>	\$ <b>11,011,200.00</b>

## SECTION B

## RESOLUTION 2023-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Grande Pines Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Orange County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit “A,”** and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2023, 25% due no later than February 1, 2024 and 25% due no later than May 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 17th day of July, 2023.

ATTEST:

**GRANDE PINES COMMUNITY  
DEVELOPMENT DISTRICT**

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

By:\_\_\_\_\_

Its:\_\_\_\_\_

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll



***Grande Pines***  
***Community Development District***

***Proposed Budget***  
***FY 2024***



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**7** Series 2021 Debt Service Fund

**8-9** Series 2021 Amortization Schedule

**Grande Pines**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
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**Revenues**

Assessments - Tax Roll	\$ 188,290	\$ 193,144	\$ -	\$ 188,290	\$ 244,329
Assessments - Direct Bill	\$ 56,039	\$ 56,039	\$ -	\$ 56,039	\$ -
Cost Share Revenue	\$ -	\$ -	\$ -	\$ -	\$ 6,242
Developer Contributions	\$ 258,037	\$ 22,589	\$ -	\$ 22,589	\$ 262,004
<b>Total Revenues</b>	<b>\$ 502,366</b>	<b>\$ 271,772</b>	<b>\$ -</b>	<b>\$ 266,918</b>	<b>\$ 512,575</b>

**Expenditures**

**Administrative**

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 4,000	\$ 9,000	\$ 12,000
FICA Expense	\$ 918	\$ 383	\$ 306	\$ 689	\$ 918
Engineering	\$ 12,000	\$ 720	\$ 2,500	\$ 3,220	\$ 12,000
Attorney	\$ 25,000	\$ 13,627	\$ 8,333	\$ 21,960	\$ 25,000
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450	\$ 900
Annual Audit	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 6,000
Dissemination Fees	\$ 3,500	\$ 2,333	\$ 1,167	\$ 3,500	\$ 7,000
Trustee Fees	\$ 5,000	\$ 2,020	\$ 2,020	\$ 4,041	\$ 8,200
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,300
Management Fees	\$ 36,750	\$ 24,500	\$ 12,250	\$ 36,750	\$ 38,955
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 800	\$ 400	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ 75	\$ 75	\$ 300
Postage	\$ 700	\$ 107	\$ 40	\$ 147	\$ 200
Insurance	\$ 6,114	\$ 5,842	\$ -	\$ 5,842	\$ 6,718
Printing & Binding	\$ 700	\$ 46	\$ 24	\$ 70	\$ 350
Legal Advertising	\$ 5,000	\$ 662	\$ 800	\$ 1,462	\$ 5,000
Other Current Charges	\$ 1,000	\$ 308	\$ 160	\$ 468	\$ 1,000
Office Supplies	\$ 400	\$ 2	\$ 20	\$ 22	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 123,007</b>	<b>\$ 68,174</b>	<b>\$ 32,695</b>	<b>\$ 100,869</b>	<b>\$ 133,216</b>

# Grande Pines

## Community Development District

### Proposed Budget

### General Fund

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<i><u>Field Expenditures</u></i>					
Field Management	\$ 15,000	\$ -	\$ 6,250	\$ 6,250	\$ 15,000
Gate Attendants	\$ 163,171	\$ -	\$ 67,988	\$ 67,988	\$ 163,171
Gate Repairs	\$ 6,000	\$ -	\$ 2,500	\$ 2,500	\$ 6,000
Gate Internet, Phone, Cable	\$ 3,000	\$ -	\$ 1,250	\$ 1,250	\$ 3,000
Gate Cameras	\$ 1,200	\$ -	\$ 500	\$ 500	\$ 1,200
Gate Supplies	\$ 1,500	\$ -	\$ 625	\$ 625	\$ 1,500
Property Insurance	\$ 2,465	\$ -	\$ 1,027	\$ 1,027	\$ 2,465
Electric	\$ 6,900	\$ -	\$ 2,875	\$ 2,875	\$ 6,900
Streetlights	\$ 60,648	\$ -	\$ 25,270	\$ 25,270	\$ 60,648
Water & Sewer	\$ 21,740	\$ -	\$ 9,058	\$ 9,058	\$ 21,740
Landscape Maintenance	\$ 69,900	\$ -	\$ 29,125	\$ 29,125	\$ 69,900
Landscape Contingency	\$ 1,000	\$ -	\$ 417	\$ 417	\$ 1,000
Irrigation Repairs	\$ 3,000	\$ -	\$ 1,250	\$ 1,250	\$ 3,000
Lake Maintenance	\$ 12,035	\$ -	\$ 5,015	\$ 5,015	\$ 12,035
Pressure Washing	\$ 6,000	\$ -	\$ 2,500	\$ 2,500	\$ 6,000
Sign Maintenance	\$ 1,800	\$ -	\$ 750	\$ 750	\$ 1,800
Repairs & Maintenance	\$ 1,500	\$ -	\$ 625	\$ 625	\$ 1,500
Contingency	\$ 2,500	\$ -	\$ 1,042	\$ 1,042	\$ 2,500
<b>Total Field Expenditures</b>	<b>\$ 379,359</b>	<b>\$ -</b>	<b>\$ 158,066</b>	<b>\$ 158,066</b>	<b>\$ 379,359</b>
<b>Total Expenditures</b>	<b>\$ 502,366</b>	<b>\$ 68,174</b>	<b>\$ 190,762</b>	<b>\$ 258,936</b>	<b>\$ 512,575</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 0</b>	<b>\$ 203,598</b>	<b>\$ (190,762)</b>	<b>\$ 7,982</b>	<b>\$ -</b>

Product Type	Assessable Units	Net Assessment	Net Per Unit (6%)	Gross Per Unit
Single Family - 50'	98	\$133,134.59	\$1,358.52	\$1,445.23
Single Family - 70'	29	\$55,155.70	\$1,901.92	\$2,023.32
Townhouse	55	\$56,038.66	\$1,018.88	\$1,083.92
	<b>182</b>	<b>\$244,328.95</b>		

# Grande Pines Community Development District General Fund Budget

## **REVENUES:**

### Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District to pay for operating expenditures during the fiscal year.

### Developer Contributions

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

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## **EXPENDITURES:**

### **Administrative:**

#### Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. Amount is based on 5 Supervisors attending 5 meetings during the fiscal year.

#### FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

#### Engineering

The District's engineer, Poulos & Bennett , provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, and various projects as directed by the Board of Supervisors and the District Manager.

#### Attorney

The District's legal counsel, Latham, Luna, Eden & Beaudine, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

#### Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the proposed bonds.

#### Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with Grau & Associates for these services.

# **Grande Pines Community Development District General Fund Budget**

## Dissemination Fees

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. Governmental Management Services-Central Florida, LLC, provides these services.

## Trustee Fees

The District will pay annual trustee fees for the series 2021 bonds to USBank.

## Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC, to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

## Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

## Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services-Central Florida, LLC, provides these services.

## Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services-Central Florida, LLC, provides these services.

## Telephone

Telephone and fax machine.

## Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

## Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

## Printing & Binding

Represents the cost of printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

# Grande Pines Community Development District General Fund Budget

## Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

## Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

## Office Supplies

Miscellaneous office supplies.

## Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

## **Field Expenditures:**

### Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

### Gate Attendants

Represents the day-to-day staffing and operations management of the gate.

### Gate Repairs

The cost of repairing and maintain the gate.

### Gate Internet, Phone, Cable

Represents the cost of the telephone/fax costs, internet and cable for the mechanical gate arm motors.

### Gate Cameras

Represents the cost of the control board and cameras for the mechanical gate arm.

### Gate Supplies

Supplies used for the gate

### Property Insurance

The District's estimated property insurance coverages.

# **Grande Pines Community Development District General Fund Budget**

## *Electric*

Represents current and estimated electric charges of common areas throughout the District.

## *Streetlights*

Encompasses the budgeted amount for the District's decorative light poles and fixtures in various locations.

## *Water & Sewer*

Represents estimated costs for water and refuse services provided for common areas throughout the District.

## *Landscape Maintenance*

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

## *Landscape Contingency*

Represents the estimated cost of replacing landscaping within the common areas of the District.

## *Irrigation Repairs*

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

## *Lake Maintenance*

Represents the estimated costs of maintaining the lake for the District.

## *Pressure Washing*

Represents the cost of pressure washing for the District.

## *Sign Maintenance*

The cost for repair of damaged or worn signage located throughout the District.

## *Repairs & Maintenance*

Represents estimated costs for general repairs and maintenance of the District's common areas.

## *Contingency*

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.



**Grande Pines**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund Series 2021**

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments - Tax Roll	\$ 294,615	\$ 303,044	\$ -	\$ 303,044	\$ 383,353
Assessments - Direct	\$ 87,925	\$ 87,925	\$ -	\$ 87,925	\$ -
Interest	\$ -	\$ 10,509	\$ 2,627	\$ 13,136	\$ -
Carry Forward Surplus <sup>(1)</sup>	\$ 123,479	\$ 123,773	\$ -	\$ 123,773	\$ 139,717
<b>Total Revenues</b>	<b>\$ 506,019</b>	<b>\$ 525,251</b>	<b>\$ 2,627</b>	<b>\$ 527,878</b>	<b>\$ 523,070</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 122,375	\$ 122,375	\$ -	\$ 122,375	\$ 120,688
Principal - 5/1	\$ 135,000	\$ 135,000	\$ -	\$ 135,000	\$ 140,000
Interest - 5/1	\$ 122,375	\$ 122,375	\$ -	\$ 122,375	\$ 120,688
<b>Total Expenditures</b>	<b>\$ 379,750</b>	<b>\$ 379,750</b>	<b>\$ -</b>	<b>\$ 379,750</b>	<b>\$ 381,375</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/Out	\$ -	\$ (8,412)	\$ -	\$ (8,412)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (8,412)</b>	<b>\$ -</b>	<b>\$ (8,412)</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 126,269</b>	<b>\$ 137,089</b>	<b>\$ 2,627</b>	<b>\$ 139,717</b>	<b>\$ 141,695</b>

Interest - 11/1/2024 \$ 118,938

<sup>(1)</sup> Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - 50'	98	\$ 208,889	\$2,132	\$2,268
Single Family - 70'	29	\$ 86,539	\$2,984	\$3,175
Townhouse	55	\$ 87,925	\$1,599	\$1,701
	182	\$ 383,353		

**Grande Pines**  
**Community Development District**  
**Series 2021 Special Assessment Bonds A1**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/23	\$ 6,490,000.00	\$ -	\$ 120,687.50	\$ 378,062.50
05/01/24	\$ 6,490,000.00	\$ 140,000.00	\$ 120,687.50	\$ -
11/01/24	\$ 6,350,000.00	\$ -	\$ 118,937.50	\$ 379,625.00
05/01/25	\$ 6,350,000.00	\$ 145,000.00	\$ 118,937.50	\$ -
11/01/25	\$ 6,205,000.00	\$ -	\$ 117,125.00	\$ 381,062.50
05/01/26	\$ 6,205,000.00	\$ 150,000.00	\$ 117,125.00	\$ -
11/01/26	\$ 6,055,000.00	\$ -	\$ 115,250.00	\$ 382,375.00
05/01/27	\$ 6,055,000.00	\$ 150,000.00	\$ 115,250.00	\$ -
11/01/27	\$ 5,905,000.00	\$ -	\$ 112,850.00	\$ 378,100.00
05/01/28	\$ 5,905,000.00	\$ 155,000.00	\$ 112,850.00	\$ -
11/01/28	\$ 5,750,000.00	\$ -	\$ 110,370.00	\$ 378,220.00
05/01/29	\$ 5,750,000.00	\$ 160,000.00	\$ 110,370.00	\$ -
11/01/29	\$ 5,590,000.00	\$ -	\$ 107,810.00	\$ 378,180.00
05/01/30	\$ 5,590,000.00	\$ 165,000.00	\$ 107,810.00	\$ -
11/01/30	\$ 5,425,000.00	\$ -	\$ 105,170.00	\$ 377,980.00
05/01/31	\$ 5,255,000.00	\$ 170,000.00	\$ 105,170.00	\$ -
11/01/31	\$ 5,255,000.00	\$ -	\$ 102,450.00	\$ 377,620.00
05/01/32	\$ 5,255,000.00	\$ 180,000.00	\$ 102,450.00	\$ -
11/01/32	\$ 5,075,000.00	\$ -	\$ 99,075.00	\$ 381,525.00
05/01/33	\$ 5,075,000.00	\$ 185,000.00	\$ 99,075.00	\$ -
11/01/33	\$ 4,890,000.00	\$ -	\$ 95,606.25	\$ 379,681.25
05/01/34	\$ 4,890,000.00	\$ 190,000.00	\$ 95,606.25	\$ -
11/01/34	\$ 4,700,000.00	\$ -	\$ 92,043.75	\$ 377,650.00
05/01/35	\$ 4,700,000.00	\$ 200,000.00	\$ 92,043.75	\$ -
11/01/35	\$ 4,500,000.00	\$ -	\$ 88,293.75	\$ 380,337.50
05/01/36	\$ 4,500,000.00	\$ 205,000.00	\$ 88,293.75	\$ -
11/01/36	\$ 4,295,000.00	\$ -	\$ 84,450.00	\$ 377,743.75
05/01/37	\$ 4,295,000.00	\$ 215,000.00	\$ 84,450.00	\$ -
11/01/37	\$ 4,080,000.00	\$ -	\$ 80,418.75	\$ 379,868.75
05/01/38	\$ 4,080,000.00	\$ 225,000.00	\$ 80,418.75	\$ -
11/01/38	\$ 3,855,000.00	\$ -	\$ 76,200.00	\$ 381,618.75
05/01/39	\$ 3,855,000.00	\$ 230,000.00	\$ 76,200.00	\$ -
11/01/39	\$ 3,625,000.00	\$ -	\$ 71,887.50	\$ 378,087.50
05/01/40	\$ 3,625,000.00	\$ 240,000.00	\$ 71,887.50	\$ -
11/01/40	\$ 3,385,000.00	\$ -	\$ 67,387.50	\$ 379,275.00
05/01/41	\$ 3,135,000.00	\$ 250,000.00	\$ 67,387.50	\$ -
11/01/41	\$ 3,135,000.00	\$ -	\$ 62,700.00	\$ 380,087.50
05/01/42	\$ 3,135,000.00	\$ 260,000.00	\$ 62,700.00	\$ -
11/01/42	\$ 2,875,000.00	\$ -	\$ 57,500.00	\$ 380,200.00
05/01/43	\$ 2,875,000.00	\$ 270,000.00	\$ 57,500.00	\$ -
11/01/43	\$ 2,605,000.00	\$ -	\$ 52,100.00	\$ 379,600.00
05/01/44	\$ 2,605,000.00	\$ 280,000.00	\$ 52,100.00	\$ -
11/01/44	\$ 2,325,000.00	\$ -	\$ 46,500.00	\$ 378,600.00
05/01/45	\$ 2,325,000.00	\$ 295,000.00	\$ 46,500.00	\$ -
11/01/45	\$ 2,030,000.00	\$ -	\$ 40,600.00	\$ 382,100.00
05/01/46	\$ 2,030,000.00	\$ 305,000.00	\$ 40,600.00	\$ -

**Grande Pines**  
**Community Development District**  
**Series 2021 Special Assessment Bonds A1**  
**Amortization Schedule**

Date		Balance	Principal		Interest		Total
11/01/46	\$	1,725,000.00	\$	-	\$	34,500.00	\$ 380,100.00
05/01/47	\$	1,725,000.00	\$	315,000.00	\$	34,500.00	\$ -
11/01/47	\$	1,410,000.00	\$	-	\$	28,200.00	\$ 377,700.00
05/01/48	\$	1,410,000.00	\$	330,000.00	\$	28,200.00	\$ -
11/01/48	\$	1,080,000.00	\$	-	\$	21,600.00	\$ 379,800.00
05/01/49	\$	1,080,000.00	\$	345,000.00	\$	21,600.00	\$ -
11/01/49	\$	735,000.00	\$	-	\$	14,700.00	\$ 381,300.00
05/01/50	\$	735,000.00	\$	360,000.00	\$	14,700.00	\$ -
11/1/50	\$	375,000.00	\$	-	\$	7,500.00	\$ 382,200.00
5/1/51	\$	375,000.00	\$	375,000.00	\$	7,500.00	\$ 382,500.00
			\$	<b>6,490,000.00</b>	\$	<b>4,263,825.00</b>	\$ <b>11,011,200.00</b>

## SECTION VI

**RESOLUTION 2023-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Grande Pines Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Orange County, Florida; and

**WHEREAS**, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** Darrin Mossing, Sr. is appointed Assistant Treasurer.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 17<sup>th</sup> day of July 2023.

ATTEST:

**GRANDE PINES COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary / Assistant Secretary

---

Chairperson, Board of Supervisors

## SECTION VII

**RESOLUTION 2023-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT APPOINTING THE DISTRICT'S APPOINTED TREASURER, ASSISTANT TREASURER, AND SECRETARY OF THE DISTRICT AS SIGNORS ON THE DISTRICT'S LOCAL BANK ACCOUNT AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Grande Pines Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated entirely within Orange County, Florida; and

**WHEREAS**, the District's Board of Supervisors desires to appoint the District's appointed Treasurer, Assistant Treasurer, and Secretary as signors on the District's local bank account.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT THAT:**

**SECTION 1.** The District's appointed Treasurer, Assistant Treasurer, and Secretary shall be appointed as signors on the District's local bank account.

**SECTION 2.** This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED** this 17th day of July 2023.

ATTEST:

**GRANDE PINES COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary / Assistant Secretary

---

Chairperson, Board of Supervisors

## SECTION VIII



# **REBATE REPORT**

**\$6,760,000**

**Grande Pines Community Development District**

**(Orange County, Florida)**

**Special Assessment Revenue Bonds, Series 2021**

**(Assessment Area One)**

**Dated: March 17, 2021**

**Delivered: March 17, 2021**

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**Rebate Report to the Computation Date**

**June 15, 2025**

**Reflecting Activity To**

**March 31, 2023**



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**AMTEC**

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# AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane  
Avon, CT 06001  
(T) 860-321-7521  
(F) 860-321-7581

[www.amteccorp.com](http://www.amteccorp.com)

April 19, 2023

Grande Pines Community Development District  
c/o Ms. Katie Costa  
Director of Operations - Accounting Division  
Governmental Management Services-CF, LLC  
6200 Lee Vista Boulevard, Suite 300  
Orlando, FL 32822

Re: \$6,760,000 Grande Pines Community Development District (Orange County, Florida), Special Assessment Revenue Bonds, Series 2021 (Assessment Area One)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Grande Pines Community Development District (the "District")

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled the next Report as of March 31, 2024. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

## SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the June 15, 2025 Computation Date  
Reflecting Activity from March 17, 2021 through March 31, 2023

<b>Fund Description</b>	<b>Taxable Inv Yield</b>	<b>Net Income</b>	<b>Rebatable Arbitrage</b>
Acquisition & Construction Fund	0.735040%	78,344.69	(370,525.90)
Debt Service Reserve Fund	1.045056%	8,193.09	(24,411.25)
Capitalized Interest Fund	0.006044%	4.90	(3,567.51)
<b>Totals</b>	<b>0.750965%</b>	<b>\$86,542.68</b>	<b>\$(398,504.66)</b>
<b>Bond Yield</b>	<b>3.830882%</b>		
Rebate Computation Credits			(4,122.41)
<b>Net Rebatable Arbitrage</b>			<b>\$(402,627.07)</b>

**Based upon our computations, no rebate liability exists.**

# **SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

## **COMPUTATIONAL INFORMATION**

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from March 17, 2021, the date of the closing, to March 31, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of June 15, 2025.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between March 17, 2021 and March 31, 2023, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12<sup>th</sup> of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

## **DEFINITIONS**

### **6. Computation Date**

June 15, 2025.

### **7. Computation Period**

The period beginning on March 17, 2021, the date of the closing, and ending on March 31, 2023.

### **8. Bond Year**

Each one-year period (or shorter period from the date of issue) that ends at the close of business on June 15<sup>th</sup>, the day in the calendar year that was selected by the Issuer, or the final redemption date of the Bonds.

## **9. Bond Yield**

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

## **10. Taxable Investment Yield**

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

## **11. Issue Price**

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

## **12. Rebatable Arbitrage**

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

## **13. Funds and Accounts**

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

<b>Fund / Account</b>	<b>Account Number</b>
Revenue	264128000
Acquisition & Construction	264128005
Capitalized Interest Fund	264128001
Sinking	264128002
Prepayment	264128004
Debt Service Reserve	264128003

## **METHODOLOGY**

### **Bond Yield**

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

### **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebatable Arbitrage, as of March 31, 2023, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to June 15, 2025. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on June 15, 2025, is the Rebatable Arbitrage.

**\$6,760,000**  
**Grande Pines Community Development District**  
**(Orange County, Florida)**  
**Special Assessment Revenue Bonds, Series 2021**  
**(Assessment Area One)**  
**Delivered: March 17, 2021**

<b>Sources of Funds</b>
-------------------------

<b>Par Amount</b>	<b>\$6,760,000.00</b>
<b>Net Original Issue Premium</b>	<b><u>3,779.45</u></b>
<b>Total</b>	<b>\$6,763,779.45</b>

<b>Uses of Funds</b>
----------------------

<b>Acquisition &amp; Construction Fund</b>	<b>\$5,858,346.94</b>
<b>Debt Service Reserve Fund</b>	<b>382,500.00</b>
<b>Capitalized Interest Fund</b>	<b>154,388.89</b>
<b>Cost of Issuance</b>	<b>233,343.62</b>
<b>Underwriter's Discount</b>	<b><u>135,200.00</u></b>
<b>Total</b>	<b>\$6,763,779.45</b>



## PROOF OF ARBITRAGE YIELD

\$6,760,000  
 Grande Pines Community Development District  
 (Orange County, Florida)  
 Special Assessment Revenue Bonds, Series 2021  
 (Assessment Area One)

Date	Debt Service	Present Value to 03/17/2021 @ 3.8308820776%
05/01/2021	30,326.39	30,186.06
11/01/2021	124,062.50	121,167.55
05/01/2022	259,062.50	248,262.06
11/01/2022	122,375.00	115,069.05
05/01/2023	257,375.00	237,460.94
11/01/2023	120,687.50	109,256.71
05/01/2024	260,687.50	231,561.34
11/01/2024	118,937.50	103,663.21
05/01/2025	263,937.50	225,718.41
11/01/2025	117,125.00	98,282.34
05/01/2026	267,125.00	219,938.08
11/01/2026	115,250.00	93,107.97
05/01/2027	265,250.00	210,262.25
11/01/2027	112,850.00	87,774.32
05/01/2028	267,850.00	204,417.28
11/01/2028	110,370.00	82,648.89
05/01/2029	270,370.00	198,657.27
11/01/2029	107,810.00	77,725.77
05/01/2030	272,810.00	192,986.21
11/01/2030	105,170.00	72,999.16
05/01/2031	275,170.00	187,407.56
11/01/2031	102,450.00	68,463.33
05/01/2032	282,450.00	185,202.83
11/01/2032	99,075.00	63,742.65
05/01/2033	284,075.00	179,332.53
11/01/2033	95,606.25	59,220.54
05/01/2034	285,606.25	173,585.64
11/01/2034	92,043.75	54,890.91
05/01/2035	292,043.75	170,888.97
11/01/2035	88,293.75	50,693.94
05/01/2036	293,293.75	165,230.02
11/01/2036	84,450.00	46,681.61
05/01/2037	299,450.00	162,416.62
11/01/2037	80,418.75	42,798.00
05/01/2038	305,418.75	159,485.75
11/01/2038	76,200.00	39,042.82
05/01/2039	306,200.00	153,939.97
11/01/2039	71,887.50	35,461.70
05/01/2040	311,887.50	150,960.80
11/01/2040	67,387.50	32,004.10
05/01/2041	317,387.50	147,902.69
11/01/2041	62,700.00	28,669.08
04/01/2042	264,333.33	118,968.38
05/01/2042	57,500.00	25,797.29
11/01/2042	57,500.00	25,312.45
04/01/2043	274,500.00	118,943.85
05/01/2043	52,100.00	22,504.22
11/01/2043	52,100.00	22,081.27
04/01/2044	284,666.67	118,756.20
05/01/2044	46,500.00	19,337.45
11/01/2044	46,500.00	18,974.02
04/01/2045	299,916.67	120,459.29
05/01/2045	40,600.00	16,255.20
11/01/2045	40,600.00	15,949.70
04/01/2046	310,083.33	119,905.23
05/01/2046	34,500.00	13,298.59
11/01/2046	34,500.00	13,048.65
04/01/2047	320,250.00	119,225.42
05/01/2047	28,200.00	10,465.39

## PROOF OF ARBITRAGE YIELD

\$6,760,000  
 Grande Pines Community Development District  
 (Orange County, Florida)  
 Special Assessment Revenue Bonds, Series 2021  
 (Assessment Area One)

Date	Debt Service	Present Value
		to 03/17/2021 @ 3.8308820776%
11/01/2047	28,200.00	10,268.70
04/01/2048	335,500.00	120,251.99
05/01/2048	21,600.00	7,717.56
11/01/2048	21,600.00	7,572.52
04/01/2049	350,750.00	121,036.80
05/01/2049	14,700.00	5,056.66
11/01/2049	14,700.00	4,961.62
04/01/2050	366,000.00	121,596.45
05/01/2050	7,500.00	2,483.86
11/01/2050	7,500.00	2,437.18
04/01/2051	381,250.00	121,946.59
11,536,576.39		6,763,779.45

Proceeds Summary

Delivery date	03/17/2021
Par Value	6,760,000.00
Premium (Discount)	3,779.45
Target for yield calculation	6,763,779.45

## BOND DEBT SERVICE

\$6,760,000

Grande Pines Community Development District  
(Orange County, Florida)  
Special Assessment Revenue Bonds, Series 2021  
(Assessment Area One)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
03/17/2021					
05/01/2021			30,326.39	30,326.39	
11/01/2021			124,062.50	124,062.50	
04/01/2022					154,388.89
05/01/2022	135,000	2.500%	124,062.50	259,062.50	
11/01/2022			122,375.00	122,375.00	
04/01/2023					381,437.50
05/01/2023	135,000	2.500%	122,375.00	257,375.00	
11/01/2023			120,687.50	120,687.50	
04/01/2024					378,062.50
05/01/2024	140,000	2.500%	120,687.50	260,687.50	
11/01/2024			118,937.50	118,937.50	
04/01/2025					379,625.00
05/01/2025	145,000	2.500%	118,937.50	263,937.50	
11/01/2025			117,125.00	117,125.00	
04/01/2026					381,062.50
05/01/2026	150,000	2.500%	117,125.00	267,125.00	
11/01/2026			115,250.00	115,250.00	
04/01/2027					382,375.00
05/01/2027	150,000	3.200%	115,250.00	265,250.00	
11/01/2027			112,850.00	112,850.00	
04/01/2028					378,100.00
05/01/2028	155,000	3.200%	112,850.00	267,850.00	
11/01/2028			110,370.00	110,370.00	
04/01/2029					378,220.00
05/01/2029	160,000	3.200%	110,370.00	270,370.00	
11/01/2029			107,810.00	107,810.00	
04/01/2030					378,180.00
05/01/2030	165,000	3.200%	107,810.00	272,810.00	
11/01/2030			105,170.00	105,170.00	
04/01/2031					377,980.00
05/01/2031	170,000	3.200%	105,170.00	275,170.00	
11/01/2031			102,450.00	102,450.00	
04/01/2032					377,620.00
05/01/2032	180,000	3.750%	102,450.00	282,450.00	
11/01/2032			99,075.00	99,075.00	
04/01/2033					381,525.00
05/01/2033	185,000	3.750%	99,075.00	284,075.00	
11/01/2033			95,606.25	95,606.25	
04/01/2034					379,681.25
05/01/2034	190,000	3.750%	95,606.25	285,606.25	
11/01/2034			92,043.75	92,043.75	
04/01/2035					377,650.00
05/01/2035	200,000	3.750%	92,043.75	292,043.75	
11/01/2035			88,293.75	88,293.75	
04/01/2036					380,337.50
05/01/2036	205,000	3.750%	88,293.75	293,293.75	
11/01/2036			84,450.00	84,450.00	
04/01/2037					377,743.75
05/01/2037	215,000	3.750%	84,450.00	299,450.00	
11/01/2037			80,418.75	80,418.75	
04/01/2038					379,868.75
05/01/2038	225,000	3.750%	80,418.75	305,418.75	
11/01/2038			76,200.00	76,200.00	
04/01/2039					381,618.75
05/01/2039	230,000	3.750%	76,200.00	306,200.00	
11/01/2039			71,887.50	71,887.50	
04/01/2040					378,087.50
05/01/2040	240,000	3.750%	71,887.50	311,887.50	
11/01/2040			67,387.50	67,387.50	

## BOND DEBT SERVICE

\$6,760,000

Grande Pines Community Development District  
 (Orange County, Florida)  
 Special Assessment Revenue Bonds, Series 2021  
 (Assessment Area One)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
04/01/2041					379,275.00
05/01/2041	250,000	3.750%	67,387.50	317,387.50	
11/01/2041			62,700.00	62,700.00	
04/01/2042	260,000	4.000%	4,333.33	264,333.33	644,420.83
05/01/2042			57,500.00	57,500.00	
11/01/2042			57,500.00	57,500.00	
04/01/2043	270,000	4.000%	4,500.00	274,500.00	389,500.00
05/01/2043			52,100.00	52,100.00	
11/01/2043			52,100.00	52,100.00	
04/01/2044	280,000	4.000%	4,666.67	284,666.67	388,866.67
05/01/2044			46,500.00	46,500.00	
11/01/2044			46,500.00	46,500.00	
04/01/2045	295,000	4.000%	4,916.67	299,916.67	392,916.67
05/01/2045			40,600.00	40,600.00	
11/01/2045			40,600.00	40,600.00	
04/01/2046	305,000	4.000%	5,083.33	310,083.33	391,283.33
05/01/2046			34,500.00	34,500.00	
11/01/2046			34,500.00	34,500.00	
04/01/2047	315,000	4.000%	5,250.00	320,250.00	389,250.00
05/01/2047			28,200.00	28,200.00	
11/01/2047			28,200.00	28,200.00	
04/01/2048	330,000	4.000%	5,500.00	335,500.00	391,900.00
05/01/2048			21,600.00	21,600.00	
11/01/2048			21,600.00	21,600.00	
04/01/2049	345,000	4.000%	5,750.00	350,750.00	393,950.00
05/01/2049			14,700.00	14,700.00	
11/01/2049			14,700.00	14,700.00	
04/01/2050	360,000	4.000%	6,000.00	366,000.00	395,400.00
05/01/2050			7,500.00	7,500.00	
11/01/2050			7,500.00	7,500.00	
04/01/2051	375,000	4.000%	6,250.00	381,250.00	396,250.00
	6,760,000		4,776,576.39	11,536,576.39	11,536,576.39

\$6,760,000  
Grande Pines Community Development District  
(Orange County, Florida)  
Special Assessment Revenue Bonds, Series 2021  
(Assessment Area One)  
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.830882%)
03/17/21	Beg Bal	-5,858,346.94	-6,882,138.88
04/02/21		-0.94	-1.10
05/04/21		-1.88	-2.20
06/02/21		-1.94	-2.26
06/04/21		2,783.75	3,243.80
06/04/21		1,785.00	2,079.99
06/04/21		1,086.25	1,265.77
06/04/21		250.00	291.32
07/02/21		-1.88	-2.18
07/28/21		628.30	727.98
08/03/21		-1.94	-2.25
08/27/21		-13,564.00	-15,667.93
09/02/21		-1.97	-2.27
10/04/21		-1.88	-2.16
11/02/21		-1.94	-2.23
12/02/21		-1.88	-2.15
12/30/21		-1.35	-1.54
01/04/22		-1.94	-2.21
02/02/22		-1.94	-2.20
03/02/22		-1.78	-2.02
03/17/22		1,063.75	1,203.12
04/04/22		-1.94	-2.19
05/03/22		-1.88	-2.12
06/02/22		-51.73	-58.05
07/05/22		-161.30	-180.37
07/22/22		1,680.00	1,875.23
08/02/22		-309.66	-345.28
08/19/22		2,127,711.46	2,368,224.60
08/30/22		4,296.25	4,776.35
09/02/22		-500.95	-556.81
10/04/22		-576.84	-639.01
11/02/22		-782.41	-864.18
11/15/22		-1,680.00	-1,853.03
11/15/22		1,680.00	1,853.03
12/02/22		-976.25	-1,074.87
12/13/22		56.25	61.86
12/13/22		15,387.50	16,922.31
12/22/22		0.47	0.52
01/04/23		-1,116.49	-1,225.14
02/02/23		-1,188.14	-1,299.92
02/21/23		2,347.50	2,563.21
02/21/23		112.50	122.84
03/02/23		-1,139.59	-1,242.86

\$6,760,000  
Grande Pines Community Development District  
(Orange County, Florida)  
Special Assessment Revenue Bonds, Series 2021  
(Assessment Area One)  
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.830882%)
03/23/23		1,954,436.69	2,126,842.51
03/31/23	Balance	1,836,918.67	1,997,483.54
03/31/23	Accrual	6,541.73	7,113.54
-----			
06/15/25	TOTALS:	78,344.69	-370,525.90
-----			

ISSUE DATE:	03/17/21	REBATABLE ARBITRAGE:	-370,525.90
COMP DATE:	06/15/25	NET INCOME:	78,344.69
BOND YIELD:	3.830882%	TAX INV YIELD:	0.735040%

\$6,760,000  
Grande Pines Community Development District  
(Orange County, Florida)  
Special Assessment Revenue Bonds, Series 2021  
(Assessment Area One)  
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.830882%)
03/17/21	Beg Bal	-382,500.00	-449,344.87
04/02/21		0.94	1.10
05/04/21		1.88	2.20
06/02/21		1.94	2.26
07/02/21		1.88	2.18
08/03/21		1.94	2.25
09/02/21		1.97	2.27
10/04/21		1.88	2.16
11/02/21		1.94	2.23
12/02/21		1.88	2.15
12/30/21		1.35	1.54
01/04/22		1.94	2.21
02/02/22		1.94	2.20
03/02/22		1.78	2.02
04/04/22		1.94	2.19
05/03/22		1.88	2.12
06/02/22		51.73	58.05
07/05/22		161.30	180.37
08/02/22		309.66	345.28
09/02/22		500.95	556.81
10/04/22		576.84	639.01
11/02/22		782.41	864.18
12/02/22		976.25	1,074.87
12/22/22		0.47	0.52
01/04/23		1,116.49	1,225.14
02/02/23		1,188.14	1,299.92
03/02/23		1,139.59	1,242.86
03/31/23	Balance	382,500.00	415,934.29
03/31/23	Accrual	1,362.18	1,481.25
-----			
06/15/25	TOTALS:	8,193.09	-24,411.25
-----			

ISSUE DATE:	03/17/21	REBATABLE ARBITRAGE:	-24,411.25
COMP DATE:	06/15/25	NET INCOME:	8,193.09
BOND YIELD:	3.830882%	TAX INV YIELD:	1.045056%

\$6,760,000  
Grande Pines Community Development District  
(Orange County, Florida)  
Special Assessment Revenue Bonds, Series 2021  
(Assessment Area One)  
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.830882%)
03/17/21	Beg Bal	-154,388.89	-181,369.56
04/02/21		0.38	0.45
05/03/21		30,326.40	35,453.85
05/04/21		0.76	0.89
06/02/21		0.64	0.75
07/02/21		0.61	0.71
08/02/21		0.63	0.73
09/02/21		0.64	0.74
10/04/21		0.61	0.70
11/01/21		-0.01	-0.01
11/01/21		124,062.50	142,342.52
11/02/21		0.63	0.72
-----			
06/15/25	TOTALS:	4.90	-3,567.51
-----			

ISSUE DATE:	03/17/21	REBATABLE ARBITRAGE:	-3,567.51
COMP DATE:	06/15/25	NET INCOME:	4.90
BOND YIELD:	3.830882%	TAX INV YIELD:	0.006044%



\$6,760,000  
Grande Pines Community Development District  
(Orange County, Florida)  
Special Assessment Revenue Bonds, Series 2021  
(Assessment Area One)  
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.830882%)
06/15/21		-1,780.00	-2,071.76
06/15/22		-1,830.00	-2,050.65
-----			
06/15/25	TOTALS:	-3,610.00	-4,122.41
-----			

ISSUE DATE: 03/17/21    REBATABLE ARBITRAGE: -4,122.41  
COMP DATE: 06/15/25  
BOND YIELD: 3.830882%

## SECTION IX

# Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity

Instructions: Complete this form to transfer the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of, the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume I (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.: 48-104396-P Application No(s): 201124-4758

Project Name: Grande Pines Phase (if applicable): 4

A. **Request to Transfer:** The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By:

Signature of Permittee

Park Square Grande Pines, LLC  
Company Name

Suresh@parksquarehomes.com  
Phone/email address

Suresh Gupta, Manager  
Name and Title

5200 Vineland Rd. STE 200  
Company Address

Orlando, FL 32811  
City, State, Zip

B. **Agreement for System Operation and Maintenance Responsibility:** The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II.

The operation and maintenance entity does not need to sign this form if it is the same entity that was approved for operation and maintenance in the issued permit.

Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By:

Signature of Representative of O&M Entity

Amanda Whitney, Chairman  
Name and Title

AWhitney@parksquarehomes.com  
Email Address

407-529-3045  
Phone

Grande Pines CDD  
Name of Entity for O&M

219 E. Livingston Street  
Address

Orlando, FL 32801  
City, State, Zip

6/21/23  
Date

Enclosed are the following documents, as applicable:

- ☐ Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- ☐ Copy of all recorded plats
- ☐ Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- ☐ Copy of filed articles of incorporation (if filed before 1995)



- ☐ A Completed documentation that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note: this is optional, but aids in processing of this request)



# SECTION X

# SECTION A

**LANDSCAPE MANAGEMENT AGREEMENT**  
**(Grande Pines Community Development District)**

**THIS LANDSCAPE MANAGEMENT AGREEMENT** (“Agreement”) is made and enter into effective as of the 30th day of April, 2023 (the “Effective Date”), between the **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a local unit of special purpose government created under Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 and **FLORIDA ULS OPERATING LLC**, a Delaware limited liability company, d/b/a **UNITED LAND SERVICES** (“Contractor”), whose mailing address is 12428 San Jose Boulevard, Suite 4, Jacksonville, Florida 32223.

**W I T N E S S E T H:**

Subject to and upon the terms and conditions of this Agreement and in consideration of the mutual promises set forth herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the District and Contractor agree as follows:

1. **DEFINITIONS.**

(a) **Agreement.** The Agreement consists of (i) this Agreement, (ii) the Contractor’s “Grande Pines CDD Landscape Fee Summary” proposal and (iii) the District’s “Landscape Scope of Work”, attached hereto as Exhibit “A” (hereinafter collectively referred to as the “Proposal”). The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representation, or agreements, either written or oral. The Agreement may be amended or modified only as set forth below in Article 14. In the event of any conflict between the terms herein and the term(s) in the Proposal, the terms herein shall prevail.

(b) **Services/Work.** The term “Work” as used in this Agreement shall be construed to include all work set forth in the Proposal and all obligations of the Contractor under this Agreement, including any addenda or special conditions. In the event of any conflict between the terms of the Proposal with the terms of this Agreement, the terms of this Agreement shall prevail.

2. **SCOPE OF WORK.**

(a) A description of the nature, scope, and schedule of services/Work to be performed by Contractor under this Agreement shall be pursuant to the Proposal attached hereto as Exhibit “A” and incorporated herein. The area to be included under this Agreement may be amended by the mutual consent of the District and the Contractor.

3. **COMMENCEMENT OF SERVICES AND TERM.** Contractor shall commence the Work on the Effective Date and continue for twelve (12) months, pursuant to the Proposal.

4. **DISTRICT MANAGER.**

(a) The District’s authorized representative (herein referred to as the “District

Manager”) shall be the District Manager of the District, which is Governmental Management Services – Central Florida, LLC, whose mailing address is 219 East Livingston Street, Orlando, Florida 32801, Attention: George Flint; provided, however, that the District may, without liability to the Contractor, unilaterally amend this Article from time to time by designating a different person or organization to act as its representative and so advising the Contractor in writing, at which time the person or organization so designated shall be the District’s representative for the purpose of this Agreement. To be effective, such change in authorized represented must come from District counsel or the District’s Chairman.

(b) All actions to be taken by, all approvals, notices, consent, directions and instruction to be given by, all notices and other matters to be delivered to, all determinations and decisions to be made by and, in general, all other action to be taken by, or given to, the District shall be taken, given, and made by, or delivered or given to the District Manager in the name of and on behalf of the District; provided, however, that the District (and not the District Manager or any other agents of the District) shall be solely obligated to the Contractor for all sums required to be paid by the District to the Contractor hereunder.

#### 5. COMPENSATION, PAYMENTS AND INSPECTION RIGHTS PRIOR TO FINAL PAYMENT.

(a) The District agrees to pay Contractor for the Work in the total amount of \$43,873.23, payable pursuant to the Proposal as follows:

A monthly fee of \$3,656.10 for twelve (12) months

(b) Work Authorizations shall mean orders or directives issued by the District. Work Authorizations shall be issued for repairs or emergency services, changes to the scope of the area in which services are required, or for any services beyond those set forth in Article 2. Work performed under a Work Authorization may be paid either on a lump sum basis, a unit price basis, or a time and material basis in the District’s sole discretion. Contractor shall not be entitled to compensation for Work outside the scope of Article 2 unless Contractor has obtained prior written authorization of District to perform the same.

(c) District retains the right to reduce any portion of Contractor’s Scope of Work as set forth in Article 2. Should this occur, a revised Scope of Work and reduced compensation shall be agreed upon in writing by both District and Contractor.

(d) After the Work is completed, the District shall have the right to inspect and/or review the Work to accept or deny the sufficiency of the Work before payment is required to be made by the District to the Contractor.

#### 6. REPRESENTATIONS, WARRANTIES AND COVENANTS.

(a) Contractor hereby represents to District that: (i) it has the experience, qualifications and skill to perform the Work as set forth in this Agreement; (ii) it is duly licensed and permitted to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iii) has the necessary equipment,



materials and inventory required to perform the Work as set forth in this Agreement; (iv) it has by careful examination satisfied itself as to: (a) the nature, location and character of the area in which the Work is to be performed including, without limitation, the surface conditions of the land and all structures and obstructions thereon, both natural and manmade, the surface water conditions of the area, and to the extent pertinent, all other conditions; and (b) all other matters or things which could in any manner affect the performance of the Work.

(b) The Contractor warrants to the District that all materials furnished under this Agreement shall be new unless otherwise specified, and that all Work shall be of good quality, free from faults and defects and in conformance with the Agreement Documents.

#### 7. EMPLOYEES; INDEPENDENT CONTRACTOR STATUS.

(a) All matters pertaining to the employment, supervision, compensation, insurance, promotion, and discharge of any employees of Contractor or of entities retained by Contractor are the sole responsibility of Contractor. Contractor shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. Contractor shall obtain, for each individual Contractor employs on the District's premises at any time, a criminal background check performed by an appropriate federal or state agency, or by a professional and licensed private investigator, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within the Contractor's industry. Contractor shall maintain copies of said background checks on file so long as the subject individual(s) remains in Contractor's employ, and Contractor shall make all background checks available for District's review upon request. Contractor shall enforce strict discipline and good order among its employees on the District's premises. Contractor shall comply with all requirements of the E-Verify System as set forth in Article 18.

(b) Contractor is an independent contractor and not an employee of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and Contractor. Contractor has no authority to enter into any contracts or contracts, whether oral or written, on behalf of the District.

#### 8. COMPLIANCE WITH LAWS, REGULATIONS, RULES AND POLICIES.

(a) At all times, Contractor shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders. Contractor is responsible for obtaining all permits or other approvals required for this work.

(b) Contractor hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the District's facilities are located, as said rules, etc. may specifically relate to Contractor or its services provided hereunder, at Contractor's sole cost and expense, and Contractor will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the services described herein as may be issued by any governmental agency having jurisdiction over Contractor, unless specifically instructed by the District that it intends to contest such orders or requirements and that

Contractor shall not comply with the same. Contractor shall provide immediate notice to the District of any such orders or requirements upon receipt of same.

(c) The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Contractor agrees to comply with all applicable requirements of the “Sunshine Law,” the “Public Records Law,” the Community Development Districts Law, and all other statutes and regulations applicable to Contractor.

#### 9. WORKPLACE ENVIRONMENT AND PUBLIC SAFETY.

(a) Contractor agrees to provide a safe and healthy workplace environment for its employees and agents and a safe and healthy environment for the public at all times. Contractor shall promptly correct any unsafe condition or health hazard in its control and shall immediately report any such condition to the District. In addition to all other requirements of this Agreement, Contractor shall comply with all federal, state, and local laws and regulations related to health and safety. Further, Contractor acknowledges that all vehicles and equipment must be properly and safely operated and, where applicable, licensed and/or permitted, to operate on public roadways. Contractor acknowledges that it is responsible for public safety issues including but not limited to, proper work methods, use of protective equipment, safe maintenance, traffic control through work zones, and handling and use of materials, vehicles, and equipment.

(b) The Contractor agrees that it alone bears the responsibility for providing a safe and healthy workplace, and that nothing in this Agreement suggests that the District has undertaken or assumed any part of that responsibility.

(c) Contractor shall, prior to performing any of the Work, provide employees with training to perform their jobs safely, including instruction in proper work methods, use of protective equipment, and safe maintenance, handling and use of materials, vehicles, and equipment. Contractor will not ask or allow any employee to operate any vehicle or equipment until the employee has received all relevant and advisable training. Contractor shall assure that all employees are licensed and/or have all applicable permits, necessary to perform the Work.

(d) Contractor will furnish, at its expense, all safety and protective equipment required or advisable for the protection of employees.

#### 10. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.

(a) Contractor understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Contractor agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. Contractor acknowledges and agrees that the public records custodian of the District is the District Manager, which is currently Governmental Management Services – Central Florida, LLC (the “Public Records Custodian”). Contractor shall, to the extent applicable by law:

(b) Keep and maintain public records required by District to perform services;

(c) Upon request by District, provide District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*;

(d) 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 Agreement term and following the Agreement term if the Contractor does not transfer the records to the Public Records Custodian of the District; and

(e) Upon completion of the Agreement, transfer to District, at no cost, all public records in District's possession or, alternatively, keep, maintain, and meet all applicable requirements for retaining public records pursuant to Florida laws.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTORS'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT (407-841-5524), OR BY EMAIL AT [GFLINT@GMSCFL.COM](mailto:GFLINT@GMSCFL.COM), OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801, ATTN.: DISTRICT PUBLIC RECORDS CUSTODIAN.**

11. INSURANCE.

(a) Contractor shall, throughout the performance of its services pursuant to this Agreement, maintain at a minimum:

(i) Occurrence based comprehensive general liability insurance (including broad form contractual coverage), with a minimum limit of \$1,000,000 single limit per occurrence, protecting it and District from claims for bodily injury (including death), property damage, contractual liability, products liability and personal injury which may arise from or in connection with the performance of Contractor's Work under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees; and

(ii) Occurrence based automobile liability insurance including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed hereunder; and

(iii) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation) with minimum limits of One Hundred Thousand Dollars (\$100,000) per occurrence; and

(iv) Employers liability, with a minimum coverage level of \$1,000,000.

(b) All such insurance required in Paragraph 11(a) shall be with companies and on forms acceptable to District and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to District; the insurance required under paragraph 11(a)(i) shall name the District as an additional insured. Certificates of insurance (and copies of all policies, if required by the District) shall be furnished to the District. In the event of any cancellation or reduction of coverage, Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to District whatsoever.

12. SOVEREIGN IMMUNITY. Nothing contained herein, or in the Agreement, or in the Terms and Conditions, shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

13. INDEMNIFICATION. Contractor agrees to indemnify, save harmless and defend the District, its officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) Contractor's (or its agents, employees or subcontractors) breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of Contractor, its agents, employees or sub-contractors, related to or in the performance of this Agreement.

14. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

(a) A Work Authorization shall be in writing by the District, which shall consist of additions, deletions, or other modifications to the Agreement.

(b) The District may, from time to time, without affecting the validity of the Agreement, or any term or condition thereof, issue Work Authorizations which may identify additional or a revised scope of Work, or other written instructions and orders, which shall be governed by the provisions of the Agreement. The Contractor shall comply with all such orders and instructions issued by the District. Upon receipt of any Work Authorization, the Contractor shall promptly proceed with the work, and the resultant decrease or increase in the amount to be paid the Contractor, if any, shall be governed by the provisions of Article 5 in this Agreement.

15. PROTECTION OF PERSONS AND PROPERTY; MONITORING.

(a) In addition to all other requirements hereunder, the Contractor shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the Work, and shall provide all protection to prevent injury to persons involved in any way in the Work and all other persons, including, without limitation, the employees, agents

guests, visitors, invitees and licensees of the District and community residents, tenants, and the general public that may be affected thereby.

(b) All Work, whether performed by the Contractor, its Subcontractors, or anyone directly or indirectly employed by any of them, and all applicable equipment, machinery, materials, tools and like items used in the Work, shall be in compliance with, and conform to: (i) all applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority; and (ii) all codes, rules, regulations and requirements of the District and its insurance carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern.

(c) The Contractor shall at all times keep the general area in which the Work are to be performed, including but not limited to sidewalks, roadways, trails, rights-of-way, open spaces, and all such areas impacted by the Work, clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the Work, and shall continuously throughout performance of the Services, remove and dispose of all such materials. The District may require the Contractor to comply with such standards, means and methods of cleanup, removal or disposal as the District may make known to the Contractor. In the event the Contractor fails to keep the general area in which the Work are to be performed clean and free from such waste or rubbish, or to comply with such standards, means and methods, the District may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the District in undertaking such action against any sums then or thereafter due to the Contractor.

(d) Contractor shall cooperate with and participate in, at no additional cost or charge, all programs, plans or routines for monitoring and reporting to District, as required in the sole discretion of the District, to ensure satisfactory performance of the Work provided hereunder.

#### 16. SUSPENSION OR TERMINATION.

(a) Anything in this Agreement to the contrary notwithstanding, District shall, in its sole discretion and without cause, have the right to suspend or terminate this Agreement upon ten (10) days prior written notice to Contractor. Contractor shall be compensated for all work performed prior to the termination.

(b) If the Contractor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment of a receiver, refuse, fail or be unable to make prompt payment to Subcontractors, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the District, or if the Contractor should otherwise be guilty of a violation of, or in default under, any provisions of the Agreement, then the District may, without prejudice to any other right or remedy available to the District and after giving the Contractor and its surety, if any, seven (7) days written notice, terminate the Contract and the employment of Contractor. In addition, without terminating this Contract as a whole, the District may, under any of the circumstances above, terminate any portion of this Contract (by reducing, in such as manner as District deems appropriate, the Scope of Service to be performed by the Contractor) and complete the portion of this Contract so terminated in such manner as the District may deem expedient.

17. SUBCONTRACTORS. If the Contractor desires to employ Subcontractors in connection with the performance of its Work under this Agreement:

(a) Nothing contained in the Agreement shall create any contractual relationship between the District and any Subcontractor. However, it is acknowledged that the District is an intended third-party beneficiary of the obligations of the Subcontractors related to the Services.

(b) Contractor shall coordinate the services of any Subcontractors and remain fully responsible under the terms of this Agreement; Contractor shall be and remain responsible for the quality, timeliness and coordinate of all Work furnished by the Contractor or its Subcontractors.

(c) All subcontracts shall be written. Each subcontract shall contain a reference to this Agreement and shall incorporate the terms and condition of this Agreement to the full extent applicable to the portion of the Work covered thereby. Each Subcontractor must agree, for the benefit of the District, to be bound by such terms and conditions to the full extent applicable to its portion of the Work.

18. COMPLIANCE WITH E-VERIFY SYSTEM

(a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Contractor shall enroll 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*.

(b) 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 Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) 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.

19. NOTICE.

(a) Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: Grande Pines Community Development District  
c/o Governmental Management Services – Central Florida, LLC  
219 East Livingston Street  
Orlando, Florida 32801  
Attention: George Flint, District Manager  
Telephone: (407) 841-5524

with copy to: Latham, Luna, Eden & Beaudine, LLP  
201 S. Orange Ave., Suite 1400  
Orlando, Florida 32801  
Attention: Jan Albanese Carpenter, Esq., District Counsel  
Telephone: (407) 481-5800

If to Contractor: Florida ULS Operating LLC d/b/a United Land Services  
6386 Beth Road  
Orlando, Florida 32824  
Attention: Tom Enright  
Telephone: (904) 788-9199

(b) Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

20. ATTORNEYS' FEES. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

21. GOVERNING LAW AND JURISDICTION. This Agreement shall be interpreted and enforced under the laws of the State of Florida. The parties will follow the terms of the Agreement only to the extent they are enforceable or permitted under Florida law. Any litigation arising under this Agreement shall occur in a court having jurisdiction in Orange County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO PERSONAL JURISDICTION AND VENUE IN ORANGE COUNTY, FLORIDA.**

22. SEVERABILITY. In the event that any provision of this Agreement is judicially construed to be invalid by a court of competent jurisdiction, such provision shall then be construed in a manner allowing its validity, or if this leads to an impracticable result, shall be stricken, but in either event, all other provisions of the Agreement shall remain in full force and effect.

23. NO WAIVER. No failure by either party to insist upon the strict performance of any covenant, duty, contract, or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, contract, term, or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, contract, term, and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

24. NO MODIFICATION. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire contract made between the parties and may not be modified orally or in any manner other than by a contract in writing signed by all parties hereto or their respective successors in interest.

25. TIME IS OF THE ESSENCE. The time for delivery and/or completion of the Work to be performed under the Agreement shall be of the essence of the Agreement.

26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. In addition to the representations and warranties contained herein, the Contractor acknowledges that prior to the execution of the Agreement it has thoroughly reviewed and inspected the Agreement documents, and satisfied itself regarding any error, inconsistency, discrepancy, ambiguity, omission, insufficiency of detail or explanation. Contractor further acknowledges that the parties have participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and doubtful language will not be interpreted or construed against any Party.

27. COUNTERPARTS. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same contract.

*[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]*



**SIGNATURE PAGE TO  
LANDSCAPE MANAGEMENT AGREEMENT  
(Grande Pines Community Development District & United Land Services)**

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be duly executed  
affective as of the day and year first above written.

**DISTRICT:**

**GRANDE PINES COMMUNITY  
DEVELOPMENT DISTRICT**

By: Amanda Whitney  
Name: Amanda Whitney  
Chairman /Vice-Chair,  
Board of Supervisors

**CONTRACTOR:**

**FLORIDA ULS OPERATING LLC, a  
Delaware limited liability company, d/b/a  
UNITED LAND SERVICES**

By: Aaron Wilbanks  
Print: Aaron Wilbanks  
Title: Branch Manager

**EXHIBIT “A”**

**Proposal**

*[Please see attached].*

## Grande Pines CDD Landscape Fee Summary

Contractor: United Land Services

Address: 6386 Beth Rd. Orlando, FL

Phone: 9047889199

Fax:

Contact: Tom Enright

Email: [tenright@unitedlandservices.com](mailto:tenright@unitedlandservices.com)

Property: Grande Pines CDD

Address: 219 E. Livingston St.  
Orlando,  
Florida,  
32801

Phone: 407-750-3599

Contact: Jarett Wright

Email: [jwright@gmscfl.com](mailto:jwright@gmscfl.com)

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ESSENTIAL SERVICES A-D (Component A) - Mowing/Detailing	1,777	1,777	2,369	2,369	2,961	2,961	2,961	2,961	2,961	2,369	2,369	1,777	\$29,610
TURF CARE (Component B) Bahia/St Augustine/Zoysia	73	27	155	45	73	45	155	55	73	27	155	27	\$910
TREE/SHRUB CARE (Component C) Tree/Shrub Fert	77	348	116	135	155	116	174	174	116	348	77	97	\$1,933
IRRIGATION MAINT. (Component D)	163	163	163	163	163	163	163	163	163	163	163	163	\$1,951
ANNUAL CHANGES - <i>None at this time</i> (Component E.1) <i>Per Annual Pricing:</i>	0 <i>Count:</i>			0 <i>Count:</i>			0 <i>Count:</i>			0 <i>Count:</i>			\$0
BED DRESSING - Estimate mulch yds (Component E.2) <i>Per Yard Pricing:</i>					3,480 <i>60</i>						3,480 <i>60</i>		\$6,960
PALM TRIMMING (Component E.3) <i>Per Palm Price:</i> <i>Palm counts:</i>						575 <i>5</i>		1,360 <i>34</i>				575 <i>5</i>	\$2,510
TOTAL FEE PER MONTH:	\$2,089	\$2,314	\$2,802	\$2,712	\$6,831	\$3,860	\$3,452	\$4,712	\$3,312	\$2,907	\$6,243	\$2,638	\$43,873

Flat Fee Schedule	\$3,656	\$3,656	\$3,656	\$3,656	\$3,656	\$3,656	\$3,656	\$3,656	\$3,656	\$3,656	\$3,656	\$3,656	\$43,873
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Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$34,403
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Extra Services Annual Changes, Palm Pruning, Mulch	\$9,470
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TOTAL	\$43,873.23
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## Grande Pines CDD

### LANDSCAPE SCOPE OF WORK

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary or incidental to meet the requirements outlined in this scope below. The intention is to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. The below scope is divided into “elements” to define the elements involved and required in the maintenance of the property.

### General Services- Component “A”

#### Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. High traffic and high-profile areas such as the entrances and Amenity/clubhouse areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

#### **Mowing**

Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.

St. Augustine, Bahia turf shall be mowed weekly during the growing season from April 1st through September 30th and bi-weekly during the winter season. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually for all common areas. Unirrigated pond areas and banks will be mowed 32 times annually as needed.

St. Augustine, zoysia and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between 3.5” and 4.5”. St Augustine will be cut between 4.5” and 5.5”. Mowing heights will be set at 2”–3” for Zoysia turf. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Variation in the mowing pattern shall be carried out when possible so as to not rut or cause paths.

Mowing of all ponds or wetland buffer areas shall be done with a 50” mower or larger discharging clippings away from the water. Any pond edges that cannot be reached with the full size mower will be string trimmed every other mow cycle at minimum or as needed to maintain an intended look as per the discretion of CDD management.

Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is prohibited and if it occurs they shall be removed prior to the end of each service day.

Contractor will take special care to prevent damage to plant material as a result of the mowing. Contractor is responsible for damages they cause while mowing.

### **Edging**

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every three weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. String trimmers are not to be used for edging and a proper edger will be used. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

### **String Trimming**

String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the turf height specifications. String trimming shall be completed with each mowing cycle.

Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD management.

Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during every other mowing cycle at minimum.

### **Blowing**

When using mechanical blowers to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

### **Damage Prevention/Repair**

Special care shall be taken to protect building foundations, fencing, light poles, sign posts, monuments and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

### **Detailing**

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. Based on three sections, the contractor will completely detail the entire property once every three weeks at least. The exception will be the entrances, clubhouse areas and any other high profile or focal areas which should be tended to each week the crew is onsite. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 42-52 times per year as needed to accomplish the full amount of detail rotations.

## **Pruning**

Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant.

Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD management.

*Pruning of trees up to a height of 12 feet is included in the scope of the work.* If pruning is required above the height of 12 feet, contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:

Provide clearance for pedestrians, vehicles, mowers and buildings. Minimum 8ft of clearance is required along all walkways and parking areas. Maintain clearance from shrubs in bed areas. Improve visibility in parking lots and around entries.

Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.

Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.

Structural pruning will be required for several varieties of plants bi-annually, annually or semi- annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be haystack cut one time per year.

Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts.

Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods, and any loose boots.

## **Weed Control**

Bed areas are to be left in a weed free condition after each detail service. While pre and post- emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand or string trimmed.

Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required.

## **Trash Removal**

Removing trash from all landscape areas will be the responsibility of the contractor. The contractor will remove trash from all focal areas, including medians, around amenity areas, and monuments every visit. Other trash will be removed during normal detail rotations.

## **Policing**

Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with supplemental proposal.

As needed contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.

All litter shall be removed from the property and disposed of off-site.

## **Communication**

Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.

Communication is of the utmost importance. Contractor will provide a weekly written report in a form approved by the CDD representative which highlights the main aspects of the previous week's maintenance activities. This can just be a checklist sent via email on Fridays or Mondays.

When requested by CDD management contractor will provide a Monthly Service Calendar for the upcoming period. **A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided monthly.** A copy of these documents should be submitted to the CDD representative by the 5th of each month electronically, or in person. This is only necessary should management request, likely due to performance concerns, however the vendor should always have them should management request.

Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance is satisfactory. *Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them.* Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meeting as needed or requested by CDD management.

## **Staffing**

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site.

The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides, and fungicides must be certified by the state of FL. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

Contractor agrees to screen all crew members for criminal background. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.

Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to busy attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

## Component "B" – Turf Care Program

### ST. AUGUSTINE

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application schedule – St. Augustine

- January: Winter fertilization, broadleaf weed control and disease control
- March: Spring granular fertilization, broadleaf weed control, insect, and disease control
- May: Late spring heavy, 100% slow-release Nitrogen fertilization with Arena and weed Control
- October: Heavy fall granular fertilization and broadleaf weed/disease control

### **Application Requirements: Fertilization**

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.

### BAHIA – Where Applicable (Irrigated areas only)

**Application Schedule** - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Bahia

- March: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
- June: Chelated Iron application and Mole Cricket control.
- October: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent.



**Application Requirements: Fertilization**

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.

**Zoysia**

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

**Monthly Application Schedule - Zoysia**

- January: IPM spot treatment for weeds as necessary and inspect/treat fungal activity. February: Pre-emergent herbicide/spot treatment for weeds and fungal activity.
- March: Fertilization. Spot treat weeds and treat fungal and insect activity as necessary.
- April: Liquid Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
- May: Fertilization
- June: Insect/weed/disease control as necessary. July: Insect/weed/disease control as necessary.
- August: spot treat weeds as necessary, inspect/treat fungal activity.
- September: Liquid Fertilization with emergent weed control, insect/disease control as necessary. October: Fertilization - Weed/insect/disease control as necessary.
- November: Blanket Pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.
- December: Blanket potash - weeds as necessary, inspect/treat fungal activity.

**Application Requirements: Fertilization**

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

**Insect/Disease Control**

The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.

Supplemental insecticide applications will be provided in addition to the normal preventive programs needed to provide control.

**Weed Control**

Weed control will be limited to the broadleaf variety and sedge type grasses under this program.

Contractor shall alert management of outbreaks of Crabgrass, Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

**Warranty**

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining. The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

## Component "C" – Tree/Shrub Care Program

### Application Schedule – Trees and Shrubs

#### Monthly Application Schedule -

- March/April: Insect/disease control/fertilization. May/June: Insect/disease control as needed.
- July/August: Minor nutrient blend with insect/disease control.
- October: Disease control as needed December. Insect/disease control/fertilization as needed.

#### **Application Requirements: Fertilization**

Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow-release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

There will be a deep root feeding on an as needed basis to establish newly planted trees. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to “clump” fertilizer neither at the base nor in the crown of plants.

The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

### **Insect/Disease Control**

Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

This program covers all disease and Insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

### **Specialty Palms**

Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud drench for potential disease and infestation.

When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

### **Warranty**

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by contractor if it is reasonably decided to be from negligence by the contractor determined by CDD management. Exclusions to this warranty would be Acts of God, along with pre-existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

## Component “D” – Irrigation Maintenance

### **Frequency of Service**

Contractor will perform the following itemized services under “Specifications” on a monthly basis completing 25% of the inspection each week. The irrigation inspection will should be performed during the same week(s) each month. Repairs under \$500 should be carried out each month with just verbal confirmation. Anything over \$500 requires written approval.

### **Specifications**

- Activate each zone of the system.
- Visually check for any damaged heads or heads needing repair.
- Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.
- Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controller to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- Contractor will provide a written report of the findings by zone. Qualifying Statements
- Repairs
- Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in overall landscape maintenance contract.
- Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management’s discretion to allow contractor to proceed with repairs at an agreed threshold without prior approval.

### **Service Calls**

Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.

When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows, or parking areas.

Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

Damage resulting from contractor’s crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.

Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.

Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

Contractor will visually inspect irrigation system weekly while performing routine maintenance.

Contractor will provide a 24 hour "Emergency" number for irrigation repairs.

Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

## Component "E" – Additional Services

To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractor should and is expected to recommend when they believe these services should be carried out in their bid documents. Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.

### E. 1 - Bedding Plants – Annuals (If Applicable)

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

#### **Schedule**

The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July, and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.

Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion, and display.

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.

Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.

**Installation**

Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.

Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with clean growing medium composed of 60% peat and 40% fine aged Pine Bark.

All beds will be cleaned, and hand or machine cultivated to a depth of 6" prior to the installation of new plants.

Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.

All beds should be covered with 1" layer of Pine bark Fines after planting.

Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

**Maintenance**

Flower beds unique to the property will be reviewed daily or at each service visit for the following:

Removal of all litter and debris.

Beds are to remain weed – free at all times.

All declining blooms are to be removed immediately.

Inspect for the presence of insect or disease activity and treat immediately.

Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly. Pre-emergent herbicides are not to be used in annual beds.

Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

**Warranty**

Any bedding plant that dies due to insect damage or disease will be replaced under warranty.

Exclusions to this warranty would be freeze, theft, or vandalism.

## E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

### **Schedule**

Mulching will be carried out twice per year. Once in the spring, once in the fall. The most desirable months are May and Early November. Mulch will be priced “per yard”. Application will be completed within a two-week time period.

### **Installation**

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined, uniform edge to all bed and tree rings as well as a 1” to 2” deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

Bed Dressing should be installed to maintain a 2” thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2-inch depth across beds, then an additional proposal will be created by the contractor for the additional needed yards.

## E.3 - Palm Trimming Schedule

Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) in excess of 12’ will be trimmed up to two times per year in June and/or December as needed. All vegetation will be removed from their trunk and nut and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary.

All palms less than 15’ will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

Washingtonia palms in excess of 15’ will be trimmed up to two times per year in the months of February and August as needed.

All palms other than Washingtonia, in excess 15’ will be trimmed up to once per year in the month of August.

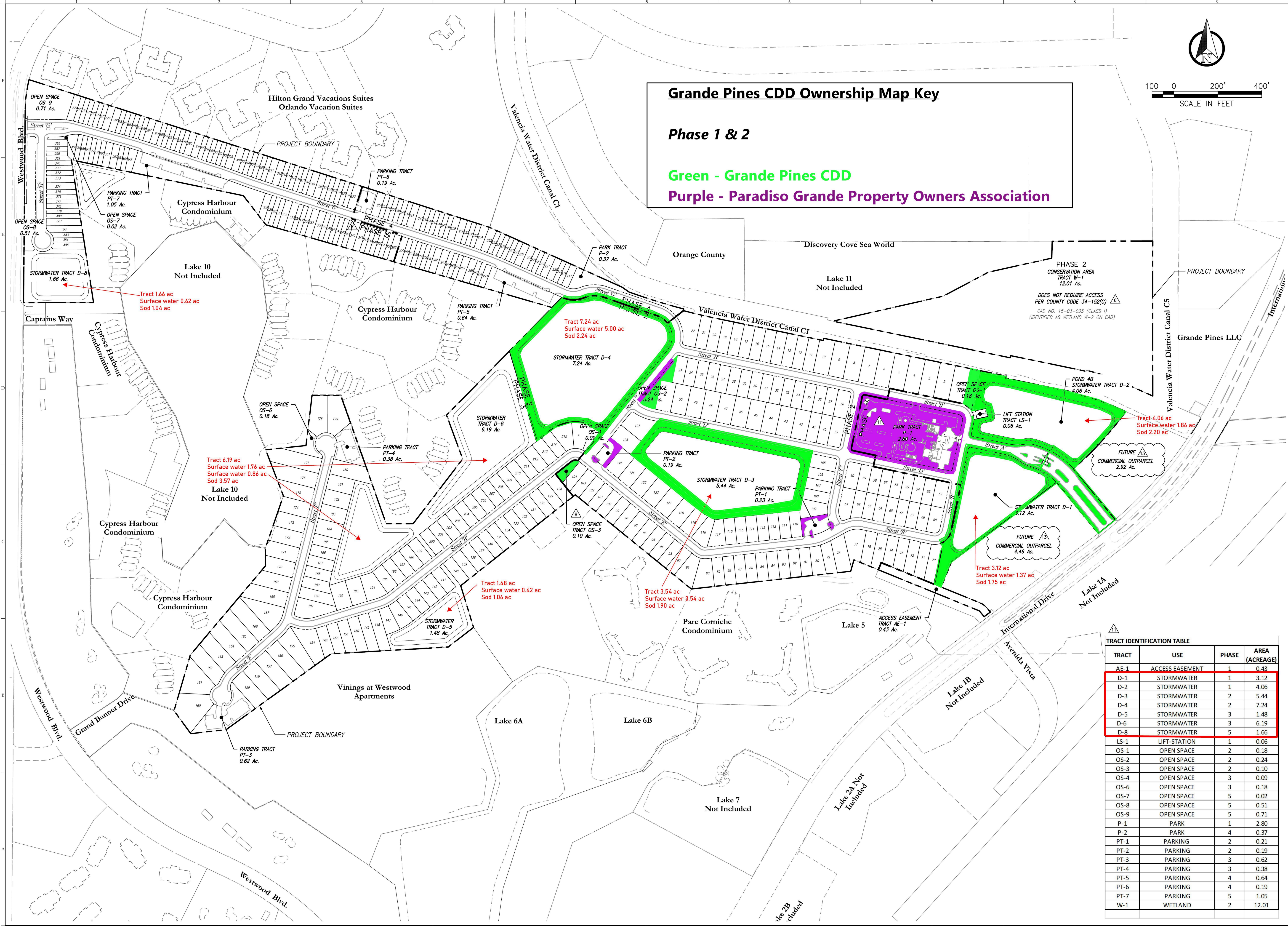
Trimming shall include removal of all dead fronds, loose boots and seed stalks.

Trim palms so that the lowest remaining fronds are left at a ten and two o’clock profile or nine and three o’clock at the discretion of management. “Hurricane” cuts are only to be done at the direction of the CDD representative.

When trimming, cut the frond close to the trunk without leaving “stubs”.

It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree.





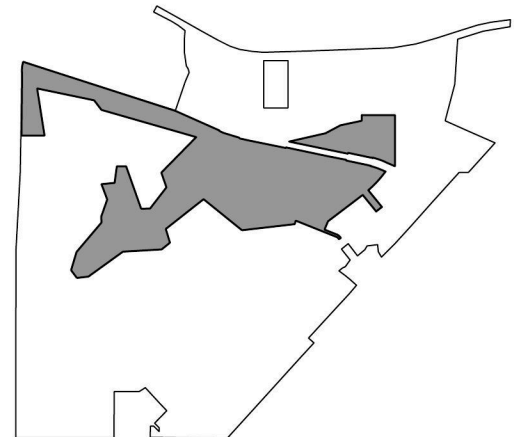
Grande Pines CDD Ownership Map Key

Phase 1 & 2

Green - Grande Pines CDD

Purple - Paradise Grande Property Owners Association

Key Map:



Consultant:

13	05/05/2020	SUBMIT TO OR CO (PER COMMENTS)
12	03/09/2020	SUBMIT TO OR CO (PER COMMENTS)
11	02/03/2020	REVISE PER CLIENT - SITE PLAN
10	03/28/2019	SUBMIT TO OR CO (PER COMMENTS)
9	02/21/2019	SUBMIT TO OR CO (PER COMMENTS)
8	02/05/2019	SUBMIT TO OR CO (PER COMMENTS)
7	01/09/2019	SUBMIT TO OR CO (PER COMMENTS)
6	11/20/2018	SUBMIT TO OR CO (PER COMMENTS)
5	08/17/2018	SUBMIT TO ORANGE COUNTY
4	8/16/2018	REVISE LAYOUT PER CLIENT (PH 1 & 3)
3	06/29/2015	SUBMIT TO ORANGE COUNTY
2	06/10/2015	SUBMIT TO ORANGE COUNTY
1	02/27/2015	SUBMIT TO ORANGE COUNTY
NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		18-007
DESIGNED BY:		MDS/CMB
DRAWN BY:		MG/JT/BW/CSL
CHECKED BY:		CB/CMB
APPROVED BY:		CMB
SCALE IN FEET:		1"=200'
Project Name:		

GRANDE PINES  
PSP-15-03-060  
CDR 18-07-231

Submittal To:

ORANGE COUNTY, FL

Sheet Title:

TRACT  
IDENTIFICATION  
PLAN

Sheet No.:

C2.01

DATE: May 5, 2020

POULOS & BENNETT

Poulos & Bennett, LLC  
4625 Halder Lane, Suite B, Orlando, FL 32814  
Tel. 407.487.2594 www.poulosandbennett.com  
Eng. Bus. No. 28567

TRACT IDENTIFICATION TABLE			
TRACT	USE	PHASE	AREA (ACREAGE)
AE-1	ACCESS EASEMENT	1	0.43
D-1	STORMWATER	1	3.12
D-2	STORMWATER	1	4.06
D-3	STORMWATER	2	5.44
D-4	STORMWATER	2	7.24
D-5	STORMWATER	3	1.48
D-6	STORMWATER	3	6.19
D-8	STORMWATER	5	1.66
LS-1	LIFT-STATION	1	0.06
OS-1	OPEN SPACE	2	0.18
OS-2	OPEN SPACE	2	0.24
OS-3	OPEN SPACE	2	0.10
OS-4	OPEN SPACE	3	0.09
OS-6	OPEN SPACE	3	0.18
OS-7	OPEN SPACE	5	0.02
OS-8	OPEN SPACE	5	0.51
OS-9	OPEN SPACE	5	0.71
P-1	PARK	1	2.80
P-2	PARK	4	0.37
PT-1	PARKING	2	0.21
PT-2	PARKING	2	0.19
PT-3	PARKING	3	0.62
PT-4	PARKING	3	0.38
PT-5	PARKING	4	0.64
PT-6	PARKING	4	0.19
PT-7	PARKING	5	1.05
W-1	WETLAND	2	12.01



## SECTION B

**AQUATIC PLANT MANAGEMENT AGREEMENT**  
**(Grande Pines Community Development District)**

**THIS AQUATIC PLANT MANAGEMENT AGREEMENT** (“Agreement”) is made and enter into effective as of the 1 day of April, 2023 (the “Effective Date”), between the **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a local unit of special purpose government created under Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 and **APPLIED AQUATIC MANAGEMENT, INC.**, a Florida corporation, (hereinafter referred to as “Contractor”), whose mailing address is P.O. Box 1469, Eagle Lake, Florida 33839.

**W I T N E S S E T H:**

Subject to and upon the terms and conditions of this Agreement and in consideration of the mutual promises set forth herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the District and Contractor agree as follows:

1. **DEFINITIONS.**

(a) **Agreement.** The Agreement consists of this Agreement and the Contractor’s “Aquatic Plant Management Agreement” proposal, dated March 17, 2023, attached hereto as Exhibit “A” (hereinafter referred to as the “Proposal”). The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representation, or agreements, either written or oral. The Agreement may be amended or modified only as set forth below in Article 14. In the event of any conflict between the terms herein and the term(s) in the Proposal, the terms herein shall prevail.

(b) **Services/Work.** The term “Work” as used in this Agreement shall be construed to include all work set forth in the Proposal and all obligations of the Contractor under this Agreement, including any addenda or special conditions. In the event of any conflict between the terms of the Proposal with the terms of this Agreement, the terms of this Agreement shall prevail.

2. **SCOPE OF WORK.**

(a) A description of the nature, scope, and schedule of services/Work to be performed by Contractor under this Agreement shall be pursuant to the Proposal attached hereto as Exhibit “A” and incorporated herein. The area to be included under this Agreement may be amended by the mutual consent of the District and the Contractor.

3. **COMMENCEMENT OF SERVICES AND TERM.** Contractor shall commence the Work on the Effective Date and continue for six (6) months, pursuant to the Proposal attached hereto as Exhibit “A.”

4. **DISTRICT MANAGER.**

(a) The District’s authorized representative (herein referred to as the “District

Manager”) shall be the District Manager of the District, which is Governmental Management Services – Central Florida, LLC, whose mailing address is 219 East Livingston Street, Orlando, Florida 32801, Attention: George Flint; provided, however, that the District may, without liability to the Contractor, unilaterally amend this Article from time to time by designating a different person or organization to act as its representative and so advising the Contractor in writing, at which time the person or organization so designated shall be the District’s representative for the purpose of this Agreement. To be effective, such change in authorized represented must come from District counsel or the District’s Chairman.

(b) All actions to be taken by, all approvals, notices, consent, directions and instruction to be given by, all notices and other matters to be delivered to, all determinations and decisions to be made by and, in general, all other action to be taken by, or given to, the District shall be taken, given, and made by, or delivered or given to the District Manager in the name of and on behalf of the District; provided, however, that the District (and not the District Manager or any other agents of the District) shall be solely obligated to the Contractor for all sums required to be paid by the District to the Contractor hereunder.

#### 5. COMPENSATION, PAYMENTS AND INSPECTION RIGHTS PRIOR TO FINAL PAYMENT.

(a) The District agrees to pay Contractor for the Work in the total amount of \$7,560.00, payable pursuant to the Proposal as follows:

i. A monthly fee of \$1,260.00 for six (6) months.

(b) Work Authorizations shall mean orders or directives issued by the District. Work Authorizations shall be issued for repairs or emergency services, changes to the scope of the area in which services are required, or for any services beyond those set forth in Article 2. Work performed under a Work Authorization may be paid either on a lump sum basis, a unit price basis, or a time and material basis in the District’s sole discretion. Contractor shall not be entitled to compensation for Work outside the scope of Article 2 unless Contractor has obtained prior written authorization of District to perform the same.

(c) District retains the right to reduce any portion of Contractor’s Scope of Work as set forth in Article 2. Should this occur, a revised Scope of Work and reduced compensation shall be agreed upon in writing by both District and Contractor.

(d) After the Work is completed, the District shall have the right to inspect and/or review the Work to accept or deny the sufficiency of the Work before payment is required to be made by the District to the Contractor.

#### 6. REPRESENTATIONS, WARRANTIES AND COVENANTS.

(a) Contractor hereby represents to District that: (i) it has the experience, qualifications and skill to perform the Work as set forth in this Agreement; (ii) it is duly licensed and permitted to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iii) has the necessary equipment,

materials and inventory required to perform the Work as set forth in this Agreement; (iv) it has by careful examination satisfied itself as to: (a) the nature, location and character of the area in which the Work is to be performed including, without limitation, the surface conditions of the land and all structures and obstructions thereon, both natural and manmade, the surface water conditions of the area, and to the extent pertinent, all other conditions; and (b) all other matters or things which could in any manner affect the performance of the Work.

(b) The Contractor warrants to the District that all materials furnished under this Agreement shall be new unless otherwise specified, and that all Work shall be of good quality, free from faults and defects and in conformance with the Agreement Documents.

#### 7. EMPLOYEES; INDEPENDENT CONTRACTOR STATUS.

(a) All matters pertaining to the employment, supervision, compensation, insurance, promotion, and discharge of any employees of Contractor or of entities retained by Contractor are the sole responsibility of Contractor. Contractor shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. Contractor shall obtain, for each individual Contractor employs on the District's premises at any time, a criminal background check performed by an appropriate federal or state agency, or by a professional and licensed private investigator, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within the Contractor's industry. Contractor shall maintain copies of said background checks on file so long as the subject individual(s) remains in Contractor's employ, and Contractor shall make all background checks available for District's review upon request. Contractor shall enforce strict discipline and good order among its employees on the District's premises. Contractor shall comply with all requirements of the E-Verify System as set forth in Article 18.

(b) Contractor is an independent contractor and not an employee of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and Contractor. Contractor has no authority to enter into any contracts or contracts, whether oral or written, on behalf of the District.

#### 8. COMPLIANCE WITH LAWS, REGULATIONS, RULES AND POLICIES.

(a) At all times, Contractor shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders. Contractor is responsible for obtaining all permits or other approvals required for this work.

(b) Contractor hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the District's facilities are located, as said rules, etc. may specifically relate to Contractor or its services provided hereunder, at Contractor's sole cost and expense, and Contractor will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the services described herein as may be issued by any governmental agency having jurisdiction over Contractor, unless specifically instructed by the District that it intends to contest such orders or requirements and that

Contractor shall not comply with the same. Contractor shall provide immediate notice to the District of any such orders or requirements upon receipt of same.

(c) The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Contractor agrees to comply with all applicable requirements of the “Sunshine Law,” the “Public Records Law,” the Community Development Districts Law, and all other statutes and regulations applicable to Contractor.

9. WORKPLACE ENVIRONMENT AND PUBLIC SAFETY.

(a) Contractor agrees to provide a safe and healthy workplace environment for its employees and agents and a safe and healthy environment for the public at all times. Contractor shall promptly correct any unsafe condition or health hazard in its control and shall immediately report any such condition to the District. In addition to all other requirements of this Agreement, Contractor shall comply with all federal, state, and local laws and regulations related to health and safety. Further, Contractor acknowledges that all vehicles and equipment must be properly and safely operated and, where applicable, licensed and/or permitted, to operate on public roadways. Contractor acknowledges that it is responsible for public safety issues including but not limited to, proper work methods, use of protective equipment, safe maintenance, traffic control through work zones, and handling and use of materials, vehicles, and equipment.

(b) The Contractor agrees that it alone bears the responsibility for providing a safe and healthy workplace, and that nothing in this Agreement suggests that the District has undertaken or assumed any part of that responsibility.

(c) Contractor shall, prior to performing any of the Work, provide employees with training to perform their jobs safely, including instruction in proper work methods, use of protective equipment, and safe maintenance, handling and use of materials, vehicles, and equipment. Contractor will not ask or allow any employee to operate any vehicle or equipment until the employee has received all relevant and advisable training. Contractor shall assure that all employees are licensed and/or have all applicable permits, necessary to perform the Work.

(d) Contractor will furnish, at its expense, all safety and protective equipment required or advisable for the protection of employees.

10. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.

(a) Contractor understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Contractor agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. Contractor acknowledges and agrees that the public records custodian of the District is the District Manager, which is currently Governmental Management Services – Central Florida, LLC (the “Public Records Custodian”). Contractor shall, to the extent applicable by law:

(b) Keep and maintain public records required by District to perform services;

(c) Upon request by District, provide District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*;

(d) 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 Agreement term and following the Agreement term if the Contractor does not transfer the records to the Public Records Custodian of the District; and

(e) Upon completion of the Agreement, transfer to District, at no cost, all public records in District's possession or, alternatively, keep, maintain, and meet all applicable requirements for retaining public records pursuant to Florida laws.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTORS'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT (407-841-5524), OR BY EMAIL AT [GFLINT@GMSFCFL.COM](mailto:GFLINT@GMSFCFL.COM), OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801, ATTN.: DISTRICT PUBLIC RECORDS CUSTODIAN.**

11. INSURANCE.

(a) Contractor shall, throughout the performance of its services pursuant to this Agreement, maintain at a minimum:

(i) Occurrence based comprehensive general liability insurance (including broad form contractual coverage), with a minimum limit of \$1,000,000 single limit per occurrence, protecting it and District from claims for bodily injury (including death), property damage, contractual liability, products liability and personal injury which may arise from or in connection with the performance of Contractor's Work under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees; and

(ii) Occurrence based automobile liability insurance including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed hereunder; and

(iii) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation) with minimum limits of One Hundred Thousand Dollars (\$100,000) per occurrence; and

(iv) Employers liability, with a minimum coverage level of \$1,000,000.

(b) All such insurance required in Paragraph 11(a) shall be with companies and on forms acceptable to District and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to District; the insurance required under paragraph 11(a)(i) shall name the District as an additional insured. Certificates of insurance (and copies of all policies, if required by the District) shall be furnished to the District. In the event of any cancellation or reduction of coverage, Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to District whatsoever.

12. SOVEREIGN IMMUNITY. Nothing contained herein, or in the Agreement, or in the Terms and Conditions, shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

13. INDEMNIFICATION. Contractor agrees to indemnify, save harmless and defend the District, its officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) Contractor's (or its agents, employees or subcontractors) breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of Contractor, its agents, employees or sub-contractors, related to or in the performance of this Agreement.

14. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

(a) A Work Authorization shall be in writing by the District, which shall consist of additions, deletions, or other modifications to the Agreement.

(b) The District may, from time to time, without affecting the validity of the Agreement, or any term or condition thereof, issue Work Authorizations which may identify additional or a revised scope of Work, or other written instructions and orders, which shall be governed by the provisions of the Agreement. The Contractor shall comply with all such orders and instructions issued by the District. Upon receipt of any Work Authorization, the Contractor shall promptly proceed with the work, and the resultant decrease or increase in the amount to be paid the Contractor, if any, shall be governed by the provisions of Article 5 in this Agreement.

15. PROTECTION OF PERSONS AND PROPERTY; MONITORING.

(a) In addition to all other requirements hereunder, the Contractor shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the Work, and shall provide all protection to prevent injury to persons involved in any way in the Work and all other persons, including, without limitation, the employees, agents

guests, visitors, invitees and licensees of the District and community residents, tenants, and the general public that may be affected thereby.

(b) All Work, whether performed by the Contractor, its Subcontractors, or anyone directly or indirectly employed by any of them, and all applicable equipment, machinery, materials, tools and like items used in the Work, shall be in compliance with, and conform to: (i) all applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority; and (ii) all codes, rules, regulations and requirements of the District and its insurance carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern.

(c) The Contractor shall at all times keep the general area in which the Work are to be performed, including but not limited to sidewalks, roadways, trails, rights-of-way, open spaces, and all such areas impacted by the Work, clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the Work, and shall continuously throughout performance of the Services, remove and dispose of all such materials. The District may require the Contractor to comply with such standards, means and methods of cleanup, removal or disposal as the District may make known to the Contractor. In the event the Contractor fails to keep the general area in which the Work are to be performed clean and free from such waste or rubbish, or to comply with such standards, means and methods, the District may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the District in undertaking such action against any sums then or thereafter due to the Contractor.

(d) Contractor shall cooperate with and participate in, at no additional cost or charge, all programs, plans or routines for monitoring and reporting to District, as required in the sole discretion of the District, to ensure satisfactory performance of the Work provided hereunder.

#### 16. SUSPENSION OR TERMINATION.

(a) Anything in this Agreement to the contrary notwithstanding, District shall, in its sole discretion and without cause, have the right to suspend or terminate this Agreement upon ten (10) days prior written notice to Contractor. Contractor shall be compensated for all work performed prior to the termination.

(b) If the Contractor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment of a receiver, refuse, fail or be unable to make prompt payment to Subcontractors, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the District, or if the Contractor should otherwise be guilty of a violation of, or in default under, any provisions of the Agreement, then the District may, without prejudice to any other right or remedy available to the District and after giving the Contractor and its surety, if any, seven (7) days written notice, terminate the Contract and the employment of Contractor. In addition, without terminating this Contract as a whole, the District may, under any of the circumstances above, terminate any portion of this Contract (by reducing, in such as manner as District deems appropriate, the Scope of Service to be performed by the Contractor) and complete the portion of this Contract so terminated in such manner as the District may deem expedient.



17. SUBCONTRACTORS. If the Contractor desires to employ Subcontractors in connection with the performance of its Work under this Agreement:

(a) Nothing contained in the Agreement shall create any contractual relationship between the District and any Subcontractor. However, it is acknowledged that the District is an intended third-party beneficiary of the obligations of the Subcontractors related to the Services.

(b) Contractor shall coordinate the services of any Subcontractors and remain fully responsible under the terms of this Agreement; Contractor shall be and remain responsible for the quality, timeliness and coordinate of all Work furnished by the Contractor or its Subcontractors.

(c) All subcontracts shall be written. Each subcontract shall contain a reference to this Agreement and shall incorporate the terms and condition of this Agreement to the full extent applicable to the portion of the Work covered thereby. Each Subcontractor must agree, for the benefit of the District, to be bound by such terms and conditions to the full extent applicable to its portion of the Work.

18. COMPLIANCE WITH E-VERIFY SYSTEM

(a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Contractor shall enroll 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*.

(b) 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 Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) 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.

19. NOTICE.

(a) Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: Grande Pines Community Development District  
c/o Governmental Management Services – Central Florida, LLC  
219 East Livingston Street  
Orlando, Florida 32801  
Attention: George Flint, District Manager  
Telephone: (407) 841-5524

with copy to: Latham, Luna, Eden & Beaudine, LLP  
201 S. Orange Ave., Suite 1400  
Orlando, Florida 32801  
Attention: Jan Albanese Carpenter, Esq., District Counsel  
Telephone: (407) 481-5800

If to Contractor: Applied Aquatic Management, Inc.  
P.O. Box 1469  
Eagle Lake, Florida 33839  
Attention: Telly R. Smith  
Telephone: (800) 408-8882

(b) Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

20. ATTORNEYS' FEES. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

21. GOVERNING LAW AND JURISDICTION. This Agreement shall be interpreted and enforced under the laws of the State of Florida. The parties will follow the terms of the Agreement only to the extent they are enforceable or permitted under Florida law. Any litigation arising under this Agreement shall occur in a court having jurisdiction in Orange County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO PERSONAL JURISDICTION AND VENUE IN ORANGE COUNTY, FLORIDA.**

22. SEVERABILITY. In the event that any provision of this Agreement is judicially construed to be invalid by a court of competent jurisdiction, such provision shall then be construed in a manner allowing its validity, or if this leads to an impracticable result, shall be stricken, but in either event, all other provisions of the Agreement shall remain in full force and effect.

23. NO WAIVER. No failure by either party to insist upon the strict performance of any covenant, duty, contract, or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, contract, term, or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, contract, term, and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

24. NO MODIFICATION. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire contract made between the parties and may not be modified orally or in any manner other than by a contract in writing signed by all parties hereto or their respective successors in interest.

25. TIME IS OF THE ESSENCE. The time for delivery and/or completion of the Work to be performed under the Agreement shall be of the essence of the Agreement.

26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. In addition to the representations and warranties contained herein, the Contractor acknowledges that prior to the execution of the Agreement it has thoroughly reviewed and inspected the Agreement documents, and satisfied itself regarding any error, inconsistency, discrepancy, ambiguity, omission, insufficiency of detail or explanation. Contractor further acknowledges that the parties have participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and doubtful language will not be interpreted or construed against any Party.

27. COUNTERPARTS. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same contract.

*[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]*

**SIGNATURE PAGE TO**  
**AQUATIC PLANT MANAGEMENT AGREEMENT**  
**(Grande Pines Community Development District & Applied Aquatic Management, Inc.)**

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be duly executed  
affective as of the day and year first above written.

**DISTRICT:**

**GRANDE PINES COMMUNITY  
DEVELOPMENT DISTRICT**

By: Amanda Whitney  
Name: Amanda Whitney  
Chairman /Vice-Chair,  
Board of Supervisors

**CONTRACTOR:**

**APPLIED AQUATIC MANAGEMENT,  
INC., a Florida corporation**

By: Telly Smith  
Print: Telly Smith  
Title: Project Manager

**EXHIBIT “A”**

**Proposal**

*[Please see attached].*



P.O. Box 1469  
Eagle Lake, FL 33839  
1-800-408-8882

## AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: **March 17, 2023**

Name **Grande Pines CDD**  
**c/o GMS**

Address **219 E. Livingston St**

City **Orlando, FL 32801**

Phone **407-201-1514**

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and **signee** hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of **6 months** in accordance with the terms and conditions of this Agreement in the following sites:

**Four (4) Stormwater Retention Ponds Associated with  
Grande Pines CDD Located at  
6013 Paradiso Grande Blvd  
Orlando, FL 32821**

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- |                                    |                 |
|------------------------------------|-----------------|
| 1. Submersed vegetation control    | <b>Included</b> |
| 2. Emersed vegetation control      | <b>Included</b> |
| 3. Floating vegetation control     | <b>Included</b> |
| 4. Filamentous algae control       | <b>Included</b> |
| 5. Shoreline grass & brush control | <b>Included</b> |

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: **04/01/2023 thru 09/30/2023.**

**Agreement will automatically renew as per Term & Condition 14.**

Start-up Charge	<b>NA</b>	Due at the start of work
Maintenance Fee	<b>\$1,260.00</b>	Due <b>monthly</b> as billed <b>x 6.</b>
Total Annual Cost	<b>\$7,560.00</b>	

*Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month*

- D. AAM agrees to commence treatment within **NA** days, weather permitting, from the date of execution or receipt of the proper permits.
- E. The Agreement shall have no force & is withdrawn unless executed and returned by Customer to AAM on or before **April 17, 2023**
- F. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: **Telly R. Smith**

Date: **3/17/2023**

Accepted

Date:

AAM

Customer

## Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

# SECTION C



**FOUNTAIN MAINTENANCE AGREEMENT**  
**(Grande Pines Community Development District)**

**THIS FOUNTAIN MAINTENANCE AGREEMENT** (“Agreement”) is made and enter into effective as of the 17 day of April, 2023 (the “Effective Date”), between the **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a local unit of special purpose government created under Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 and **FOUNTAIN DESIGN GROUP, INC.**, a Florida corporation, (hereinafter referred to as “Contractor”), whose mailing address is 7628 N.W. 6<sup>th</sup> Avenue, Boca Raton, Florida 33487.

**W I T N E S S E T H:**

Subject to and upon the terms and conditions of this Agreement and in consideration of the mutual promises set forth herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the District and Contractor agree as follows:

1. **DEFINITIONS.**

(a) **Agreement.** The Agreement consists of this Agreement and the Contractor’s “Fountain Maintenance Proposal” proposal, dated April 3, 2023, attached hereto as Exhibit “A” (hereinafter referred to as the “Proposal”). The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representation, or agreements, either written or oral. The Agreement may be amended or modified only as set forth below in Article 14. In the event of any conflict between the terms herein and the term(s) in the Proposal, the terms herein shall prevail.

(b) **Services/Work.** The term “Work” as used in this Agreement shall be construed to include all work set forth in the Proposal and all obligations of the Contractor under this Agreement, including any addenda or special conditions. In the event of any conflict between the terms of the Proposal with the terms of this Agreement, the terms of this Agreement shall prevail.

2. **SCOPE OF WORK.**

(a) A description of the nature, scope, and schedule of services/Work to be performed by Contractor under this Agreement shall be pursuant to the Proposal attached hereto as Exhibit “A” and incorporated herein. The area to be included under this Agreement may be amended by the mutual consent of the District and the Contractor.

3. **COMMENCEMENT OF SERVICES AND TERM.** Contractor shall commence the Work on the Effective Date and continue for twelve (12) months, pursuant the Proposal.

4. **DISTRICT MANAGER.**

(a) The District’s authorized representative (herein referred to as the “District

Manager”) shall be the District Manager of the District, which is Governmental Management Services – Central Florida, LLC, whose mailing address is 219 East Livingston Street, Orlando, Florida 32801, Attention: George Flint; provided, however, that the District may, without liability to the Contractor, unilaterally amend this Article from time to time by designating a different person or organization to act as its representative and so advising the Contractor in writing, at which time the person or organization so designated shall be the District’s representative for the purpose of this Agreement. To be effective, such change in authorized represented must come from District counsel or the District’s Chairman.

(b) All actions to be taken by, all approvals, notices, consent, directions and instruction to be given by, all notices and other matters to be delivered to, all determinations and decisions to be made by and, in general, all other action to be taken by, or given to, the District shall be taken, given, and made by, or delivered or given to the District Manager in the name of and on behalf of the District; provided, however, that the District (and not the District Manager or any other agents of the District) shall be solely obligated to the Contractor for all sums required to be paid by the District to the Contractor hereunder.

#### 5. COMPENSATION, PAYMENTS AND INSPECTION RIGHTS PRIOR TO FINAL PAYMENT.

(a) The District agrees to pay Contractor for the Work, the total amount of \$295.00 per quarterly cleaning, payable pursuant to the Proposal.

(b) Work Authorizations shall mean orders or directives issued by the District. Work Authorizations shall be issued for repairs or emergency services, changes to the scope of the area in which services are required, or for any services beyond those set forth in Article 2. Work performed under a Work Authorization may be paid either on a lump sum basis, a unit price basis, or a time and material basis in the District’s sole discretion. Contractor shall not be entitled to compensation for Work outside the scope of Article 2 unless Contractor has obtained prior written authorization of District to perform the same.

(c) District retains the right to reduce any portion of Contractor’s Scope of Work as set forth in Article 2. Should this occur, a revised Scope of Work and reduced compensation shall be agreed upon in writing by both District and Contractor.

(d) After the Work is completed, the District shall have the right to inspect and/or review the Work to accept or deny the sufficiency of the Work before payment is required to be made by the District to the Contractor.

#### 6. REPRESENTATIONS, WARRANTIES AND COVENANTS.

(a) Contractor hereby represents to District that: (i) it has the experience, qualifications and skill to perform the Work as set forth in this Agreement; (ii) it is duly licensed and permitted to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iii) has the necessary equipment, materials and inventory required to perform the Work as set forth in this Agreement; (iv) it has by careful examination satisfied itself as to: (a) the nature, location and character of the area in which

the Work is to be performed including, without limitation, the surface conditions of the land and all structures and obstructions thereon, both natural and manmade, the surface water conditions of the area, and to the extent pertinent, all other conditions; and (b) all other matters or things which could in any manner affect the performance of the Work.

(b) The Contractor warrants to the District that all materials furnished under this Agreement shall be new unless otherwise specified, and that all Work shall be of good quality, free from faults and defects and in conformance with the Agreement Documents.

7. EMPLOYEES; INDEPENDENT CONTRACTOR STATUS.

(a) All matters pertaining to the employment, supervision, compensation, insurance, promotion, and discharge of any employees of Contractor or of entities retained by Contractor are the sole responsibility of Contractor. Contractor shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. Contractor shall obtain, for each individual Contractor employs on the District's premises at any time, a criminal background check performed by an appropriate federal or state agency, or by a professional and licensed private investigator, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within the Contractor's industry. Contractor shall maintain copies of said background checks on file so long as the subject individual(s) remains in Contractor's employ, and Contractor shall make all background checks available for District's review upon request. Contractor shall enforce strict discipline and good order among its employees on the District's premises. Contractor shall comply with all requirements of the E-Verify System as set forth in Article 18.

(b) Contractor is an independent contractor and not an employee of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and Contractor. Contractor has no authority to enter into any contracts or contracts, whether oral or written, on behalf of the District.

8. COMPLIANCE WITH LAWS, REGULATIONS, RULES AND POLICIES.

(a) At all times, Contractor shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders. Contractor is responsible for obtaining all permits or other approvals required for this work.

(b) Contractor hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the District's facilities are located, as said rules, etc. may specifically relate to Contractor or its services provided hereunder, at Contractor's sole cost and expense, and Contractor will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the services described herein as may be issued by any governmental agency having jurisdiction over Contractor, unless specifically instructed by the District that it intends to contest such orders or requirements and that Contractor shall not comply with the same. Contractor shall provide immediate notice to the District of any such orders or requirements upon receipt of same.

(c) The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Contractor agrees to comply with all applicable requirements of the “Sunshine Law,” the “Public Records Law,” the Community Development Districts Law, and all other statutes and regulations applicable to Contractor.

9. WORKPLACE ENVIRONMENT AND PUBLIC SAFETY.

(a) Contractor agrees to provide a safe and healthy workplace environment for its employees and agents and a safe and healthy environment for the public at all times. Contractor shall promptly correct any unsafe condition or health hazard in its control and shall immediately report any such condition to the District. In addition to all other requirements of this Agreement, Contractor shall comply with all federal, state, and local laws and regulations related to health and safety. Further, Contractor acknowledges that all vehicles and equipment must be properly and safely operated and, where applicable, licensed and/or permitted, to operate on public roadways. Contractor acknowledges that it is responsible for public safety issues including but not limited to, proper work methods, use of protective equipment, safe maintenance, traffic control through work zones, and handling and use of materials, vehicles, and equipment.

(b) The Contractor agrees that it alone bears the responsibility for providing a safe and healthy workplace, and that nothing in this Agreement suggests that the District has undertaken or assumed any part of that responsibility.

(c) Contractor shall, prior to performing any of the Work, provide employees with training to perform their jobs safely, including instruction in proper work methods, use of protective equipment, and safe maintenance, handling and use of materials, vehicles, and equipment. Contractor will not ask or allow any employee to operate any vehicle or equipment until the employee has received all relevant and advisable training. Contractor shall assure that all employees are licensed and/or have all applicable permits, necessary to perform the Work.

(d) Contractor will furnish, at its expense, all safety and protective equipment required or advisable for the protection of employees.

10. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.

(a) Contractor understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Contractor agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. Contractor acknowledges and agrees that the public records custodian of the District is the District Manager, which is currently Governmental Management Services – Central Florida, LLC (the “Public Records Custodian”). Contractor shall, to the extent applicable by law:

(b) Keep and maintain public records required by District to perform services;

(c) Upon request by District, provide District with the requested public

records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*;

(d) 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 Agreement term and following the Agreement term if the Contractor does not transfer the records to the Public Records Custodian of the District; and

(e) Upon completion of the Agreement, transfer to District, at no cost, all public records in District's possession or, alternatively, keep, maintain, and meet all applicable requirements for retaining public records pursuant to Florida laws.

**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 DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT (407-841-5524), OR BY EMAIL AT [GFLINT@GMSCFL.COM](mailto:GFLINT@GMSCFL.COM), OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801, ATTN.: DISTRICT PUBLIC RECORDS CUSTODIAN.**

11. INSURANCE.

(a) Contractor shall, throughout the performance of its services pursuant to this Agreement, maintain at a minimum:

(i) Occurrence based comprehensive general liability insurance (including broad form contractual coverage), with a minimum limit of \$1,000,000 single limit per occurrence, protecting it and District from claims for bodily injury (including death), property damage, contractual liability, products liability and personal injury which may arise from or in connection with the performance of Contractor's Work under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees; and

(ii) Occurrence based automobile liability insurance including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed hereunder; and

(iii) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation) with minimum limits of One Hundred Thousand Dollars (\$100,000) per occurrence; and

(iv) Employers liability, with a minimum coverage level of \$1,000,000.

(b) All such insurance required in Paragraph 11(a) shall be with companies and on forms acceptable to District and shall provide that the coverage thereunder may not be reduced

or canceled unless thirty (30) days prior written notice thereof is furnished to District; the insurance required under paragraph 11(a)(i) shall name the District as an additional insured. Certificates of insurance (and copies of all policies, if required by the District) shall be furnished to the District. In the event of any cancellation or reduction of coverage, Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to District whatsoever.

12. SOVEREIGN IMMUNITY. Nothing contained herein, or in the Agreement, or in the Terms and Conditions, shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

13. INDEMNIFICATION. Contractor agrees to indemnify, save harmless and defend the District, its officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) Contractor's (or its agents, employees or subcontractors) breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of Contractor, its agents, employees or sub-contractors, related to or in the performance of this Agreement.

14. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

(a) A Work Authorization shall be in writing by the District, which shall consist of additions, deletions, or other modifications to the Agreement.

(b) The District may, from time to time, without affecting the validity of the Agreement, or any term or condition thereof, issue Work Authorizations which may identify additional or a revised scope of Work, or other written instructions and orders, which shall be governed by the provisions of the Agreement. The Contractor shall comply with all such orders and instructions issued by the District. Upon receipt of any Work Authorization, the Contractor shall promptly proceed with the work, and the resultant decrease or increase in the amount to be paid the Contractor, if any, shall be governed by the provisions of Article 5 in this Agreement.

15. PROTECTION OF PERSONS AND PROPERTY; MONITORING.

(a) In addition to all other requirements hereunder, the Contractor shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the Work, and shall provide all protection to prevent injury to persons involved in any way in the Work and all other persons, including, without limitation, the employees, agents guests, visitors, invitees and licensees of the District and community residents, tenants, and the general public that may be affected thereby.

(b) All Work, whether performed by the Contractor, its Subcontractors, or anyone directly or indirectly employed by any of them, and all applicable equipment, machinery, materials, tools and like items used in the Work, shall be in compliance with, and conform to: (i) all applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority; and (ii) all codes, rules, regulations and requirements of the District and its insurance carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern.

(c) The Contractor shall at all times keep the general area in which the Work are to be performed, including but not limited to sidewalks, roadways, trails, rights-of-way, open spaces, and all such areas impacted by the Work, clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the Work, and shall continuously throughout performance of the Services, remove and dispose of all such materials. The District may require the Contractor to comply with such standards, means and methods of cleanup, removal or disposal as the District may make known to the Contractor. In the event the Contractor fails to keep the general area in which the Work are to be performed clean and free from such waste or rubbish, or to comply with such standards, means and methods, the District may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the District in undertaking such action against any sums then or thereafter due to the Contractor.

(d) Contractor shall cooperate with and participate in, at no additional cost or charge, all programs, plans or routines for monitoring and reporting to District, as required in the sole discretion of the District, to ensure satisfactory performance of the Work provided hereunder.

#### 16. SUSPENSION OR TERMINATION.

(a) Anything in this Agreement to the contrary notwithstanding, District shall, in its sole discretion and without cause, have the right to suspend or terminate this Agreement upon ten (10) days prior written notice to Contractor. Contractor shall be compensated for all work performed prior to the termination.

(b) If the Contractor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment of a receiver, refuse, fail or be unable to make prompt payment to Subcontractors, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the District, or if the Contractor should otherwise be guilty of a violation of, or in default under, any provisions of the Agreement, then the District may, without prejudice to any other right or remedy available to the District and after giving the Contractor and its surety, if any, seven (7) days written notice, terminate the Contract and the employment of Contractor. In addition, without terminating this Contract as a whole, the District may, under any of the circumstances above, terminate any portion of this Contract (by reducing, in such as manner as District deems appropriate, the Scope of Service to be performed by the Contractor) and complete the portion of this Contract so terminated in such manner as the District may deem expedient.

17. SUBCONTRACTORS. If the Contractor desires to employ Subcontractors in connection with the performance of its Work under this Agreement:

(a) Nothing contained in the Agreement shall create any contractual relationship between the District and any Subcontractor. However, it is acknowledged that the District is an intended third-party beneficiary of the obligations of the Subcontractors related to the Services.

(b) Contractor shall coordinate the services of any Subcontractors and remain fully responsible under the terms of this Agreement; Contractor shall be and remain responsible for the quality, timeliness and coordinate of all Work furnished by the Contractor or its Subcontractors.

(c) All subcontracts shall be written. Each subcontract shall contain a reference to this Agreement and shall incorporate the terms and condition of this Agreement to the full extent applicable to the portion of the Work covered thereby. Each Subcontractor must agree, for the benefit of the District, to be bound by such terms and conditions to the full extent applicable to its portion of the Work.

#### 18. COMPLIANCE WITH E-VERIFY SYSTEM

(a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Contractor shall enroll 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*.

(b) 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 Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) 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.



19. NOTICE.

(a) Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: Grande Pines Community Development District  
c/o Governmental Management Services – Central Florida, LLC  
219 East Livingston Street  
Orlando, Florida 32801  
Attention: George Flint, District Manager  
Telephone: (407) 841-5524

with copy to: Latham, Luna, Eden & Beaudine, LLP  
201 S. Orange Ave., Suite 1400  
Orlando, Florida 32801  
Attention: Jan Albanese Carpenter, Esq., District Counsel  
Telephone: (407) 481-5800

If to Contractor: Fountain Design Group, Inc.  
7628 N.W. 6<sup>th</sup> Avenue,  
Boca Raton, Florida 33487  
Attention: \_\_\_\_\_  
Telephone: (800) 446-1537

(b) Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

20. ATTORNEYS' FEES. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

21. GOVERNING LAW AND JURISDICTION. This Agreement shall be interpreted and enforced under the laws of the State of Florida. The parties will follow the terms of the Agreement only to the extent they are enforceable or permitted under Florida law. Any litigation arising under this Agreement shall occur in a court having jurisdiction in Orange County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO PERSONAL JURISDICTION AND VENUE IN ORANGE COUNTY, FLORIDA.**

22. SEVERABILITY. In the event that any provision of this Agreement is judicially construed to be invalid by a court of competent jurisdiction, such provision shall then be construed in a manner allowing its validity, or if this leads to an impracticable result, shall be stricken, but in either event, all other provisions of the Agreement shall remain in full force and effect.

23. NO WAIVER. No failure by either party to insist upon the strict performance of any covenant, duty, contract, or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, contract, term, or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, contract, term, and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

24. NO MODIFICATION. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire contract made between the parties and may not be modified orally or in any manner other than by a contract in writing signed by all parties hereto or their respective successors in interest.

25. TIME IS OF THE ESSENCE. The time for delivery and/or completion of the Work to be performed under the Agreement shall be of the essence of the Agreement.

26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. In addition to the representations and warranties contained herein, the Contractor acknowledges that prior to the execution of the Agreement it has thoroughly reviewed and inspected the Agreement documents, and satisfied itself regarding any error, inconsistency, discrepancy, ambiguity, omission, insufficiency of detail or explanation. Contractor further acknowledges that the parties have participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and doubtful language will not be interpreted or construed against any Party.

27. COUNTERPARTS. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same contract.

*[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]*

**SIGNATURE PAGE TO  
FOUNTAIN MAINTENANCE AGREEMENT  
(Grande Pines Community Development District & Fountain Design Group, Inc.)**

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be duly executed  
affective as of the day and year first above written.

**DISTRICT:**

**GRANDE PINES COMMUNITY  
DEVELOPMENT DISTRICT**

By: Amanda Whitney  
Name: Amanda Whitney  
Chairman /Vice-Chair,  
Board of Supervisors

**CONTRACTOR:**

**FOUNTAIN DESIGN GROUP, INC., a  
Florida corporation**

By: [Signature]  
Print: John W. Johnson  
Title: President

**EXHIBIT “A”**

**Proposal**

*[Please see attached].*

**CASCADE FOUNTAINS DIV.  
FOUNTAIN DESIGN GROUP, INC.**

**7628 N.W 6th AVENUE      BOCA RATON, FL. 33487**  
**SERVICE CENTERS : ORLANDO AND TAMPA**  
**PHONE: (800) 446-1537    FAX (561) 994-3944**

**PROPOSAL #      3297**

**Date:** April. 03, 2023

**To:** Grande Pines CDD  
c/o GMS - Central Florida  
219 E. Livingston Street  
Orlando, Fl. 32801  
**Attn:** Jarett Wright  
**Phone:** 407-841-5524  
**Cell:** 407-750-3599  
**Email:** [jwright@gmscfl.com](mailto:jwright@gmscfl.com)

**Ship To:** Grande Pines CDD  
6013 Paradiso Grande Blvd.  
Orlando, Fl. 32821

**FOUNTAIN MAINTENANCE PROPOSAL**

**Scope of Work:**

Fountain Design Group will perform the following quarterly cleaning, on the (2) two Floating Fountains per the check list below:

- 1) Check control panel components and amperage draw on pump and motors, including timers on fountain
- 2) Clean junction intake screen on lake fountain
- 3) Clean and adjust water feature jets on lake fountain
- 4) Clean lenses on lighting system for lake fountain
- 5) Check for power surges and reset GFCI breakers
- 6) Visually check all accessible piping systems for damage and water leaks

This is a cleaning contract and any other services required besides those listed above will be billed separately, upon completion after receiving the appropriate approval.

\*If additional service is required, our standard labor rate of \$105.00 for the first half-hour and \$85.00 each hour thereafter, plus parts.

Either party may cancel this agreement with a 30-Day Notice.

**COST : \$295.00 per Quarterly Cleaning**

Payable upon receipt of invoice to Fountain Design Group, Inc.

**Respectfully Submitted,**  
**FOUNTAIN DESIGN GROUP**

Acceptance of Proposal: The above price, specifications, and conditions are satisfactory and are hereby accepted.  
Fountain Design Group, Inc. is authorized to complete the work as specified.

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

\_\_\_\_\_  
Date of Acceptance:

**CONDITIONS**

All work is to be completed in a workmanlike manner . Any alteration from specifications involving extra costs will be executed only upon written approval from the client, and will become an additional charge from the approved proposal amount

# SECTION XI

# SECTION A

# SECTION 1





LATHAM, LUNA,  
EDEN & BEAUDINE, <sup>LLP</sup>

ATTORNEYS AT LAW

MICHAEL J. BEAUDINE  
JAN ALBANESE CARPENTER  
DANIEL H. COULTOFF  
JENNIFER S. EDEN  
DOROTHY F. GREEN  
BRUCE D. KNAPP  
PETER G. LATHAM

201 SOUTH ORANGE AVENUE, SUITE 1400  
ORLANDO, FLORIDA 32801  
POST OFFICE BOX 3353  
ORLANDO, FLORIDA 32802  
TELEPHONE: (407) 481-5800  
FACSIMILE: (407) 481-5801  
[WWW.LATHAMLUNA.COM](http://WWW.LATHAMLUNA.COM)

JAY E. LAZAROVICH  
MARC L. LEVINE  
JUSTIN M. LUNA  
LORI T. MILVAIN  
BENJAMIN R. TAYLOR  
CHRISTINA Y. TAYLOR  
KRISTEN E. TRUCCO  
DANIEL A. VELASQUEZ

**To:** CDD Board of Supervisors

**From:** District Counsel (Jan Albanese Carpenter, Jay Lazarovich and Kristen Trucco)

**Re:** New Law Requiring Ethics Training for Elected Officials and Other Legislative Updates

**Date:** July 6, 2023

---

We are providing you with information about a new law which affects all CDD Board of Supervisors, as elected local officers of independent special districts.

Beginning on January 1, 2024, Section 112.3142, *Florida Statutes*, requires each elected local officer of an independent special district and each person who is appointed to fill a vacancy for an unexpired term to complete **four (4) hours of ethics training each calendar year**. This ethics training must address, at a minimum: Section 8, Article II of the Florida Constitution; the Code of Ethics for Public Officers and Employees; and Florida's public records and public meetings laws. A copy of Section 112.3142, *Florida Statutes* is attached to this document.

The required ethics training may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar or presentation, so long as the required subject matter is covered. We strongly recommend that you keep track of all of the ethics training you complete since you will be required to self-certify on your annual Form 1 that you have completed the required ethics training for that year.

There are ethics training resources available online at no cost to you. Specifically, FLC University is offering a virtual training on July 12, 2023, that will fulfill the four (4) hour requirement (<https://register.gotowebinar.com/register/1108128928632648288>), and Florida's Commission on Ethics (the "Commission") has provided several video links and other resources on their website to assist you in meeting this new requirement (<https://ethics.state.fl.us/Training/Training.aspx>).

According to the Commission, training "hours" may be measured in 50-minute increments and a combination two hours of ethics training, one hour of open meetings training and one hour of public records training is sufficient to satisfy the four-hour requirement (See CEO 13-15 and CEO 13-24).

We recommended that you complete this training requirement by July 1<sup>st</sup> each year in order to verify your compliance with the law on your Form 1 (Statement of Financial Interests). For new

Supervisors, the Legislature intends for this ethics training to be completed as close as possible to the date of assuming office. For Supervisors elected or appointed on or before March 31<sup>st</sup> of any given year, the annual training is required to be completed on or before December 31<sup>st</sup>. For Supervisors assuming a new office after March 31<sup>st</sup>, ethics training is not required for the calendar year in which his/her term of office began.

Other Legislative Updates:

Concealed Carry: There was a change in the law regarding concealed carry of firearms; however, we would like to remind you that under Section 790.06 (12)(a)(7), *Florida Statutes*, open carry of a handgun, concealed weapons and firearms are still prohibited in meetings of the governing body of a special district.

Technology Transparency: Beginning July 1, 2023, Section 112.23, *Florida Statutes*, prohibits any officer of a district from communicating with a social media platform to request removal of content or accounts from a social media platform, as well as initiating or maintaining any agreements or working relationships with a social media platform for the purpose of content moderation. We recommend any CDDs that maintain a Facebook page or any other social media account refrain from the prohibited conduct, unless it meets one of the exceptions as listed under Section 112.23(4), *Florida Statutes*, such as routine account management, including, but not limited to, the removal or revision of the governmental entity's content or account or identification of accounts falsely posing as a governmental entity or officer; an attempt to remove content or an account that pertains to the commission of a crime or violation of Florida's public records law; or an investigation or inquiry related to an effort to prevent imminent bodily harm, loss of life or property damage.

Government and Corporate Activism: Beginning on July 1, 2023, Section 287.05701, *Florida Statutes*, prohibits requesting documentation or consideration of a vendor's social, political or ideological interests and giving preference to a vendor based on the same, when considering government contracts. This section further requires any solicitation for the procurement of contractual services by the governing body of a special district to include a provision notifying vendors of the provisions of this section.

Please feel free to contact the District Manager or our office should you have any questions on these new laws or their requirements.

***Thank you.***

## SECTION B

# SECTION 1



Orlando Office  
2602 E. Livingston Street  
Orlando, Florida 32803

(407) 487-2594  
[www.poulosandbennett.com](http://www.poulosandbennett.com)

Jacksonville Office  
7563 Philips Hwy., Suite 303  
Jacksonville, Florida 32256

June 7, 2023

Mr. George S. Flint  
District Manager  
Grande Pines Community Development District  
Governmental Management Services-CF, LLC  
219 E. Livingston Street  
Orlando, FL 32801

Subject: Grande Pines Community Development District  
Annual Engineer's Report  
Poulos & Bennett Job No. 19-151

Dear Mr. Flint:

In accordance with Section 9.19 of the Master Trust Indenture for the Grande Pines Community Development District (CDD), we have completed our annual review of the portions of the project within this CDD. Based on our inspection and knowledge of the community, all infrastructure that has been conveyed to the District to date is covered in the 1-year maintenance bonds provided by the development contractors.

We believe that the Operation and Maintenance budget for Grande Pines CDD is sufficient for the Fiscal Year 2023.

Please contact me should you have any questions or require any additional information.

Sincerely,

A handwritten signature in blue ink that reads "Christina Baxter".

Christina M. Baxter, P.E.  
Poulos & Bennett, LLC

cc: File Folder

# SECTION C

# SECTION 1

# Grande Pines Community Development District

## Summary of Check Register

May 5, 2023 through July 3, 2023

Fund	Date	Check No.'s	Amount
General Fund	5/11/23	121-125	\$ 3,695.24
	6/13/23	126-128	\$ 8,646.75
	6/26/23	129-130	\$ 4,416.44
Total Amount			\$ 16,758.43







CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/26/23	00015	6/01/23 29507	202306 320-53800-46200	FLORIDA ULS OPERATING LLC DBA	*	4,400.00	
							4,400.00 000130
						TOTAL FOR BANK A	16,758.43
						TOTAL FOR REGISTER	16,758.43

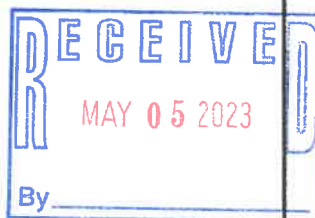
**GMS-Central Florida, LLC #1**  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

**Invoice #:** 48  
**Invoice Date:** 5/1/23  
**Due Date:** 5/1/23  
**Case:**  
**P.O. Number:**

**Bill To:**  
Grande Pines CDD  
219 E. Livingston St.  
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - May 2023 346		3,062.50	3,062.50
Website Administration - May 2023 352		100.00	100.00
Information Technology - May 2023 351		150.00	150.00
Dissemination Agent Services - May 2023 313		291.67	291.67
Office Supplies 510		0.36	0.36
Postage 420		10.76	10.76
Copies 425		19.95	19.95



<b>Total</b>	<b>\$3,635.24</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$3,635.24</b>

# POULOS & BENNETT

Poulos & Bennett, LLC #6  
2602 E. Livingston St.  
Orlando, FL 32803  
407-487-2594

310-513-311

Grande Pines CDD  
6200 Lee Vista Boulevard, Suite 300  
Orlando, FL 32822

Invoice number 19-151(34)  
Date 04/28/2023

Project 19-151 GRANDE PINES CDD

Professional services for the period ending: March 31, 2023

## Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Percent	Current Billed
.01 ENGINEER'S REPORT	15,000.00	99.92	14,987.50	14,987.50	0.08	0.00	0.00
.02 MISCELLANEOUS SERVICES	0.00	0.00	5,678.75	5,738.75	0.00		60.00
.03 2020 BOND ISSUANCE	0.00	0.00	16,063.75	16,341.25	0.00		277.50
.99 REIMBURSABLE EXPENSES	0.00	0.00	64.29	64.29	0.00		0.00
Total	15,000.00		36,794.29	37,131.79			337.50

## Hourly Tasks:

### .02 Miscellaneous Services

Executive Team Leader

Hours	Rate	Billed Amount
0.25	240.00	60.00

### .03 2020 Bond Issuance

Engineering Intern

Executive Team Leader

Hours	Rate	Billed Amount
0.75	50.00	37.50
1.00	240.00	240.00

Phase subtotal

277.50

### .02 Misc. Services - Sign conveyance certification

.03 2020 Bond Issuance - Revise requisition per comments, review and sign requisition and Engineer's Cert

Invoice total 337.50

## Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19-151(32)	02/28/2023	180.00		180.00			
19-151(33)	03/31/2023	900.00	900.00				
Total		1,080.00	900.00	180.00	0.00	0.00	0.00

Grande Pines CDD

Net 30 days

Invoice date 04/28/2023

Page 1

GMS-Central Florida, LLC #1  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

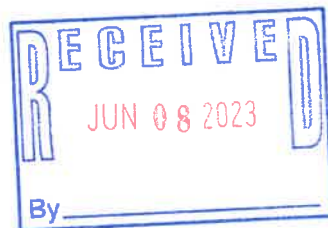
Invoice #: 49  
Invoice Date: 6/1/23  
Due Date: 6/1/23  
Case:  
P.O. Number:

**Bill To:**

Grande Pines CDD  
219 E. Livingston St.  
Orlando, FL 32801

310-513

Description	Hours/Qty	Rate	Amount
Management Fees - June 2023 - 340		3,062.50	3,062.50
Website Administration - June 2023 352		100.00	100.00
Information Technology - June 2023 361		150.00	150.00
Dissemination Agent Services - June 2023 313		291.67	291.67
Office Supplies 510		0.03	0.03
Postage 420		12.85	12.85



<b>Total</b>	<b>\$3,617.05</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$3,617.05</b>



LATHAM, LUNA, EDEN & BEAUDINE  
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400  
POST OFFICE BOX 3353  
ORLANDO, FLORIDA 32801

May 3, 2023

Invoice #: 113101  
Federal ID #:59-3366512

**Grande Pines CDD**

c/o Governmental Management Services- CFL, LLC  
219 E. Livingston Street  
Orlando, FL 32801

Matter ID: 4168-001

General

**For Professional Services Rendered:**

4/14/2023	JEL	Reviewed minutes/task list for Board of Supervisors' meeting	0.30	\$79.50
4/17/2023	JEL	Attended Board of Supervisors' meeting; Preparation of task list; Review of cost-sharing agreement regarding notice and email correspondence to GMS and PAC regarding same; Email correspondence to District Manager regarding landscape proposal; Review of agreements per County request	2.30	\$609.50
4/18/2023	JEL	Preparation of budget and bidding notice to PAC and emails regarding same	0.80	\$212.00
4/18/2023	Imc	Certified mail out	0.10	\$8.50
4/27/2023	JEL	Preparation of aquatic, fountain and landscape maintenance agreements	1.20	\$318.00
4/28/2023	JEL	Continued work on aquatic, fountain and landscape maintenance agreements and email correspondence regarding same	0.80	\$212.00
<b>Total Professional Services:</b>			<b>5.50</b>	<b>\$1,439.50</b>

**For Disbursements Incurred:**

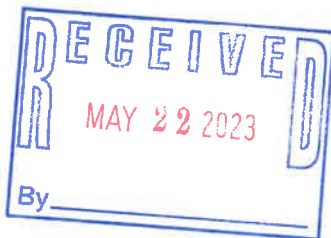
3/23/2023	None			\$69.00
<b>Total Disbursements Incurred:</b>				<b>\$69.00</b>

Total \$1,508.50  
Previous Balance \$3,401.20

**Payments & Credits**

Date      Type      Notes

Amount  
Payments & Credits \$0.00  
**Total Due \$4,909.70**





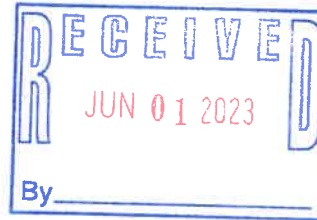
LATHAM, LUNA, #2  
EDEN & BEAUDINE  
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400  
POST OFFICE BOX 3353  
ORLANDO, FLORIDA 32801

April 5, 2023

Invoice #: 111620  
Federal ID #:59-3366512

**Grande Pines CDD**  
c/o Governmental Management Services- CFL, LLC  
219 E. Livingston Street  
Orlando, FL 32801  
310-513-315



Matter ID: 4168-001

General

**For Professional Services Rendered:**

3/1/2023	JEL	Email correspondence with Chair and L.Smith regarding letter to Orange County; Email correspondence with GMS regarding letter to Orange County; Reviewed Requisition 14 and email correspondence with District Engineer regarding same; email to Fidelity regarding title order	2.30	\$609.50
3/2/2023	JEL	Emails with District Manager regarding Phase 2 conveyance and requisition; Revised conveyance documents for Phase 2 and email regarding same; Review revised requisition	0.80	\$212.00
3/3/2023	JEL	Preparation of conveyance documents for Phase 2 and resolution regarding same	1.00	\$265.00
3/6/2023	JEL	Reviewed and revised executed conveyance documents for Phase 2 and email correspondence with Park Square regarding same	0.20	\$53.00
3/7/2023	JEL	Email correspondence regarding Requisition #14	0.10	\$26.50
3/8/2023	JEL	Email correspondence regarding resolution approving conveyance of Phase 2 traits and agenda	0.10	\$26.50
3/9/2023	JEL	Continued to work on conveyance document sfor Phase 2 and email correspondence with Park Square regarding same; Email correspondence with District Manager and District Engineer regarding Phase 4 utility conveyance; Preparation of Phase 4 conveyance documents; Email correspondence with Park Square and GMS regarding utility conveyance	1.70	\$450.50
3/9/2023	KET	Email correspondence to the District Engineer regarding conveyance process prior to transferring utility improvements to the County	0.20	\$54.00
3/10/2023	JEL	Email correspondence with District Engineer regarding Certificate; Continued to work on conveyance documents for Phase 4 utilities; Review of Park Square executed documents	0.30	\$79.50
3/13/2023	JEL	Email correspondence with Fidelity regarding title for Phase 2 conveyances	0.10	\$26.50
3/14/2023	JEL	Email correspondence with District Engineer regarding utility conveyance; Email correspondence and phone call to Chair regarding conveyance of Phase 4 utilities; Email correspondence with Fidelity regarding title; Email correspondence regarding special warranty deed and review of records; Research on prior recorded deed related to Phase 2 tracts (R-2, D-3 and D-4)	1.20	\$318.00
3/15/2023	JEL	Continued research on previous conveyance in Phase 2; Email correspondence with Lowndes regarding same conveyance; Review of executed conveyance documents	0.60	\$159.00
3/16/2023	JEL	Email correspondence with Developer, District Engineer and District Manager regarding requisition; Reviewed minutes/task list for Board of Supervisors' meeting	0.60	\$159.00
3/17/2023	JEL	Email correspondence with Developer regarding requisition	0.10	\$26.50
3/20/2023	JEL	Attended Board of Supervisors' meeting and prepared task list following same; Email correspondence with District Engineer and Manager regarding Engineer Certificate for Phase 2 conveyances.	1.70	\$450.50
3/20/2023	jms	Email; prepare letter and send original executed Bill of Sale to Poulos	0.20	\$21.00
3/21/2023	jms	Review and send Special Warranty Deed for recording	0.30	\$31.50



3/21/2023	JEL	Review of title for property conveyance of Phase 2 tracts to the District	0.30	\$79.50
3/22/2023	JEL	Continued work on utilities conveyance and email correspondence with District Manager regarding District Engineer Certificate	0.20	\$53.00
3/27/2023	JEL	Email correspondence regarding Certificate of District Engineer; Continued to work on and finalize Phase 2 property conveyance	0.20	\$53.00
3/27/2023	jms	Received and reviewed recorded deeds, saved and emailed to attorney	0.20	\$21.00
3/28/2023	jms	Email regarding additional deed needed to be sent for recording; review and send for recording in County	0.20	\$21.00
3/30/2023	JEL	Preparation of Notice to Owner; Review of Phase 2 plat issue and email correspondence regarding same	0.50	\$132.50
3/30/2023	JAC	Audit letter update for District's CPA	0.10	\$37.50
<b>Total Professional Services:</b>			<b>13.20</b>	<b>\$3,366.00</b>

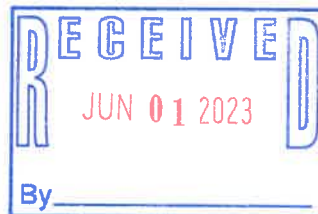
**For Disbursements Incurred:**

3/29/2023	RECORDINGS FEE - Phase 2 Conveyances INVOICE # 307688608201SFL	\$35.20
<b>Total Disbursements Incurred:</b>		<b>\$35.20</b>

✈ Total \$3,401.20  
Previous Balance \$180.00

**Payments & Credits**

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
			Payments & Credits \$0.00
			<b>Total Due \$3,581.20</b>



# POULOS & BENNETT

Poulos & Bennett, LLC # 6  
 2602 E. Livingston St.  
 Orlando, FL 32803  
 407-487-2594  
 310 513-311

Grande Pines CDD  
 6200 Lee Vista Boulevard, Suite 300  
 Orlando, FL 32822

Invoice number 19-151(35) #  
 Date 05/30/2023

Project 19-151 GRANDE PINES CDD

Professional services for the period ending: April 30, 2023

## Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Percent	Current Billed
.01 ENGINEER'S REPORT	15,000.00	99.92	14,987.50	14,987.50	0.08	0.00	0.00
.02 MISCELLANEOUS SERVICES	0.00	0.00	5,738.75	5,858.75	0.00		120.00
.03 2020 BOND ISSUANCE	0.00	0.00	16,341.25	16,341.25	0.00		0.00
.99 REIMBURSABLE EXPENSES	0.00	0.00	64.29	64.29	0.00		0.00
Total	15,000.00		37,131.79	37,251.79			120.00

## Hourly Tasks:

### .02 Miscellaneous Services

	Hours	Rate	Billed Amount
Executive Team Leader	0.50	240.00	120.00

### .02 Misc. Services - Board meeting

Invoice total **120.00**

## Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19-151(32)	02/28/2023	180.00			180.00		
19-151(33)	03/31/2023	900.00		900.00			
19-151(34)	04/28/2023	277.50	277.50				
Total		1,357.50	277.50	900.00	180.00	0.00	0.00





201 S. ORANGE AVE, STE 1400  
POST OFFICE BOX 3353  
ORLANDO, FLORIDA 32801

June 5, 2023

Invoice #: 115054  
Federal ID #:59-3366512

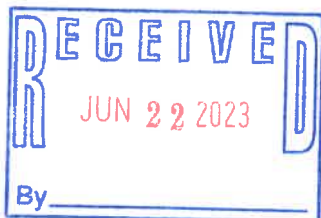
**Grande Pines CDD**  
c/o Governmental Management Services- CFL, LLC  
219 E. Livingston Street  
Orlando, FL 32801

Matter ID: 4168-001                      General

**For Disbursements Incurred:**

5/31/2023	POSTAGE	\$16.44
<b>Total Disbursements Incurred:</b>		<b>\$16.44</b>

Total	\$16.44
Previous Balance	\$4,909.70
<b>Total Due</b>	<b>\$4,926.14</b>





6386 Beth Road  
Orlando, FL 32824

Invoice 29507

Date	PO#
06/01/23	
Due Date	Terms
7/1/23	Net 30

**Property Address**

Grande Pines CDD  
6013 Paradiso Grande Boulevard  
Orlando, FL 32821

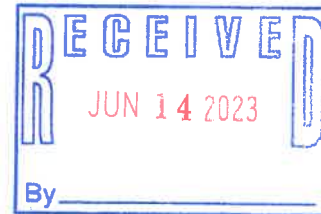
310-513-490

Item	Amount
------	--------

**Job #36884 - One Time Clean Up Proposal**

One Time Clean Up - Clean landscape beds, reset hedges, lift oak trees along main Blvd., remove dead fronds from Sylvesters and chemically treat noxious variety of weeds

\$4,400.00



*Thank you for your business.*

REMIT PAYMENT TO:  
United Land Services  
12276 San Jose Blvd Suite 747  
Jacksonville FL 32223

Subtotal	\$4,400.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$4,400.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$4,400.00</b>

## SECTION 2

***Grande Pines***  
***Community Development District***

***Unaudited Financial Reporting***  
***May 31, 2023***



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4	<u>Debt Service Fund - Series 2021</u>
5	<u>Capital Projects Fund - Series 2021</u>
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8	<u>Long Term Debt Report</u>
9	<u>Assessment Receipt Schedule</u>

**Grande Pines**  
**Community Development District**  
**Combined Balance Sheet**  
**May 31, 2023**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Total Governmental Funds</i>
<b>Assets:</b>				
Cash	\$ 218,284	\$ -	\$ -	\$ 218,284
<u>Series 2021</u>				
Reserve	\$ -	\$ 382,500	\$ -	\$ 382,500
Revenue	\$ -	\$ 137,090	\$ -	\$ 137,090
Construction	\$ -	\$ -	\$ 1,855,678	\$ 1,855,678
<b>Total Assets</b>	<b>\$ 218,284</b>	<b>\$ 519,590</b>	<b>\$ 1,855,678</b>	<b>\$ 2,593,552</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 5,046	\$ -	\$ -	\$ 5,046
<b>Total Liabilities</b>	<b>\$ 5,046</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,046</b>
<b>Fund Balances:</b>				
Unassigned	\$ 213,238	\$ -	\$ -	\$ 213,238
Assigned for Debt Service	\$ -	\$ 519,590	\$ -	\$ 519,590
Assigned for Capital Projects	\$ -	\$ -	\$ 1,855,678	\$ 1,855,678
<b>Total Fund Balances</b>	<b>\$ 213,238</b>	<b>\$ 519,590</b>	<b>\$ 1,855,678</b>	<b>\$ 2,588,505</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 218,284</b>	<b>\$ 519,590</b>	<b>\$ 1,855,678</b>	<b>\$ 2,593,552</b>



**Grande Pines**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2023**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 188,290	\$ 188,290	\$ 193,144	\$ 4,854
Assessments - Direct Bill	\$ 56,039	\$ 56,039	\$ 56,039	\$ -
Developer Contributions	\$ 258,037	\$ 22,589	\$ 22,589	\$ -
<b>Total Revenues</b>	<b>\$ 502,366</b>	<b>\$ 22,589</b>	<b>\$ 271,772</b>	<b>\$ 4,854</b>
<b>Expenditures:</b>				
<u>Administrative Expenditures</u>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 5,000	\$ 3,000
FICA Expense	\$ 918	\$ 612	\$ 383	\$ 230
Engineering	\$ 12,000	\$ 8,000	\$ 720	\$ 7,280
Attorney	\$ 25,000	\$ 16,667	\$ 13,627	\$ 3,040
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Annual Audit	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Dissemination Fees	\$ 3,500	\$ 2,333	\$ 2,333	\$ (0)
Trustee Fees	\$ 5,000	\$ 2,020	\$ 2,020	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 36,750	\$ 24,500	\$ 24,500	\$ -
Information Technology	\$ 1,800	\$ 1,200	\$ 1,200	\$ -
Website Administration	\$ 1,200	\$ 800	\$ 800	\$ -
Telephone	\$ 300	\$ 200	\$ -	\$ 200
Postage	\$ 700	\$ 467	\$ 107	\$ 359
Insurance	\$ 6,114	\$ 6,114	\$ 5,842	\$ 272
Printing & Binding	\$ 700	\$ 467	\$ 46	\$ 421
Legal Advertising	\$ 5,000	\$ 3,333	\$ 662	\$ 2,671
Other Current Charges	\$ 1,000	\$ 667	\$ 308	\$ 359
Office Supplies	\$ 400	\$ 267	\$ 2	\$ 265
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<u>Total Administrative Expenditures</u>	<b>\$ 123,007</b>	<b>\$ 86,271</b>	<b>\$ 68,174</b>	<b>\$ 18,097</b>

# Grande Pines

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	Variance
<i><u>Field Expenditures</u></i>				
Field Management	\$ 15,000	\$ 10,000	\$ -	\$ 10,000
Gate Attendants	\$ 163,171	\$ 108,781	\$ -	\$ 108,781
Gate Repairs	\$ 6,000	\$ 4,000	\$ -	\$ 4,000
Gate Internet, Phone, Cable	\$ 3,000	\$ 2,000	\$ -	\$ 2,000
Gate Cameras	\$ 1,200	\$ 800	\$ -	\$ 800
Gate Supplies	\$ 1,500	\$ 1,000	\$ -	\$ 1,000
Property Insurance	\$ 2,465	\$ 2,465	\$ -	\$ 2,465
Electric	\$ 6,900	\$ 4,600	\$ -	\$ 4,600
Streetlights	\$ 60,648	\$ 40,432	\$ -	\$ 40,432
Water & Sewer	\$ 21,740	\$ 14,493	\$ -	\$ 14,493
Landscape Maintenance	\$ 69,900	\$ 46,600	\$ -	\$ 46,600
Landscape Contingency	\$ 1,000	\$ 667	\$ -	\$ 667
Irrigation Repairs	\$ 3,000	\$ 2,000	\$ -	\$ 2,000
Lake Maintenance	\$ 12,035	\$ 8,023	\$ -	\$ 8,023
Pressure Washing	\$ 6,000	\$ 4,000	\$ -	\$ 4,000
Sign Maintenance	\$ 1,800	\$ 1,200	\$ -	\$ 1,200
Repairs & Maintenance	\$ 1,500	\$ 1,000	\$ -	\$ 1,000
Contingency	\$ 2,500	\$ 1,667	\$ -	\$ 1,667
<i><u>Total Field Expenditures</u></i>	<i><u>\$ 379,359</u></i>	<i><u>\$ 253,728</u></i>	<i><u>\$ -</u></i>	<i><u>\$ 253,728</u></i>
<b>Total Expenditures</b>	<b>\$ 502,366</b>	<b>\$ 339,999</b>	<b>\$ 68,174</b>	<b>\$ 271,825</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 0</b>		<b>\$ 203,598</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 9,640</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 213,238</b>	

# Grande Pines

## Community Development District

### Debt Service Fund Series 2021

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2023

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
<b>Revenues</b>				
Assessment - Tax Roll	\$ -	\$ -	\$ 303,044	\$ 303,044
Assessment - Direct	\$ 382,541	\$ 382,541	\$ 87,925	\$ (294,615)
Interest	\$ -	\$ -	\$ 10,509	\$ 10,509
<b>Total Revenues</b>	<b>\$ 382,541</b>	<b>\$ 382,541</b>	<b>\$ 401,478</b>	<b>\$ 18,937</b>
<b>Expenditures:</b>				
<b>Series 2021</b>				
Interest - 11/1	\$ 122,375	\$ 122,375	\$ 122,375	\$ -
Principal - 5/1	\$ 135,000	\$ 135,000	\$ 135,000	\$ -
Interest - 5/1	\$ 122,375	\$ 122,375	\$ 122,375	\$ -
<b>Total Expenditures</b>	<b>\$ 379,750</b>	<b>\$ 379,750</b>	<b>\$ 379,750</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (8,412)	\$ (8,412)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (8,412)</b>	<b>\$ (8,412)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 2,791</b>		<b>\$ 13,316</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 123,479</b>		<b>\$ 506,273</b>	
<b>Fund Balance - Ending</b>	<b>\$ 126,269</b>		<b>\$ 519,590</b>	

# Grande Pines

## Community Development District

### Capital Projects Fund Series 2021

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2023

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 74,180	\$ 74,180
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 74,180</b>	<b>\$ 74,180</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 1,958,074	\$ (1,958,074)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,958,074</b>	<b>\$ (1,958,074)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 8,412	\$ 8,412
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,412</b>	<b>\$ 8,412</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (1,875,483)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,731,161</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,855,678</b>	

**Grande Pines**  
Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ -	\$ 80	\$ -	\$ -	\$ 193,064	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 193,144
Assessments - Direct Bill	\$ 28,019	\$ -	\$ -	\$ 14,010	\$ 14,010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,039
Developer Contributions	\$ 15,310	\$ 7,279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,589
<b>Total Revenues</b>	<b>\$ 15,310</b>	<b>\$ 7,279</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 271,772</b>
<b>Expenditures:</b>													
<u>Administrative Expenditures</u>													
Supervisor Fees	\$ 2,000	\$ 800	\$ -	\$ 600	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 5,000
FICA Expense	\$ 153	\$ 61	\$ -	\$ 46	\$ -	\$ 61	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ 383
Engineering	\$ 371	\$ 56	\$ 113	\$ -	\$ -	\$ 60	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 720
Attorney	\$ 2,189	\$ 3,031	\$ 2,084	\$ 1,217	\$ 180	\$ 3,401	\$ 1,509	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ 13,627
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Dissemination Fees	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ 2,333
Trustee Fees	\$ 2,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,020
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ -	\$ -	\$ -	\$ -	\$ 24,500
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Website Administration	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 800
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 2	\$ 3	\$ 6	\$ 34	\$ 7	\$ 4	\$ 40	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ 107
Insurance	\$ 5,842	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,842
Printing & Binding	\$ -	\$ -	\$ 2	\$ -	\$ -	\$ 6	\$ 17	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ 46
Legal Advertising	\$ 662	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 662
Other Current Charges	\$ 38	\$ 39	\$ 38	\$ 39	\$ 38	\$ 38	\$ 38	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ 308
Office Supplies	\$ 0	\$ 0	\$ 0	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ 2
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<u>Total Administrative Expenditure</u>	<b>\$ 22,057</b>	<b>\$ 7,595</b>	<b>\$ 5,847</b>	<b>\$ 5,540</b>	<b>\$ 3,830</b>	<b>\$ 12,976</b>	<b>\$ 5,779</b>	<b>\$ 4,551</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 68,174</b>

**Grande Pines**  
Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Field Expenditures</u>													
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Attendants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Internet, Phone, Cable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Cameras	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sign Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<u>Total Field Expenditures</u>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Expenditures</b>	\$ 22,057	\$ 7,595	\$ 5,847	\$ 5,540	\$ 3,830	\$ 12,976	\$ 5,779	\$ 4,551	\$ -	\$ -	\$ -	\$ -	68,174
<b>Excess (Deficiency) of Revenues over Expenditures</b>	\$ (6,748)	\$ (315)	\$ (5,847)	\$ (5,540)	\$ (3,830)	\$ (12,976)	\$ (5,779)	\$ (4,551)	\$ -	\$ -	\$ -	\$ -	203,598

**Grande Pines**  
**Community Development District**  
**Long Term Debt Report**

**Series 2021, Special Assessment Bonds**

Interest Rates:	2.50%, 3.20%, 3.75%, 4.00%
Maturity Date:	5/1/2051
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$382,500
Reserve Fund Balance	\$382,500
Bonds Outstanding - 11/1/21	\$6,760,000
Less: Principal Payment - 5/1/22	(\$135,000)
Less: Principal Payment - 5/1/23	(\$135,000)
<b>Current Bonds Outstanding</b>	<b>\$6,490,000</b>

**Grand Pines CDD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2023**

Gross Assessments \$ 200,308.82 \$ 314,284.97 \$ 514,593.79  
Net Assessments \$ 188,290.29 \$ 295,427.87 \$ 483,718.16

**ON ROLL ASSESSMENTS**

							38.93%	61.07%	100.00%
<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>General Fund</i>	<i>2021 Debt Service</i>	<i>Total</i>
12/14/22	11/18-11/21/22	\$0.00	\$0.00	\$0.00	\$206.08	\$206.08	\$80.22	\$125.86	\$206.08
03/16/23	12/7-12/15/23	\$514,593.79	(\$20,583.66)	(\$89.01)	\$2,061.05	\$495,982.17	\$193,064.13	\$302,918.04	\$495,982.17
<b>TOTAL</b>		<b>\$ 514,593.79</b>	<b>\$ (20,583.66)</b>	<b>\$ (89.01)</b>	<b>\$ 2,267.13</b>	<b>\$ 496,188.25</b>	<b>\$ 193,144.35</b>	<b>\$ 303,043.90</b>	<b>\$ 496,188.25</b>

<b>103%</b>	<b>Net Percent Collected</b>
<b>0</b>	<b>Balance Remaining to Collect</b>

**Direct Bill Assessments**

Park Square Grande Pines, LLC						
2023-01				\$143,963.82	\$56,038.66	\$87,925.16
<i>Date Received</i>	<i>Due Date</i>	<i>Check Number</i>	<i>Amount Received</i>	<i>Net Assessed</i>	<i>O&amp;M</i>	<i>Series 2021 Debt Service</i>
11/4/22	11/1/22	66953	\$71,981.91	\$71,981.91	\$28,019.33	\$43,962.58
2/10/23	2/1/23	68481	\$35,990.96	\$35,990.96	\$14,009.67	\$21,981.29
3/3/23	5/1/23	69001	\$35,990.95	\$35,990.96	\$14,009.66	\$21,981.29
<b>\$ 143,963.82</b>				<b>\$ 143,963.82</b>	<b>\$ 56,038.66</b>	<b>\$ 87,925.16</b>



## SECTION 3

## **EXHIBIT B**

### **FORM OF REQUISITION 2021 ACQUISITION AND CONSTRUCTION ACCOUNT**

Grande Pines Community Development District  
Orange County, Florida

U.S. Bank National Association, as Trustee  
Orlando, Florida

**GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2021  
(ASSESSMENT AREA ONE)**

The undersigned, a Responsible Officer of the Grande Pines Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of March 1, 2021, as supplemented by that certain First Supplemental Trust Indenture dated as of March 1, 2021 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number; 15
- (B) Name of Payee; Poulos & Bennett
- (C) Amount Payable; \$1,177.50
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 19-151 (33) & (34) - Bond Issuance ofr Feb & Mar 2023
- (E) Account from which disbursement to be made: 2021 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area One Capital Improvement Program;

4. each disbursement represents a Cost of the Assessment Area One Capital Improvement Program which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.


Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

GRANDE PINES COMMUNITY  
DEVELOPMENT DISTRICT

By:   
Responsible Officer

Date: 5/24/23

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Assessment Area One Capital Improvement Program and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Assessment Area One Capital Improvement Program improvements being acquired from the proceeds of the 2021 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Assessment Area One Capital Improvement Program improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Assessment Area One Capital Improvement Program improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Assessment Area One Capital Improvement Program improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

  
District Engineer

# POULOS & BENNETT

Poulos & Bennett, LLC  
2602 E. Livingston St.  
Orlando, FL 32803  
407-487-2594

RECEIVED  
APR 04 2023

Grande Pines CDD  
6200 Lee Vista Boulevard, Suite 300  
Orlando, FL 32822

Invoice number 19-151(33)  
Date 03/31/2023

Project 19-151 GRANDE PINES CDD

Professional services for the period ending: February 28, 2023

## Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Percent	Current Billed
.01 ENGINEER'S REPORT	15,000.00	99.92	14,987.50	14,987.50	0.08	0.00	0.00
.02 MISCELLANEOUS SERVICES	0.00	0.00	5,678.75	5,678.75	0.00		0.00
.03 2020 BOND ISSUANCE	0.00	0.00	15,163.75	16,063.75	0.00		900.00
.99 REIMBURSABLE EXPENSES	0.00	0.00	64.29	64.29	0.00		0.00
Total	15,000.00		35,894.29	36,794.29			900.00

## Hourly Tasks:

### .03 2020 Bond Issuance

	Hours	Rate	Billed Amount
Engineering Intern	9.00	50.00	450.00
Executive Team Leader	1.00	240.00	240.00
Project Engineer	1.50	140.00	210.00
Phase subtotal			900.00

.03 2020 Bond Issuance - Prepare requisition and supporting documentation for phase 2 construction costs

Invoice total **900.00**

## Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19-151(32)	02/28/2023	180.00	180.00				
Total		180.00	180.00	0.00	0.00	0.00	0.00

# POULOS & BENNETT

Poulos & Bennett, LLC  
2602 E. Livingston St.  
Orlando, FL 32803  
407-487-2594

Grande Pines CDD  
6200 Lee Vista Boulevard, Suite 300  
Orlando, FL 32822

Invoice number 19-151(34)  
Date 04/28/2023

Project 19-151 GRANDE PINES CDD

Professional services for the period ending: March 31, 2023

## Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Percent	Current Billed
.01 ENGINEER'S REPORT	15,000.00	99.92	14,987.50	14,987.50	0.08	0.00	0.00
.02 MISCELLANEOUS SERVICES	0.00	0.00	5,678.75	5,738.75	0.00		60.00
.03 2020 BOND ISSUANCE	0.00	0.00	16,063.75	16,341.25	0.00		277.50
.99 REIMBURSABLE EXPENSES	0.00	0.00	64.29	64.29	0.00		0.00
<b>Total</b>	<b>15,000.00</b>		<b>36,794.29</b>	<b>37,131.79</b>			<b>337.50</b>

## Hourly Tasks:

### .02 Miscellaneous Services

Executive Team Leader

Hours	Rate	Billed Amount
0.25	240.00	60.00

### .03 2020 Bond Issuance

Engineering Intern  
Executive Team Leader

Hours	Rate	Billed Amount
0.75	50.00	37.50
1.00	240.00	240.00

Phase subtotal

277.50

### .02 Misc. Services - Sign conveyance certification

.03 2020 Bond Issuance - Revise requisition per comments, review and sign requisition and Engineer's Cert

Invoice total 337.50

## Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19-151(32)	02/28/2023	180.00		180.00			
19-151(33)	03/31/2023	900.00	900.00				
<b>Total</b>		<b>1,080.00</b>	<b>900.00</b>	<b>180.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Grande Pines CDD

Net 30 days

Invoice date 04/28/2023

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## SECTION 4

## **EXHIBIT B**

### **FORM OF REQUISITION 2021 ACQUISITION AND CONSTRUCTION ACCOUNT**

Grande Pines Community Development District  
Orange County, Florida

U.S. Bank National Association, as Trustee  
Orlando, Florida

#### **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2021 (ASSESSMENT AREA ONE)**

The undersigned, a Responsible Officer of the Grande Pines Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of March 1, 2021, as supplemented by that certain First Supplemental Trust Indenture dated as of March 1, 2021 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number; 17
- (B) Name of Payee; Park Square Grande Pines, LLC
- (C) Amount Payable; \$1,174,253.70
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Construction Costs – Grande Pines Phase 4 Infrastructure
- (E) Account from which disbursement to be made: 2021 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area One Capital Improvement Program;



4. each disbursement represents a Cost of the Assessment Area One Capital Improvement Program which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

GRANDE PINES COMMUNITY  
DEVELOPMENT DISTRICT

By: Amanda Whitney  
Responsible Officer

Date: 6/27/23

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Assessment Area One Capital Improvement Program and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Assessment Area One Capital Improvement Program improvements being acquired from the proceeds of the 2021 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Assessment Area One Capital Improvement Program improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Assessment Area One Capital Improvement Program improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Assessment Area One Capital Improvement Program improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

Christina Baxter  
District Engineer



## REQUISITION NO. 17 SUMMARY

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Grande Pines Community Development District (CDD) Acquisition & Requisition Request No. 17 is detailed in the following report. Requisition No. 17 includes Assessment Area One, more specifically, CDD lands located within, Area One, Paradiso Grande Phase 4 (f.k.a Grande Pines Phase 4), as recorded in Plat book 111 Page 77-81 (Exhibit C)

Requisition No. 17 includes reimbursement request to Park Square Grande Pines, LLC for Assessment Area One Estimated Costs, per Exhibit 16 of the CDD Engineer's Report. The reimbursement request relates to Grande Pines including the following:

- Construction Costs (See Exhibit A)
  - Grande Pines Phase 4 Infrastructure

Please note Table 1 and the Exhibits referenced above provide additional details on costs, scope, and percentage of applicable costs which applies to CDD Assessment Area One. In addition, the approved construction plans associated with the Grande Pines Phase 4 infrastructure construction are provided as Exhibit D.

Table 1 provides a summary of the percentage that is reimbursable based on CDD infrastructure related to the Grande Pines Phase 4 utilities construction and site grading. At the time of this report, Orange County has not issued Certification of Completion; Orange County Utilities Certificate of Completion is pending approval. Requisition No. 17 includes a portion of the construction costs paid by Park Square Grande Pines, LLC to Wal-Rose, Inc. based on Pay Applications reviewed by Poulos & Bennett.

Grande Pines  
Community Development District  
Assessment Area One  
Acquisition & Requisition No. 17  
Orange County, Florida

**Prepared For**

**Park Square Grande Pines**

5200 Vineland Road, Suite 200  
Orlando, FL 32811

**Date**

June 13, 2023



2602 E. Livingston St. | Orlando, Florida 32803 | Tel: 407.487.2594 | [www.poulosandbennett.com](http://www.poulosandbennett.com)  
FBPE Certificate of Authorization No. 2856

# TABLE OF CONTENTS

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## ***Section 1***

### ***Requisition No. 17***

Requisition No. 17 for Disbursement

Requisition No. 17 Summary

Table 1: Wal-Rose, Inc. Pay Application #16/

Summary of % CDD Reimbursable & % Applicable Requisition 17

## ***Section 2***

### ***Exhibits***

Exhibit 15 Assessment Area Exhibit

Exhibits A: Wal-Rose, Inc. Pay Applications

Exhibits B: Wal-Rose, Inc. Lien Releases

## ***Section 3***

### ***Supplemental Documents***

Exhibit C: Paradiso Grande (f.k.a. Grande Pines) Phase 4 Recorded Plat

Exhibit D: Grande Pines Orangewood N-2 PD Parcel 11D Phase 4 Approved  
Construction Plans

## ***Section 4***

### ***Bill of Sale Infrastructure***

Exhibit E: Bill of Sale – Grande Pines Phase 4- Park Square Grande Pines

Exhibit F: Bill of Sale – Grande Pines Phase 4- CDD

*Section 1*  
*Requisition No. 17*

**Table 1**  
Grande Pines Community Development District  
Summary of % CDD Reimbursable % Applicable Requisition #17

<b>Wal-Rose, Inc. Pay Application #16 21-014 Grande Pines Phase 4</b>	
<i>Description</i>	<i>Amount</i>
Mobilization & Supervision	\$ 29,338.00
Survey layout	\$ 10,350.00
As-builts	\$ 4,140.00
Geotechnical Testing	\$ 19,354.50
Single Row Silt Fence 3232lf	\$ 3,878.40
Floating turbidity barrier 100lf	\$ 1,380.00
Double Row Silt Fence 635lf	\$ 1,397.00
Construction Entrance	\$ 5,999.50
SWPPP Permit & Compliance 3mth	\$ 9,534.00
Inlet Protection 41ea	\$ 4,809.30
Clear, grub & disk (burn on site) 6.75ac	\$ 12,432.15
Demo cart path 1871sy	\$ 14,219.60
Stockpile to Fill 15719cy	\$ 58,160.30
Cut to Fill 4008cy	\$ 13,827.60
Backfill Curbs/ Grade ROW 4565sy	\$ 3,423.75
Finegrade Tracts & pond 2970sy	\$ 1,930.50
Grade Bldg Pads 9390sy	\$ 6,103.50
Seed and Mulch Lots & ROWs 18087sy	\$ 8,139.15
Sod Pond, Swales & Common Areas 5765sy	\$ 15,853.75
Sod 2 Strips Behind Curbs 493sy	\$ 1,355.75
Type "D" Curb 1340lf	\$ 20,368.00
2' Drop Curb 228lf	\$ 3,522.60
2' Miami Curb 3004lf	\$ 46,411.80
3' Valley Gutter 178lf	\$ 3,853.70
5'x4" sidewalk 1967lf	\$ 44,749.25
6'x4" sidewalk 20lf	\$ 547.00
ADA Ramp 4ea	\$ 4,522.00
12" Compacted Subgrade 7704sy	\$ 17,719.20
6" stabilized curb pad 1809sy	\$ 11,215.80
6" Soil Cement 6403sy	\$ 110,771.90
1¼" SP-9.5 Asphalt 6403sy	\$ 56,986.70
Temp Cul-D-Sac 300sy	\$ 3,735.00
Striping and Signs	\$ 8,990.70
Dewater Storm 1933lf	\$ 18,460.15
Connect to existing structure	\$ 1,728.00
10" HDPE 1104lf	\$ 29,200.80
12" HDPE 289lf	\$ 8,785.60
15" RCP 200lf	\$ 6,660.00
18" RCP 140lf	\$ 5,929.00
24" RCP 31lf	\$ 1,904.95
30" RCP 279lf	\$ 23,701.05
36" RCP 650lf	\$ 73,092.50
42" RCP 548lf	\$ 81,542.40
48" RCP 85lf	\$ 15,542.25
ADS Inline Yard Drains 31ea	\$ 42,098.00
Type C Inlet 2ea	\$ 5,019.70
Type P3 Inlet 4ea	\$ 21,058.20
Type J3 Inlet 5ea	\$ 38,125.00
Type P7 Manhole 1ea	\$ 3,599.95
Type J7 Manhole 3ea	\$ 18,773.70
Clean, Flush & TV 1933lf	\$ 4,349.25
Dewater Sanitary 1554lf	\$ 14,840.70
Connect to existing manhole	\$ 1,587.20
8" PVC Gravity Sewer Main (0-6') 1554lf	\$ 39,782.40
4' Diameter Manhole (0'-6') 6ea	\$ 25,524.30
Single Service 12ea	\$ 8,884.80
Double Service 25ea	\$ 20,660.00
Clean, Test & Video Sanitary Sewer Mains 1554lf	\$ 11,732.70
Connect to Existing Gate Valve	\$ 937.35
12" PVC Watermain 1634lf	\$ 104,085.80
12" Gate Valve 1ea	\$ 3,653.00
Fire Hydrant Assembly 3ea	\$ 17,413.50

<b>CDD Requisition 17</b>		
<i>% CDD Reimbursable</i>	<i>% Requisition #17</i>	<i>Amount</i>
100%	80%	\$ 23,470.40
100%	80%	\$ 8,280.00
100%	80%	\$ 3,312.00
100%	75%	\$ 14,515.88
100%	80%	\$ 3,102.72
100%	80%	\$ 1,104.00
100%	80%	\$ 1,117.60
100%	80%	\$ 4,799.60
100%	80%	\$ 7,627.20
100%	0%	\$ -
100%	80%	\$ 9,945.72
100%	80%	\$ 11,375.68
100%	80%	\$ 46,528.24
100%	80%	\$ 11,062.08
100%	80%	\$ 2,739.00
100%	80%	\$ 1,544.40
0%	80%	\$ -
48%	0%	\$ -
36%	0%	\$ -
100%	0%	\$ -
19%	0%	\$ -
100%	0%	\$ -
100%	80%	\$ 37,129.44
100%	80%	\$ 3,082.96
77%	75%	\$ 25,866.75
100%	75%	\$ 410.25
100%	0%	\$ -
74%	80%	\$ 10,432.80
92%	80%	\$ 8,243.52
68%	80%	\$ 60,466.96
68%	0%	\$ -
100%	0%	\$ -
100%	0%	\$ -
100%	80%	\$ 14,768.12
100%	80%	\$ 1,382.40
0%	80%	\$ -
0%	80%	\$ -
58%	80%	\$ 3,063.60
33%	80%	\$ 1,558.48
100%	80%	\$ 1,523.96
100%	80%	\$ 18,960.84
100%	80%	\$ 58,474.00
100%	80%	\$ 65,233.92
100%	80%	\$ 12,433.80
0%	80%	\$ -
0%	80%	\$ -
100%	80%	\$ 16,846.56
100%	80%	\$ 30,500.00
100%	80%	\$ 2,879.96
100%	80%	\$ 15,018.96
100%	80%	\$ 3,479.40
100%	80%	\$ 11,872.56
100%	80%	\$ 1,269.76
100%	80%	\$ 31,825.92
100%	80%	\$ 20,419.44
0%	80%	\$ -
0%	80%	\$ -
100%	80%	\$ 9,386.16
100%	80%	\$ 749.88
100%	80%	\$ 83,268.64
100%	80%	\$ 2,922.40
100%	80%	\$ 13,930.80

**Table 1**  
Grande Pines Community Development District  
Summary of % CDD Reimbursable % Applicable Requisition #17

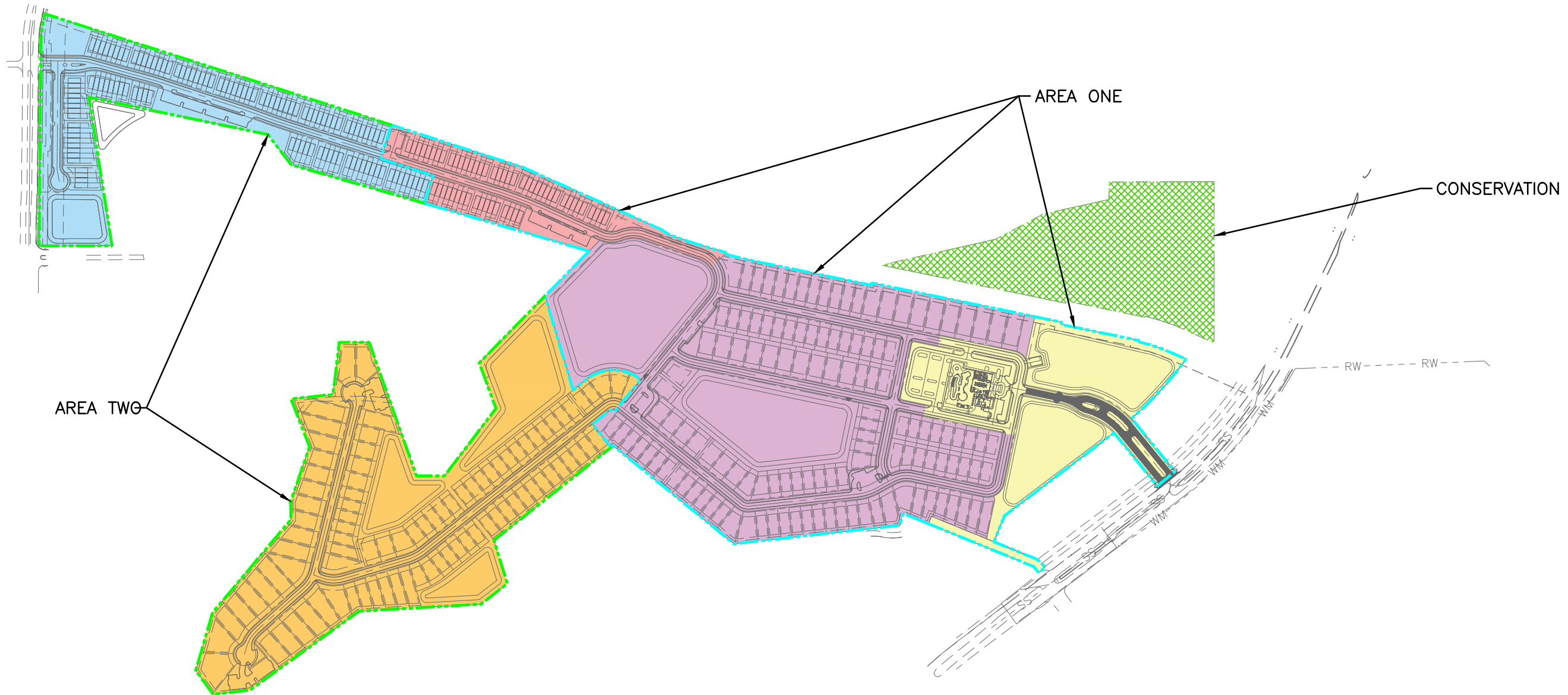
Wal-Rose, Inc. Pay Application #16 21-014 Grande Pines Phase 4				CDD Requisition 17			
Description		Amount		% CDD Reimbursable	% Requisition #17	Amount	
Fittings & Restraints - Water		\$ 9,142.80		100%	80%	\$ 7,314.24	
2" Blow Off Valve 1ea		\$ 1,323.85		100%	80%	\$ 1,059.08	
Single Service 7ea		\$ 6,175.75		0%	80%	\$ -	
Double Service 29ea		\$ 25,585.25		0%	80%	\$ -	
Temp Jumper 1ea		\$ 2,170.40		100%	80%	\$ 1,736.32	
2" Combo Service 36ea		\$ 57,871.80		0%	80%	\$ -	
Flush, Test and Chlorinate 1634lf		\$ 11,274.60		100%	80%	\$ 9,019.68	
Connect to Existing Gate Valve		\$ 841.25		100%	80%	\$ 673.00	
8" PVC Reclaimed Watermain 1662lf		\$ 58,086.90		100%	80%	\$ 46,469.52	
Fittings And Restraints - Reuse		\$ 4,655.95		100%	80%	\$ 3,724.76	
8" Gate Valve 1ea		\$ 2,041.10		100%	80%	\$ 1,632.88	
2" Blow Off Valve 1ea		\$ 1,323.85		100%	80%	\$ 1,059.08	
2" Single Service 5ea		\$ 6,860.50		0%	80%	\$ -	
Testing 1662lf		\$ 3,739.50		100%	80%	\$ 2,991.60	
SUBTOTAL:		\$ 1,398,786.15		Subtotal:		\$ 793,606.92	
Change Orders							
PCCO#001							
PCO#001							
1-Earthwork.O Earthwork.Other Demucking ROW 21+00 to 26+00		\$ 354,863.90		100%	80%	\$ 283,891.12	
PCCO#002							
PCO#002							
1-Earthwork.O Earthwork.Other Retaining wall		\$ 117,006.75		0%	70%	\$ -	
1-Earthwork.O Earthwork.Other Safety fence for wall with 3 poured courses		\$ 65,835.00		0%	0%	\$ -	
PCCO#003							
PCO#003							
1-Earthwork.O Earthwork.Other Additional SSF of wall after engineering 354sff		\$ 11,788.20		100%	70%	\$ 8,251.74	
1-Earthwork.O Earthwork.Other Price increase due to material, fuel, and sub labor increases on original portion 5985 SFF		\$ 82,293.75		100%	70%	\$ 57,605.63	
PCCO#004							
PCO#005							
1-Water.O Water.Other water service upgrade		\$ 57,378.75		0%	80%	\$ -	
PCCO#005							
PCO#006							
1-Base Soil.O Base Soil Cement.Other soil cement base increase		\$ 46,101.60		100%	80%	\$ 36,881.28	
PCCO#006							
PCO#006							
1-Earthwork.O Earthwork.Other geogrid stabilization		\$ 22,342.98		100%	80%	\$ 17,874.38	
PCCO#007							
PCO#007							
1-Earthwork.O Earthwork.Other Deduct to reduce TRUE UP PCCO3		\$ (34,081.95)		100%	70%	\$ (23,857.37)	
PCCO#008							
PCO#008							
1-Asphalt.O Asphalt.Other 56-230 1 1/4" Type SP-9.5 Asphalt 6403sy		\$ 19,080.94		100%	0%	\$ -	
Change Order Subtotal:		\$ 742,609.92	Change Order CDD Reimbursable Subtotal:		\$ 380,646.78		
Pay Application #16 GRAND TOTAL:		\$ 2,141,396.07	Total- Construction Costs Eligible for CDD Reimbursement:		\$ 1,174,253.70		
				Total Requisition #17:		\$ 1,174,253.70	

<sup>1</sup>Drainage swales are located within Residential Lots and are not applicable for CDD Reimbursement.

<sup>2</sup> Tracts P-2, PT-5 and PT-6 are common areas and are to be owned and maintained by the Homeowners Association. Therefore, they are not applicable for CDD Reimbursements.

## *Section 2*

### *Exhibits*



ASSESSMENT AREA MINIMUM LOT WIDTH						
		70'	50'	22'-23'	UNIT TOTAL	AREA
	AREA ONE	61	135	55	251	64.61 ACRES
	AREA TWO	22	56	114	192	44.72 ACRES
	PHASE 1	0	0	0	0	13.22 ACRES
	PHASE 2	61	135	0	196	30.36 ACRES
	PHASE 3	22	56	0	78	30.31 ACRES
	PHASE 4	0	0	55	55	6.49 ACRES
	PHASE 5	0	0	114	114	14.41 ACRES
	CONSERVATION	0	0	0	0	0

SOURCE:  
PLANNED DEVELOPMENT/LAND USE PLAN  
FOR ORANGEWOOD N-2 PD CENTRAL  
FLORIDA PARKWAY & INTERNATIONAL DRIVE

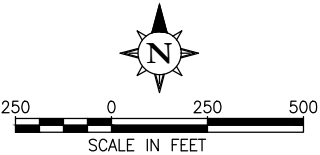
ASSESSMENT AREA EXHIBIT

Grande Pines

POULOS & BENNETT

2602 E. Livingston St.  
Orlando, Florida 32803-407.487.2594

www.poulosandbennett.com  
Certificate of Authorization No. 28567





OPINIONED  
This certificate is not negotiable. The amount ~~certified~~ is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to the rights of the Owner/Client or Contractor under this Contract.

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 16

APPLICATION DATE: 1/25/2023

PERIOD: 01/01/23 - 01/31/23

## Contract Lines

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	Mobilization & Supervision	\$29,338.00	\$26,404.20	\$0.00	\$0.00	\$26,404.20	90.00%	\$2,933.80	\$2,640.42
2	Survey layout	\$10,350.00	\$9,315.00	\$0.00	\$0.00	\$9,315.00	90.00%	\$1,035.00	\$931.50
3	As-builts	\$4,140.00	\$3,726.00	\$0.00	\$0.00	\$3,726.00	90.00%	\$414.00	\$372.60
4	Geotechnical Testing	\$19,354.50	\$14,515.88	\$0.00	\$0.00	\$14,515.88	75.00%	\$4,838.62	\$1,451.59
5	Single Row Silt Fence 3232lf	\$3,878.40	\$3,878.40	\$0.00	\$0.00	\$3,878.40	100.00%	\$0.00	\$387.84
6	Floating turbidity barrier 100lf	\$1,380.00	\$1,380.00	\$0.00	\$0.00	\$1,380.00	100.00%	\$0.00	\$138.00
7	Double Row Silt Fence 635lf	\$1,397.00	\$1,397.00	\$0.00	\$0.00	\$1,397.00	100.00%	\$0.00	\$139.70
8	Construction Entrance	\$5,999.50	\$5,999.50	\$0.00	\$0.00	\$5,999.50	100.00%	\$0.00	\$599.95
9	SWPPP Permit & Compliance 3mth	\$9,534.00	\$9,534.00	\$0.00	\$0.00	\$9,534.00	100.00%	\$0.00	\$953.40
10	Inlet Protection 41ea	\$4,809.30	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$4,809.30	\$0.00
11	Clear, grub & disk (burn on site) 6.75ac	\$12,432.15	\$12,432.15	\$0.00	\$0.00	\$12,432.15	100.00%	\$0.00	\$1,243.22
12	Demo cart path 1871sy	\$14,219.60	\$14,219.60	\$0.00	\$0.00	\$14,219.60	100.00%	\$0.00	\$1,421.96
13	Stockpile to Fill 15719cy	\$58,160.30	\$58,160.30	\$0.00	\$0.00	\$58,160.30	100.00%	\$0.00	\$5,816.03
14	Cut to Fill 4008cy	\$13,827.60	\$13,827.60	\$0.00	\$0.00	\$13,827.60	100.00%	\$0.00	\$1,382.76
15	Backfill Curbs/ Grade ROW 4565sy	\$3,423.75	\$3,423.75	\$0.00	\$0.00	\$3,423.75	100.00%	\$0.00	\$342.38
16	Finegrade Tracts & pond 2970sy	\$1,930.50	\$965.25	\$965.25	\$0.00	\$1,930.50	100.00%	\$0.00	\$193.06
17	Grade Bldg Pads 9390sy	\$6,103.50	\$6,103.50	\$0.00	\$0.00	\$6,103.50	100.00%	\$0.00	\$610.36
18	Seed and Mulch Lots & ROWs 18087sy	\$8,139.15	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$8,139.15	\$0.00
19	Sod Pond, Swales & Common Areas 5765sy	\$15,853.75	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$15,853.75	\$0.00
20	Sod 2 Strips Behind Curbs 493sy	\$1,355.75	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,355.75	\$0.00
21	Type "D" Curb 1340lf	\$20,368.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$20,368.00	\$0.00
22	2' Drop Curb 228lf	\$3,522.60	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$3,522.60	\$0.00
23	2' Miami Curb 3004lf	\$46,411.80	\$46,411.80	\$0.00	\$0.00	\$46,411.80	100.00%	\$0.00	\$4,641.18
24	3' Valley Gutter 178lf	\$3,853.70	\$3,853.70	\$0.00	\$0.00	\$3,853.70	100.00%	\$0.00	\$385.37
25	5'x4" sidewalk 1967lf	\$44,749.25	\$0.00	\$33,561.94	\$0.00	\$33,561.94	75.00%	\$11,187.31	\$3,356.19
26	6'x4" sidewalk 20lf	\$547.00	\$0.00	\$410.25	\$0.00	\$410.25	75.00%	\$136.75	\$41.03
27	ADA Ramp 4ea	\$4,522.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$4,522.00	\$0.00
28	12" Compacted Subgrade 7704sy	\$17,719.20	\$17,719.20	\$0.00	\$0.00	\$17,719.20	100.00%	\$0.00	\$1,771.92
29	6" stabilized curb pad 1809sy	\$11,215.80	\$11,215.80	\$0.00	\$0.00	\$11,215.80	100.00%	\$0.00	\$1,121.58
30	6" Soil Cement 6403sy	\$110,771.90	\$110,771.90	\$0.00	\$0.00	\$110,771.90	100.00%	\$0.00	\$11,077.19
31	1 1/4" SP-9.5 Asphalt 6403sy	\$56,986.70	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$56,986.70	\$0.00
32	Temp Cul-D-Sac 300sy	\$3,735.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$3,735.00	\$0.00
33	Striping and Signs	\$8,990.70	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$8,990.70	\$0.00
34	Dewater Storm 1933lf	\$18,460.15	\$18,460.15	\$0.00	\$0.00	\$18,460.15	100.00%	\$0.00	\$1,846.02

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
35	Connect to existing structure	\$1,728.00	\$1,728.00	\$0.00	\$0.00	\$1,728.00	100.00%	\$0.00	\$172.80
36	10" HDPE 1104lf	\$29,200.80	\$29,200.80	\$0.00	\$0.00	\$29,200.80	100.00%	\$0.00	\$2,920.08
37	12" HDPE 289lf	\$8,785.60	\$8,785.60	\$0.00	\$0.00	\$8,785.60	100.00%	\$0.00	\$878.56
38	15" RCP 200lf	\$6,660.00	\$6,660.00	\$0.00	\$0.00	\$6,660.00	100.00%	\$0.00	\$666.00
39	18" RCP 140lf	\$5,929.00	\$5,929.00	\$0.00	\$0.00	\$5,929.00	100.00%	\$0.00	\$592.90
40	24" RCP 31lf	\$1,904.95	\$1,904.95	\$0.00	\$0.00	\$1,904.95	100.00%	\$0.00	\$190.50
41	30" RCP 279lf	\$23,701.05	\$23,701.05	\$0.00	\$0.00	\$23,701.05	100.00%	\$0.00	\$2,370.10
42	36" RCP 650lf	\$73,092.50	\$73,092.50	\$0.00	\$0.00	\$73,092.50	100.00%	\$0.00	\$7,309.26
43	42" RCP 548lf	\$81,542.40	\$81,542.40	\$0.00	\$0.00	\$81,542.40	100.00%	\$0.00	\$8,154.24
44	48" RCP 85lf	\$15,542.25	\$15,542.25	\$0.00	\$0.00	\$15,542.25	100.00%	\$0.00	\$1,554.22
45	ADS Inline Yard Drains 31ea	\$42,098.00	\$42,098.00	\$0.00	\$0.00	\$42,098.00	100.00%	\$0.00	\$4,209.80
46	Type C Inlet 2ea	\$5,019.70	\$5,019.70	\$0.00	\$0.00	\$5,019.70	100.00%	\$0.00	\$501.98
47	Type P3 Inlet 4ea	\$21,058.20	\$21,058.20	\$0.00	\$0.00	\$21,058.20	100.00%	\$0.00	\$2,105.82
48	Type J3 Inlet 5ea	\$38,125.00	\$38,125.00	\$0.00	\$0.00	\$38,125.00	100.00%	\$0.00	\$3,812.50
49	Type P7 Manhole 1ea	\$3,599.95	\$3,599.95	\$0.00	\$0.00	\$3,599.95	100.00%	\$0.00	\$360.00
50	Type J7 Manhole 3ea	\$18,773.70	\$18,773.70	\$0.00	\$0.00	\$18,773.70	100.00%	\$0.00	\$1,877.37
51	Clean, Flush & TV 1933lf	\$4,349.25	\$4,349.25	\$0.00	\$0.00	\$4,349.25	100.00%	\$0.00	\$434.92
52	Dewater Sanitary 1554lf	\$14,840.70	\$14,840.70	\$0.00	\$0.00	\$14,840.70	100.00%	\$0.00	\$1,484.08
53	Connect to existing manhole	\$1,587.20	\$1,587.20	\$0.00	\$0.00	\$1,587.20	100.00%	\$0.00	\$158.72
54	8" PVC Gravity Sewer Main (0'-6') 1554lf	\$39,782.40	\$39,782.40	\$0.00	\$0.00	\$39,782.40	100.00%	\$0.00	\$3,978.24
55	4' Diameter Manhole (0'-6') 6ea	\$25,524.30	\$25,524.30	\$0.00	\$0.00	\$25,524.30	100.00%	\$0.00	\$2,552.44
56	Single Service 12ea	\$8,884.80	\$8,884.80	\$0.00	\$0.00	\$8,884.80	100.00%	\$0.00	\$888.48
57	Double Service 25ea	\$20,660.00	\$20,660.00	\$0.00	\$0.00	\$20,660.00	100.00%	\$0.00	\$2,066.00
58	Clean, Test & Video Sanitary Sewer Mains 1554lf	\$11,732.70	\$11,732.70	\$0.00	\$0.00	\$11,732.70	100.00%	\$0.00	\$1,173.27
59	Connect to Existing Gate Valve	\$937.35	\$937.35	\$0.00	\$0.00	\$937.35	100.00%	\$0.00	\$93.74
60	12" PVC Watermain 1634lf	\$104,085.80	\$104,085.80	\$0.00	\$0.00	\$104,085.80	100.00%	\$0.00	\$10,408.58
61	12" Gate Valve 1ea	\$3,653.00	\$3,653.00	\$0.00	\$0.00	\$3,653.00	100.00%	\$0.00	\$365.30
62	Fire Hydrant Assembly 3ea	\$17,413.50	\$17,413.50	\$0.00	\$0.00	\$17,413.50	100.00%	\$0.00	\$1,741.36
63	Fittings & Restraints - Water	\$9,142.80	\$9,142.80	\$0.00	\$0.00	\$9,142.80	100.00%	\$0.00	\$914.28
64	2" Blow Off Valve 1ea	\$1,323.85	\$0.00	\$1,323.85	\$0.00	\$1,323.85	100.00%	\$0.00	\$132.39
65	Single Service 7ea	\$6,175.75	\$6,175.75	\$0.00	\$0.00	\$6,175.75	100.00%	\$0.00	\$617.58
66	Double Service 29ea	\$25,585.25	\$25,585.25	\$0.00	\$0.00	\$25,585.25	100.00%	\$0.00	\$2,558.52
67	Temp Jumper 1ea	\$2,170.40	\$2,170.40	\$0.00	\$0.00	\$2,170.40	100.00%	\$0.00	\$217.04
68	2" Combo Service 36ea	\$57,871.80	\$57,871.80	\$0.00	\$0.00	\$57,871.80	100.00%	\$0.00	\$5,787.18
69	Flush, Test and Chlorinate 1634lf	\$11,274.60	\$5,637.30	\$5,637.30	\$0.00	\$11,274.60	100.00%	\$0.00	\$1,127.46
70	Connect to Existing Gate Valve	\$841.25	\$841.25	\$0.00	\$0.00	\$841.25	100.00%	\$0.00	\$84.13
71	8" PVC Reclaimed Watermain 1662lf	\$58,086.90	\$58,086.90	\$0.00	\$0.00	\$58,086.90	100.00%	\$0.00	\$5,808.70
72	Fittings And Restraints - Reuse	\$4,655.95	\$4,655.95	\$0.00	\$0.00	\$4,655.95	100.00%	\$0.00	\$465.60

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
73	8" Gate Valve 1ea	\$2,041.10	\$2,041.10	\$0.00	\$0.00	\$2,041.10	100.00%	\$0.00	\$204.11
74	2" Blow Off Valve 1ea	\$1,323.85	\$0.00	\$1,323.85	\$0.00	\$1,323.85	100.00%	\$0.00	\$132.39
75	2" Single Service 5ea	\$6,860.50	\$6,860.50	\$0.00	\$0.00	\$6,860.50	100.00%	\$0.00	\$686.05
76	Testing 1662lf	\$3,739.50	\$0.00	\$3,739.50	\$0.00	\$3,739.50	100.00%	\$0.00	\$373.95
TOTALS:		\$1,398,786.15	\$1,202,995.78	\$46,961.94	\$0.00	\$1,249,957.72	89.36%	\$148,828.43	\$124,995.89

## Change Orders

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
77	PCCO#001								
77.1	PCO#001								
77.1.1	1-Earthwork.O Earthwork.Other Demucking ROW 21+00 to 26+00	\$354,863.90	\$354,863.90	\$0.00	\$0.00	\$354,863.90	100.00%	\$0.00	\$35,486.39
78	PCCO#002								
78.1	PCO#002								
78.1.1	1-Earthwork.O Earthwork.Other Retaining wall	\$117,006.75	\$0.00	\$81,904.73	\$0.00	\$81,904.73	70.00%	\$35,102.02	\$8,190.47
78.1.2	1-Earthwork.O Earthwork.Other Safety fence for wall with 3 poured courses	\$65,835.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$65,835.00	\$0.00
79	PCCO#003								
79.1	PCO#003								
79.1.1	1-Earthwork.O Earthwork.Other Additional SSF of wall after engineering 354sff	\$11,788.20	\$0.00	\$8,251.74	\$0.00	\$8,251.74	70.00%	\$3,536.46	\$825.17
79.1.2	1-Earthwork.O Earthwork.Other Price increase due to material, fuel, and sub labor increases on original portion 5985 SFF	\$82,293.75	\$0.00	\$57,605.63	\$0.00	\$57,605.63	70.00%	\$24,688.12	\$5,760.56
80	PCCO#004								
80.1	PCO#005								
80.1.1	1-Water.O Water.Other water service upgrade	\$57,378.75	\$57,378.75	\$0.00	\$0.00	\$57,378.75	100.00%	\$0.00	\$5,737.88
81	PCCO#005								
81.1	PCO#006								
81.1.1	1-Base Soil.O Base Soil Cement.Other soil cement base increase	\$46,101.60	\$46,101.60	\$0.00	\$0.00	\$46,101.60	100.00%	\$0.00	\$4,610.16
82	PCCO#006								
82.1	PCO#006								
82.1.1	1-Earthwork.O Earthwork.Other geogrid stabilization	\$22,342.98	\$22,342.98	\$0.00	\$0.00	\$22,342.98	100.00%	\$0.00	\$2,234.30
83	PCCO#007								

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
83.1	PCO#007								
83.1.1	1-Earthwork.O Earthwork.Other Deduct to reduce TRUE UP PCCO3	\$(34,081.95)	\$0.00	\$(23,857.37)	\$0.00	\$(23,857.37)	70.00%	\$(10,224.58)	\$(2,385.74)
84	PCCO#008								
84.1	PCO#008								
84.1.1	1-Asphalt.O Asphalt.Other 56-230 1 1/4" Type SP-9.5 Asphalt 6403sy	\$19,080.94	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$19,080.94	\$0.00
TOTALS:		\$742,609.92	\$480,687.23	\$123,904.73	\$0.00	\$604,591.96	81.41%	\$138,017.96	\$60,459.19

## Grand Totals

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
GRAND TOTALS:		\$2,141,396.07	\$1,683,683.01	\$170,866.67	\$0.00	\$1,854,549.68	86.60%	\$286,846.39	\$185,455.08

WAIVER AND RELEASE OF LIEN  
UPON PARTIAL PAYMENT

The undersigned lienor, in consideration of the payment in the amount of **\$153,780.00** hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished to **Wal-Rose, Inc. through 1 / 31 / 2023** on the job of **Grand Pines Ph4** to the following described property:

JOB: Grand Pines Ph4

Dated on: 1/23/23

Lienor: Wal-Rose

Address: PO BOX 728, Sanford, FL 32772

By: Tom LaRose

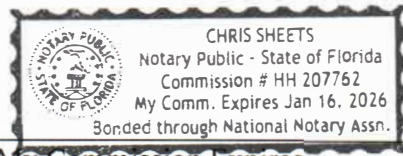
Printed Name: Tom LaRose

State of FL

County of Seminole

The following instrument was acknowledged before me this 23rd, Jan 2023 by Tom LaRose who is personally know to me or who has produced identification.

Notary Signature



My Commission Expires

*Section 3*  
*Supplemental Documents*



# PARADISO GRANDE PHASE 4

A REPLAT OF PORTIONS OF GOLF COURSE PARCELS 1 AND 3 AND A PORTION OF LAKE 9 AND ALL OF CONSERVATION AREA 2 OF THE PLAT OF ORANGEWOOD NEIGHBORHOOD 2 AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA

## LEGAL DESCRIPTION PHASE 4

A parcel of land comprising a portion of Golf Course Parcels 1 and 3 together with a portion of Lake 9, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Northwest corner of said Golf Course Parcel 1; run South 72°13'51" East along the North line of said Golf Course Parcel 1 for a distance of 1595.00 feet to the POINT OF BEGINNING; thence continuing along said North line of Golf Course Parcel 1 run South 72°13'51" East for a distance of 610.59 feet; thence run South 65°40'02" East along said North line for a distance of 661.67 feet to the Northwest corner of said Lake 9, being a point on a non tangent curve, concave Northeastly having a radius of 1137.00 feet, with a chord bearing of South 55°09'04" East, and a chord distance of 26.30 feet; thence run Southeastly along the North line of said Lake 9 and along the arc of said curve through a central angle of 0°19'32" for a distance of 26.30 feet to a point of tangency; thence run the following courses along said North line of Lake 9: South 55°48'50" East for a distance of 12.73 feet; thence run South 70°42'36" East for a chord bearing of South 73°02'24" East, and a chord distance of 228.88 feet; thence run Southeastly continuing along said North line of Lake 9 and along a portion of the North line of Golf Course Parcel 3 of said Orangewood Neighborhood 2, run Southeastly along the arc of said curve through a central angle of 04°39'38" for a distance of 228.94 feet to a point on a non tangent line; thence run South 14°37'46" West for a distance of 8.00 feet to the Northwest corner of lot 22, Paradiso Grande Phase 2 according to the plat thereof as recorded in Plat Book 108, Pages 66 through 71 of said Public Records; thence run South 52°00'27" West along the Northwestly most line of said Paradiso Grande Phase 2, for a distance of 91.30 feet to a point lying on the North line of Tract D-4 of said plot, also being a point on a non tangent curve, concave Southeastly having a radius of 100.00 feet, with a chord bearing of North 54°23'15" West, and a chord distance of 56.83 feet; thence continue along said Northwestly most line of Paradiso Grande Phase 2 and said North line of Tract D-4 the following courses: Northwestly along the arc of said curve through a central angle of 53°00'55" for a distance of 57.62 feet to a point of tangency; thence run North 70°55'42" West for a distance of 239.79 feet to the point of curvature of a curve, concave Southeastly having a radius of 125.00 feet, with a chord bearing of South 88°27'37" West, and a chord distance of 88.01 feet; thence run Southwestly along the arc of said curve through a central angle of 41°13'32" for a distance of 89.93 feet to a point of reverse curvature of a curve, concave Northely, having a radius of 130.00 feet, with a chord bearing of North 89°25'08" West, and a chord distance of 100.47 feet; thence run Northwestly along the arc of said curve through a central angle of 45°27'53" for a distance of 103.16 feet to a point on a non tangent line and said West line of said Paradiso Grande Phase 2; thence run South 44°29'36" West, departing said North line of Tract D-4, run along said West line for a distance of 64.71 feet to a point lying on the Southeastly line of said Golf Course Parcel 1 and the most Easterly corner of Parcel 8 of said Orangewood Neighborhood 2; thence departing said West line run North 73°52'37" West along said Southeastly line for a distance of 752.00 feet; thence departing said Southeastly line run North 17°46'09" East for a distance of 121.56 feet; thence run North 72°27'20" West for a distance of 241.29 feet; thence run North 17°46'09" East for a distance of 162.32 feet to the POINT OF BEGINNING.

Contains 6.54 acres, more or less.

Together with a parcel of land comprising all of Conservation Area 2, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

Commence at the Southeast corner of the Northeast Quarter of Section 13, Township 24 South, Range 28 East; thence run North 00°19'51" West along the East line of said Northeast Quarter of Section 13, for a distance of 1216.91 feet; thence run South 88°40'09" West, departing said East line, for a distance of 135.08 feet to the Southeast corner of said Conservation Area 2 and the Point of Beginning; said point being on the North line of Canal C-1 according to Official Records Book 2593, Pages 1260 through 1264 of said Public Records; thence run along said North line of Canal C-1 and the South line of said Conservation Area 2 the following courses: North 65°54'36" West for a distance of 144.44 feet to the point of curvature of a curve, concave Southeastly, having a radius of 983.93 feet with a chord bearing of North 71°09'56" West and a chord distance of 180.26 feet; thence run Northwestly through a central angle of 10°30'41" along the arc of said curve for a distance of 180.51 feet to a point on a non-tangent line; thence run South 33°34'43" West for a distance of 97.00 feet to a point on a non-tangent curve, concave Southwestly, having a radius of 976.35 feet with a chord bearing of North 77°22'34" West and a chord distance of 32.63 feet; thence run Northwestly through a central angle of 01°54'35" along the arc of said curve for a distance of 32.63 feet to the point of tangency; thence run North 78°19'52" West for a distance of 319.37 feet; thence run South 11°40'08" West for a distance of 10.00 feet; thence run North 78°19'52" West for a distance of 824.77 feet to the most Westerly corner of said Conservation Area 2; thence departing said North line run along the Northwestly line of said Conservation Area 2 the following courses: North 77°12'49" East for a distance of 515.87 feet; thence run North 01°34'14" East for a distance of 232.63 feet; thence run North 77°31'00" East for a distance of 295.62 feet; thence departing said Northwestly line run North 89°51'38" East along the Northwest corner of said Conservation Area 2; thence departing said Northwestly line run North 89°51'38" East along the North line of said Conservation Area 2, for a distance of 458.70 feet to the Northeast corner of said Conservation Area 2, also being on the West line of Canal C-5 according to Official Records Book 2593, Pages 1268 through 1270 of said Public Records of Orange County, Florida; thence run South 00°00'00" East along the East line of said Conservation Area 2 and said West line for a distance of 706.39 feet to the Southeast corner of said Conservation Area 2 and the Point of Beginning.

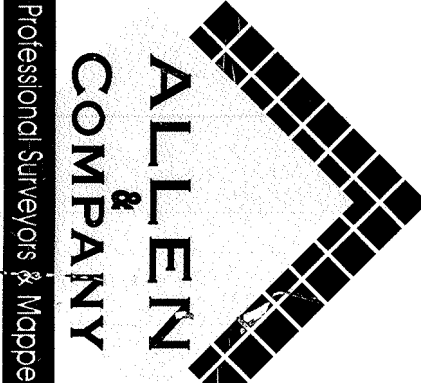
Contains 12.00 acres, more or less.

**SHEET INDEX**

SHEET 1 of 5 – legal description, dedication, location map & surveyors notes

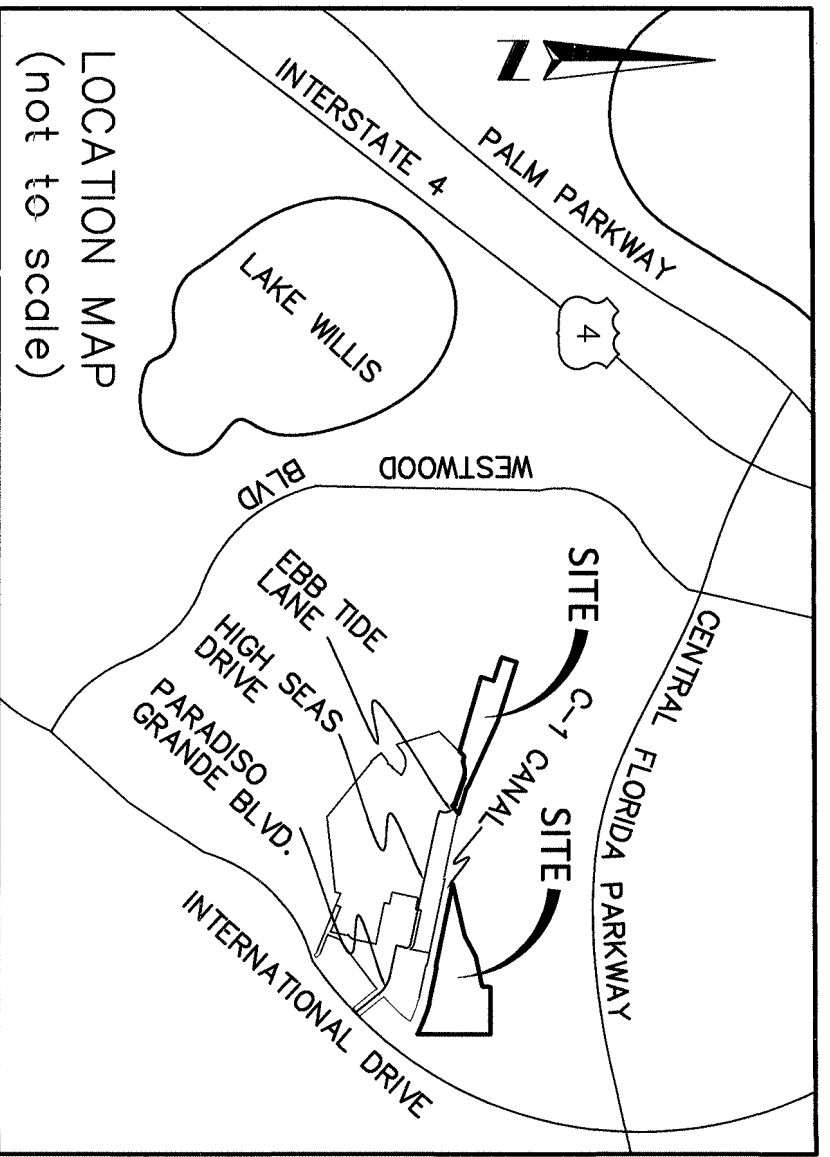
SHEET 2 of 5 – boundary information and legend

SHEET 3-5 of 5 – lot & tract geometry



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16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5555  
LB# 6723



The property shown hereon represents the lands included in the GRAND PINES ORANGEWOOD (N-2 PD) Parcel 11D Preliminary Subdivision Plan (Case No. CDR 20-02-045) as approved by the Orange County Board of County Commissioners on 10-13-2020.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**SURVEYOR'S NOTES:**

1. BEARINGS HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 13-24-28 BEING SOUTH 00°19'51" EAST.

2. ALL LOT LINES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (NR).

3. ALL PLATTED UTILITY EASEMENTS, INCLUDING WITHOUT LIMITATION THE UTILITY EASEMENT LOCATED ON TRACT R-1, SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

4. THE LANDS DESCRIBED AND PLATTED HEREIN ARE SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR PARADISO GRANDE RECORDED IN DOCUMENT NO. 2022249913 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA (THE "DECLARATION") AND ANY SUPPLEMENTS OR AMENDMENTS THERE TO. COMMON AREAS AS DEFINED IN THE DECLARATION ARE TO BE OWNED AND MAINTAINED BY THE PARADISO GRANDE PROPERTY OWNERS ASSOCIATION INC.(ASSOCIATION)

5. THE GRAND PINES COMMUNITY DEVELOPMENT DISTRICT (THE CDD) FOR THE LANDS SHOWN HEREON, WAS ESTABLISHED THROUGH THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA, IN DOCUMENT NO. 20190730865 AND RE RECORDED IN DOCUMENT NO. 20190734506 ON OCTOBER 22, 2019.

6. TRACT R-1 (PUBLIC ROADWAY TRACT) SHALL BE OWNED AND MAINTAINED BY THE CDD AND IS RESERVED FOR THE USE AND BENEFIT OF THE FOLLOWING ENTITIES AND FOR THE FOLLOWING PURPOSES:

- THE CDD FOR THE PURPOSE OF EXERCISING ALL POWERS AND RESPONSIBILITIES DELEGATED TO THE CDD
- THE OWNERS OF THE LOTS WITHIN THE PROPERTY, AS DENIED IN THE DECLARATION, FOR THE PURPOSES OF ACCESS TO AND FROM PUBLIC STREETS AND LOTS LYING ADJACENT TO SUCH ACCESS TRACTS; AND;
- (iii) ORANGE COUNTY AND ITS EMPLOYEES AND AGENTS SOLELY FOR THE PURPOSE OF PERFORMING MUNICIPAL AND GOVERNMENTAL FUNCTIONS REASONABLY NECESSARY TO PROVIDE FOR AND PROTECT THE HEALTH, SAFETY, AND WELFARE OF THE PROPERTY AND OWNERS THEREOF OR RESIDENTS THEREON, AS WELL AS OWNER'S GUESTS AND INVITEES, INCLUDING BUT NOT LIMITED TO, POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES. ANY ACCESS IMPROVEMENTS AND APPURTENANCES AND RELATED FACILITIES CONSTRUCTED WITHIN THE ACCESS TRACTS ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE. AND SHALL BE MAINTAINED BY THE ASSOCIATION.
- (iv) A PUBLIC UTILITY ACCESS & MAINTENANCE. A UTILITY EASEMENT IS HEREBY DEDICATED TO THE PERPETUAL USE OF A PUBLIC UTILITY OVER THE ENTIRETY OF TRACT R-1.
- (v) A PUBLIC UTILITY ACCESS EASEMENT IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

7. TRACTS PT-5, AND PT-6 (PARKING) ARE COMMON AREAS AND SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.

8. TRACT P-2 (PARK) IS A COMMON AREA AND SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.

9. AN EMERGENCY ACCESS EASEMENT OVER THE CDD PUBLIC STORM DRAINAGE CONVEYANCE SYSTEM WITHIN TRACT R-1 AND OVER THE DRAINAGE EASEMENTS EXCLUDING THE PROPERTY OWNERS ASSOCIATION DRAINAGE EASEMENT (P.O.A.D.E.) SHOWN HEREON IS HEREBY DEDICATED TO ORANGE COUNTY FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE MAINTENANCE OF THE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC'S HEALTH, SAFETY, AND GENERAL WELFARE. THE EMERGENCY EASEMENT GRANTED ABOVE DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON ORANGE COUNTY TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE CDD PUBLIC DRAINAGE SYSTEM.

10. THE P.O.A.D.E.'s (PROPERTY OWNERS ASSOCIATION DRAINAGE EASEMENT) AND W.F.E.'s (WALL FENCE EASEMENT) SHOWN HEREON ARE HEREBY DEDICATED TO THE ASSOCIATION.

11. THE LANDS SHOWN HEREON HAVE BEEN PREVIOUSLY USED AS A GOLF COURSE.

12. TRACT C-1 (CONSERVATION AREA) SHALL BE OWNED BY THE CDD WITH DEVELOPMENT RIGHTS TO TRACT C-1 DEDICATED TO ORANGE COUNTY, FLORIDA. A DRAINAGE EASEMENT IS HEREBY DEDICATED OVER THE ENTIRETY OF TRACT C-1 TO ORANGE COUNTY, FLORIDA. NO CONSTRUCTION, CLEARING, GRADING, OR ALTERATION IS PERMITTED WITHOUT PRIOR APPROVAL OF ORANGE COUNTY, FLORIDA AND/OR ALL OTHER APPLICABLE JURISDICTIONAL AGENCIES.

13. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE FOLLOWING BLANKET EASEMENTS RECORDED IN PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

- (i) DDC # 20210735505 SITE WORK, EASEMENT AND NOTICE OF ESCRROW
- (ii) DDC # 20210211109 SIGNAGE EASEMENT

## CERTIFICATE OF APPROVAL BY PROPERTY OWNERS ASSOCIATION

THIS IS TO CERTIFY, that on March 1st, 2023, the foregoing plot and tracts P-2, PT-5 and PT-6 and W.F.E./P.O.A.D.E. (Wall Fence Easement)/Property Owners Association Drainage Easement) depicted hereon have been accepted and approved by the Paradiso Grande Property Owners Association, Inc.

By: Amanda Whitley (CORPORATE SEAL)

## QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on March 13, 2020 I completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a true and correct representation of the lands surveyed and plotted and was prepared under my direction and supervision; that permanent reference monuments have been placed as shown therein; and this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said plat is recorded in Orange County, Florida.

By: James L. Rickman 1:54:43 Date: 3/7/23  
James L. Rickman P.S.M. # 5633  
Allen & Company  
Licensed Business # 61243  
16 East Plant Street,  
Winter Garden, Florida 34787

SHEET 1 OF 5

PLAT BOOK **111** PAGE **77**

## PARADISO GRANDE PHASE 4

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, PARK SQUARE GRANDE PINES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED AUTHORIZED SIGNATORY HEREUNTO DULY AUTHORIZED ON THIS 17th DAY OF March, 2023.

TRACT R-1 (PUBLIC ROADWAY) IS HEREBY DEDICATED IN FEE SIMPLE TO THE GRAND PINES COMMUNITY DEVELOPMENT DISTRICT WITHOUT ANY RESTRICTION WHATSOEVER.

IN WITNESS WHEREOF, THE UNDERSIGNED, PARK SQUARE GRANDE PINES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED AUTHORIZED SIGNATORY HEREUNTO DULY AUTHORIZED ON THIS 17th DAY OF March, 2023.

BY: [Signature]

SIGNATURE OF WITNESS

NAME: SURESH GUPTA

PRINTED NAME OF WITNESS: Suresh Gupta

SIGNATURE OF WITNESS: [Signature]

TITLE: MANAGER

PRINTED NAME OF WITNESS: Elneshia Whitney

## ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF ORANGE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [ ☒ ] PHYSICAL PRESENCE OR [ ☐ ] ONLINE NOTARIZATION, THIS 17th DAY OF March, 2023.

BY: SURESH GUPTA AS MANAGER OF PARK SQUARE GRANDE PINES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SUCH PERSON [ ☒ ] IS PERSONALLY KNOWN TO ME OR [ ☐ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC

Signature: Suhel Rojas

Printed Name: Suhel Rojas

Commission No.: 6161941615

My Commission Expires: December 22nd, 2023

## CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

This plat has been reviewed for conformity with Chapter 177, Florida Statutes

County Surveyor: Willie K. Murdell Date: 3/15/2023

## CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved: [Signature] Date: 3/16/23

Zoning Director

## CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: [Signature] Date: 3/15/2023

County Engineer

## CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on 03/20/2023 the foregoing plat was approved by the Board of County Commissioners, of Orange County, Florida.

[Signature]  
Orange County

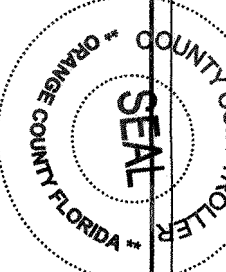
Attest: Phil Diamond  
Clerk of the Board

By: Luigi G. Stoyne F&C D.C.

## CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on 3-20-2023 as Doc. # 20230154613

County Comptroller in and for Orange County, Florida.



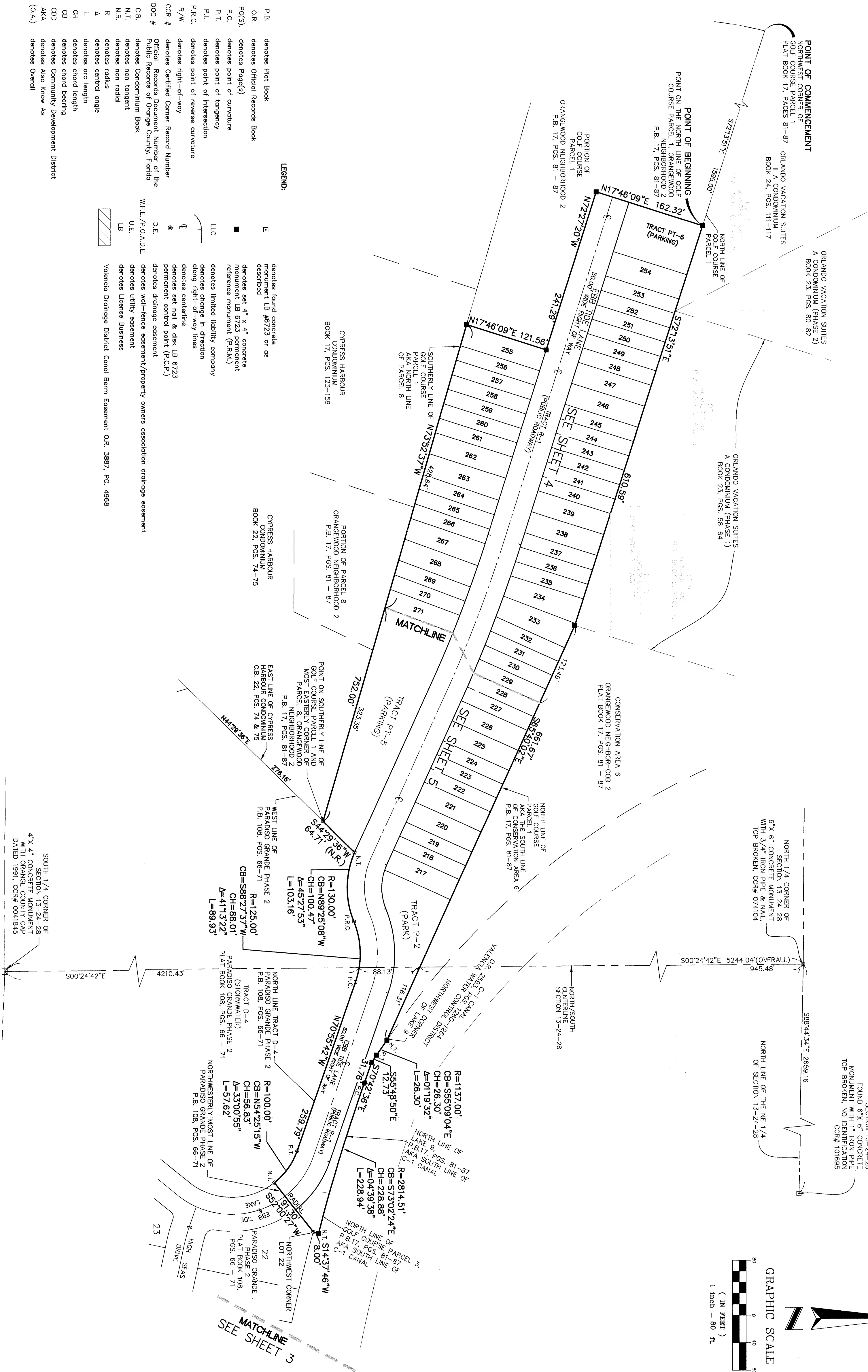


PARADISO GRANDE PHASE 4

SHEET 2 OF 5

PLAT BOOK 111 PAGE 78

A REPLAT OF PORTIONS OF GOLF COURSE PARCELS 1 AND 3 AND A PORTION OF LAKE 9 AND ALL OF CONSERVATION AREA 2 OF THE PLAT OF ORANGEWOOD NEIGHBORHOOD 2 AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA

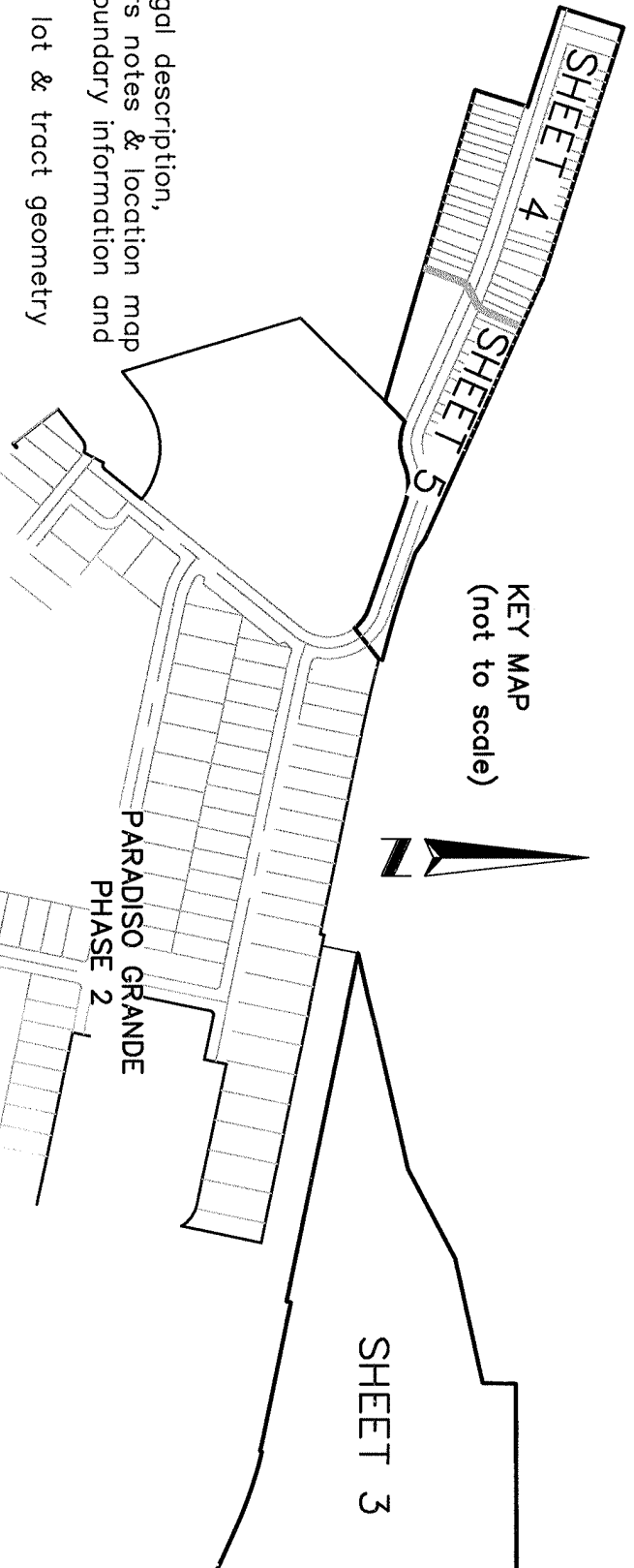


- LEGEND:**
- denotes found concrete monument LB #6723 or as described
  - denotes set 4" x 4" concrete monument LB #723 permanent reference monument (P.R.M.)
  - denotes point of tangency
  - denotes point of intersection
  - denotes point of reverse curvature
  - denotes right-of-way
  - denotes Certified Corner Record Number
  - Official Records Document Number of the Public Records of Orange County, Florida
  - denotes Condominium Book
  - denotes non tangent
  - denotes non radial
  - denotes radius
  - denotes central angle
  - denotes arc length
  - denotes chord bearing
  - denotes Community Development District
  - denotes Also Know As
  - denotes Overall

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SHEET INDEX

SHEET 1 of 5 – legal description, dedication, surveyors notes & location map  
SHEET 2 of 5 – boundary information and legend  
SHEET 3–5 of 5 – lot & tract geometry



**ALLEN & COMPANY**  
Professional Surveyors & Mappers

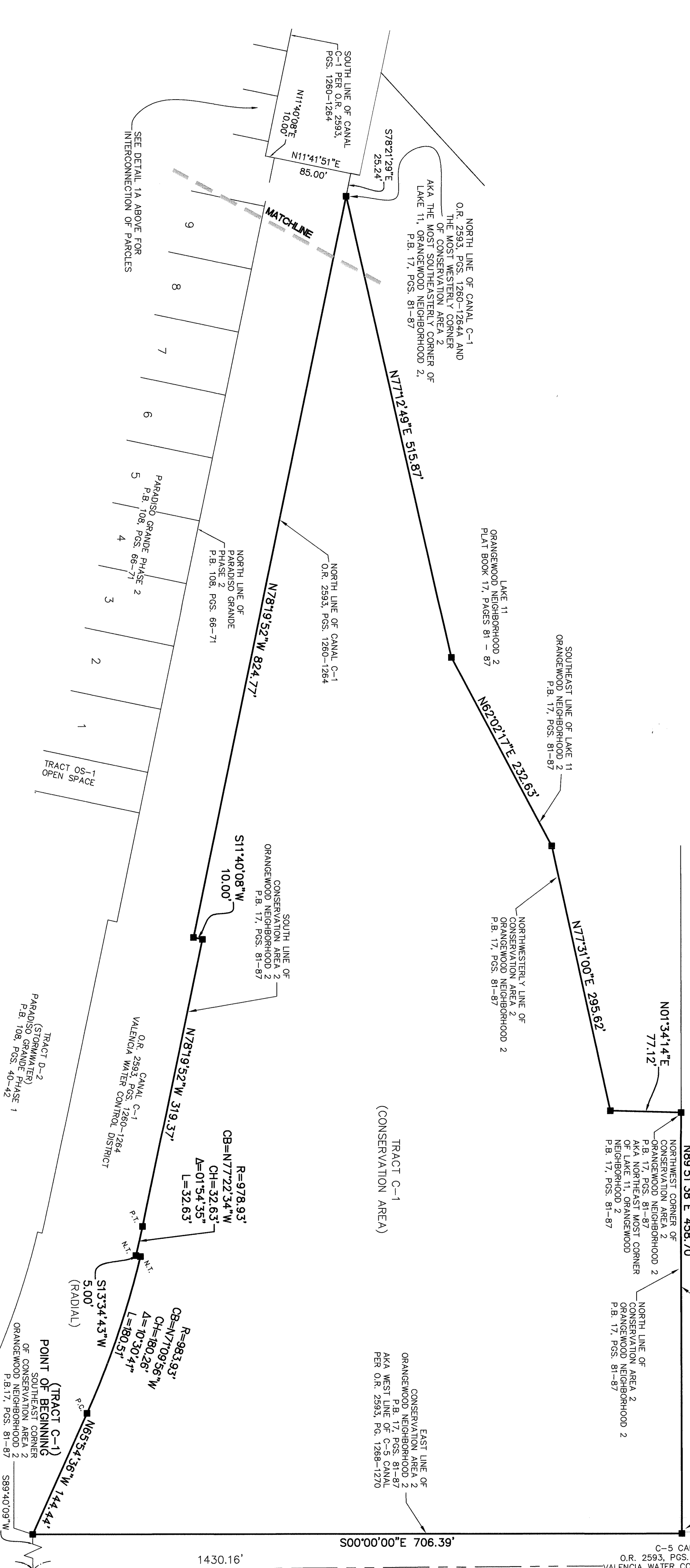
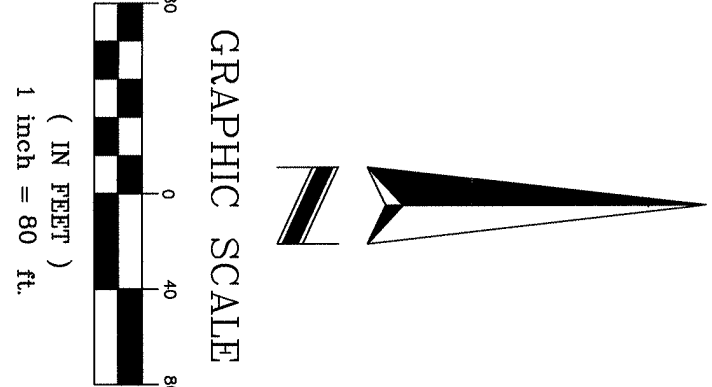
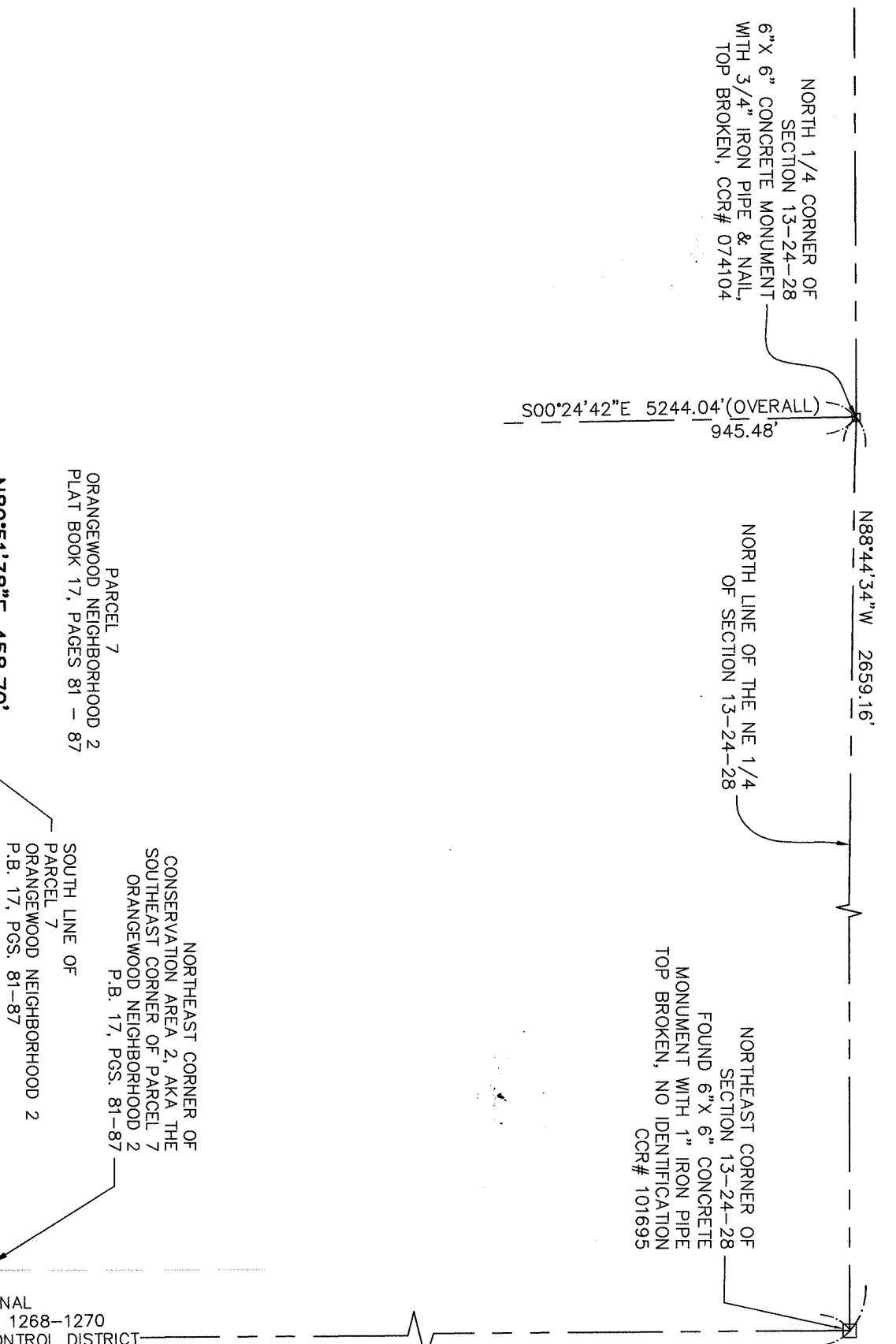
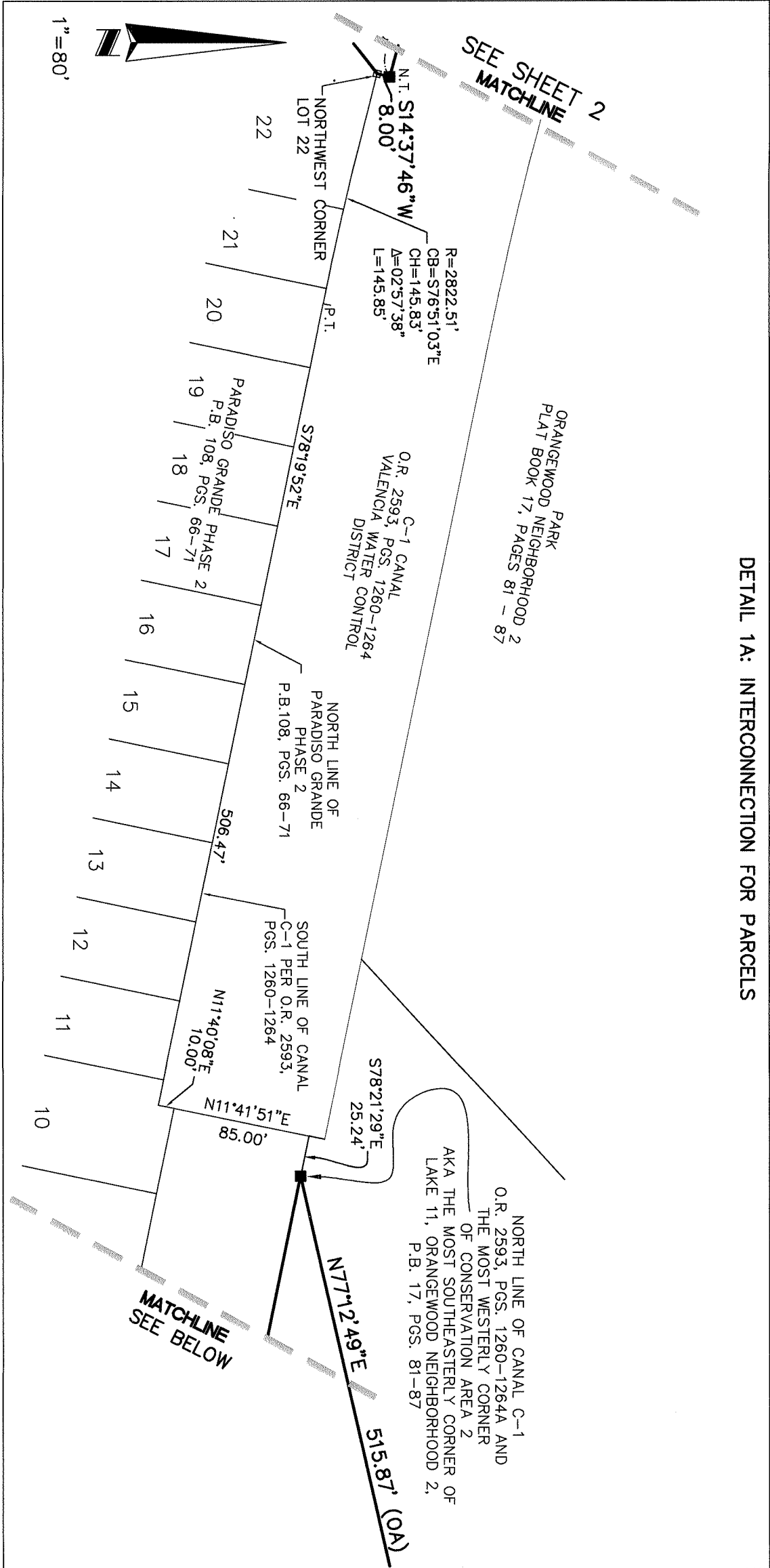
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LB# 6723

# PARADISO GRANDE PHASE 4

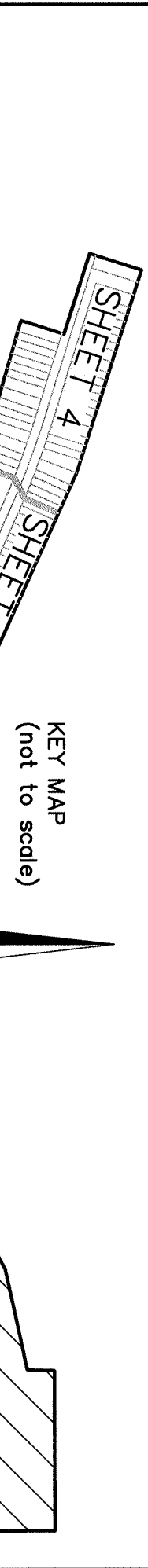
SHEET 3 OF 5 PLAT BOOK 111 PAGE 79

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DETAIL 1A: INTERCONNECTION FOR PARCELS



BASIS OF BEARINGS  
O.R. 2593, PGS. 1268-1270  
VALENCIA WATER CONTROL DISTRICT



## SHEET INDEX

SHEET 1 of 5 – legal description, dedication, surveyors notes & location map  
SHEET 2 of 5 – boundary information and legend  
SHEET 3-5 of 5 – lot & tract geometry

**ALLEN & COMPANY**  
Professional Surveyors & Mappers

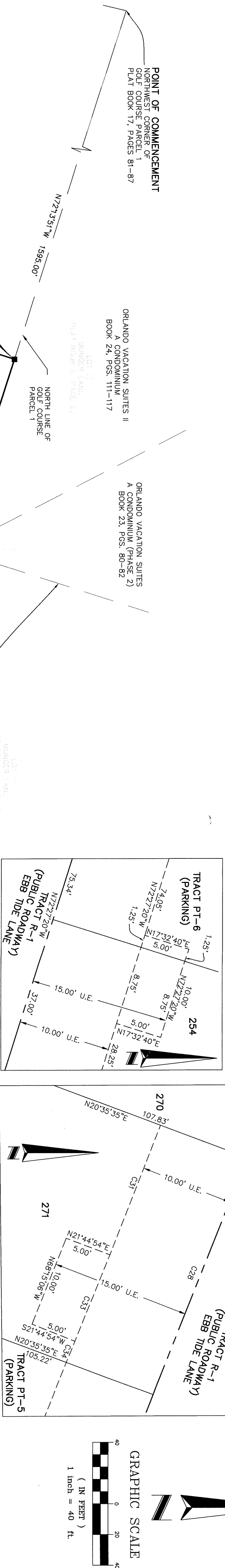
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LB# 6723



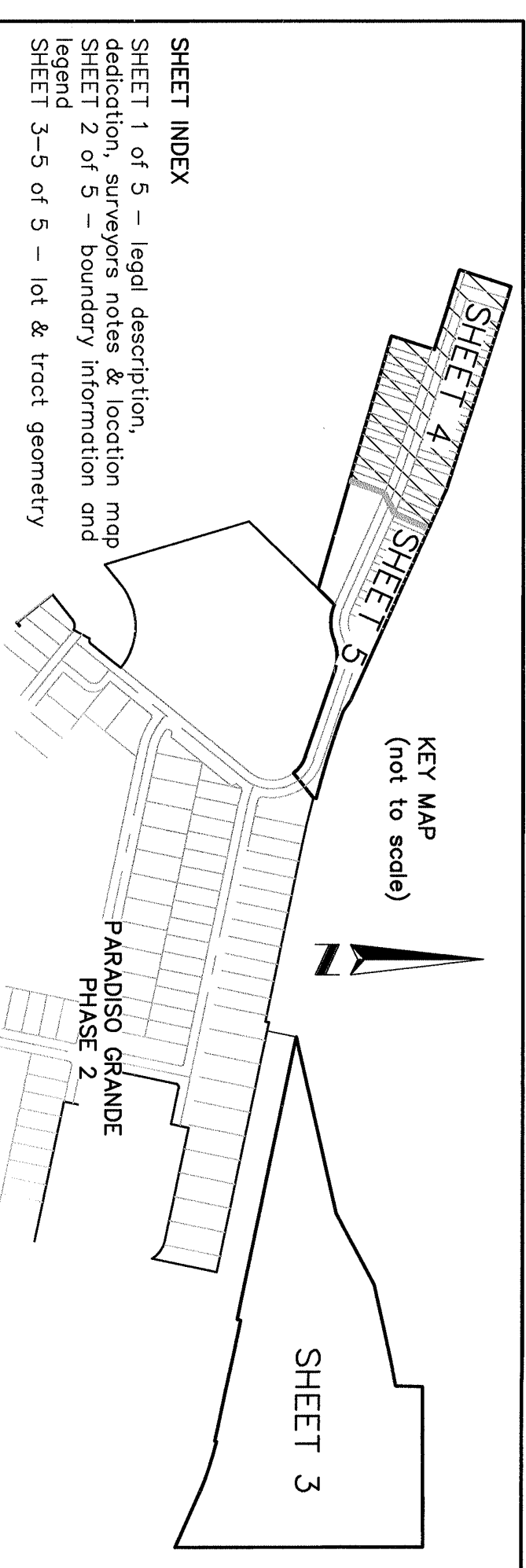
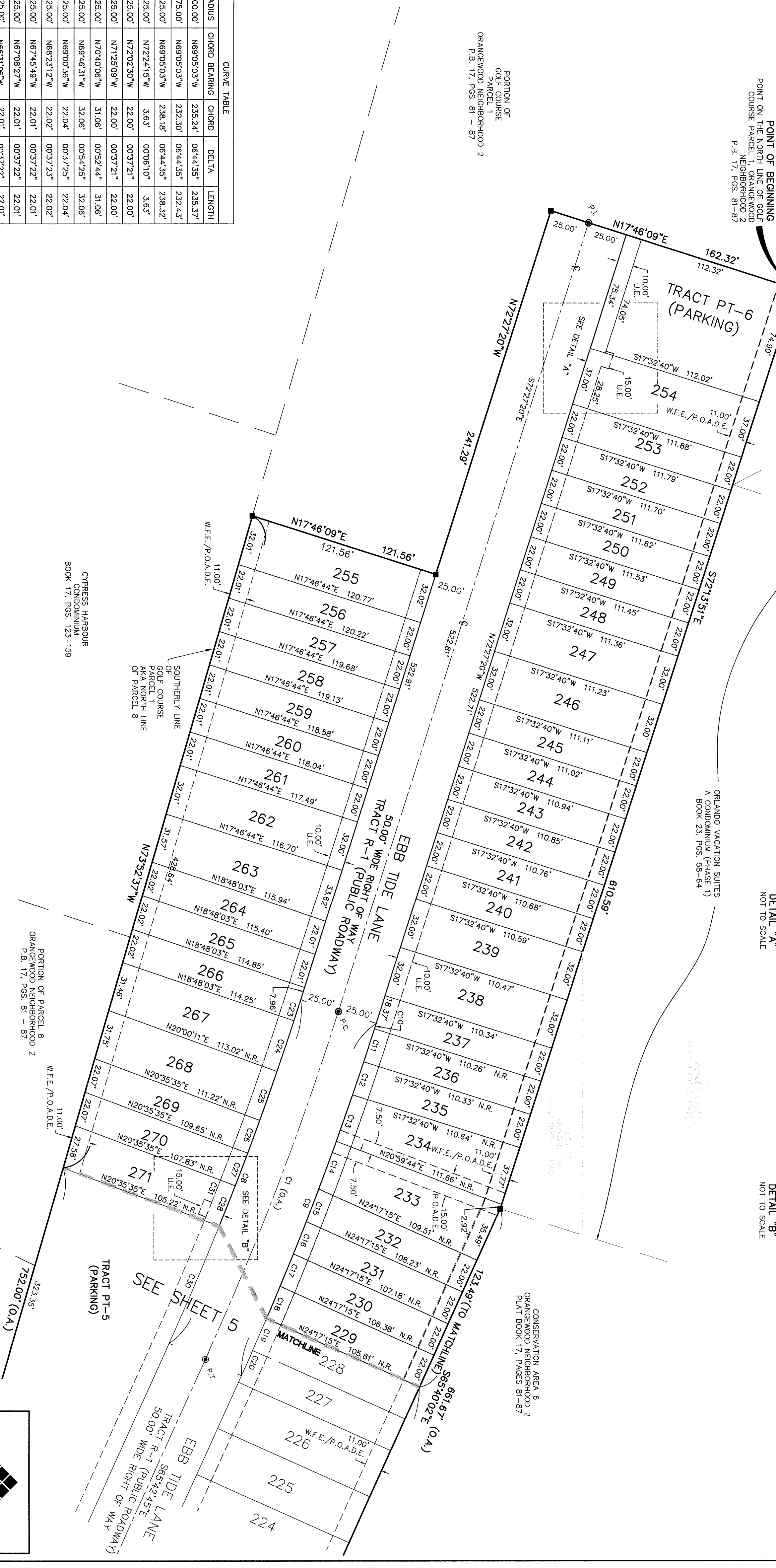
# PARADISO GRANDE PHASE 4

A REPLAT OF PORTIONS OF GOLF COURSE PARCELS 1 AND 3 AND A PORTION OF LAKE 9 AND ALL OF CONSERVATION AREA 2 OF THE PLAT OF ORANGEWOOD NEIGHBORHOOD 2 AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA


SHEET 4 OF 5 PLAT BOOK **111** PAGE **80**



CURE TABLE						
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH	
C1	2000.00'	N69°05'03"W	235.24'	06°44'35"	235.37'	
C8	1975.00'	N69°05'03"W	232.30'	06°44'35"	232.43'	
C9	2025.00'	N69°05'03"W	238.18'	06°44'35"	238.32'	
C10	2025.00'	N72°24'15"W	3.63	00°06'10"	3.63	
C11	2025.00'	N72°20'30"W	22.00'	00°37'21"	22.00'	
C12	2025.00'	N71°25'09"W	22.00'	00°37'21"	22.00'	
C13	2025.00'	N70°40'06"W	31.06'	00°52'44"	31.06'	
C14	2025.00'	N69°46'31"W	22.04'	00°54'25"	32.06'	
C15	2025.00'	N69°00'36"W	22.04'	00°37'25"	22.04'	
C16	2025.00'	N68°31'12"W	22.02'	00°37'23"	22.02'	
C17	2025.00'	N67°45'49"W	22.01'	00°37'22"	22.01'	
C18	2025.00'	N67°08'42"W	22.01'	00°37'22"	22.01'	
C19	2025.00'	N66°51'06"W	22.01'	00°37'22"	22.01'	
C20	2025.00'	N66°55'35"W	17.48'	00°29'40"	17.48'	
C23	1975.00'	N72°15'06"W	14.05'	00°24'27"	14.05'	
C24	1975.00'	N73°13'38"W	33.80'	00°58'50"	33.80'	
C25	1975.00'	N70°35'53"W	32.82'	00°57'08"	32.82'	
C26	1975.00'	N69°47'37"W	22.00'	00°36'18"	22.00'	
C27	1975.00'	N69°03'22"W	22.00'	00°36'18"	22.00'	
C28	1975.00'	N68°52'44"W	27.50'	00°47'52"	27.50'	
C30	1975.00'	N68°52'38"W	80.26'	02°19'42"	80.26'	
C31	1965.00'	N68°37'00"W	15.04'	00°26'19"	15.04'	
C33	1965.00'	N68°15'08"W	10.00'	00°17'30"	10.00'	
C34	1965.00'	N68°04'12"W	2.46'	00°04'18"	12.46'	



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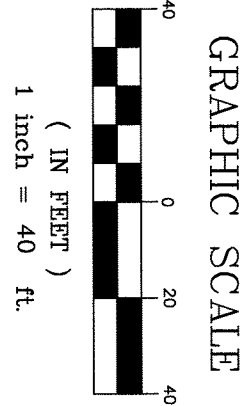
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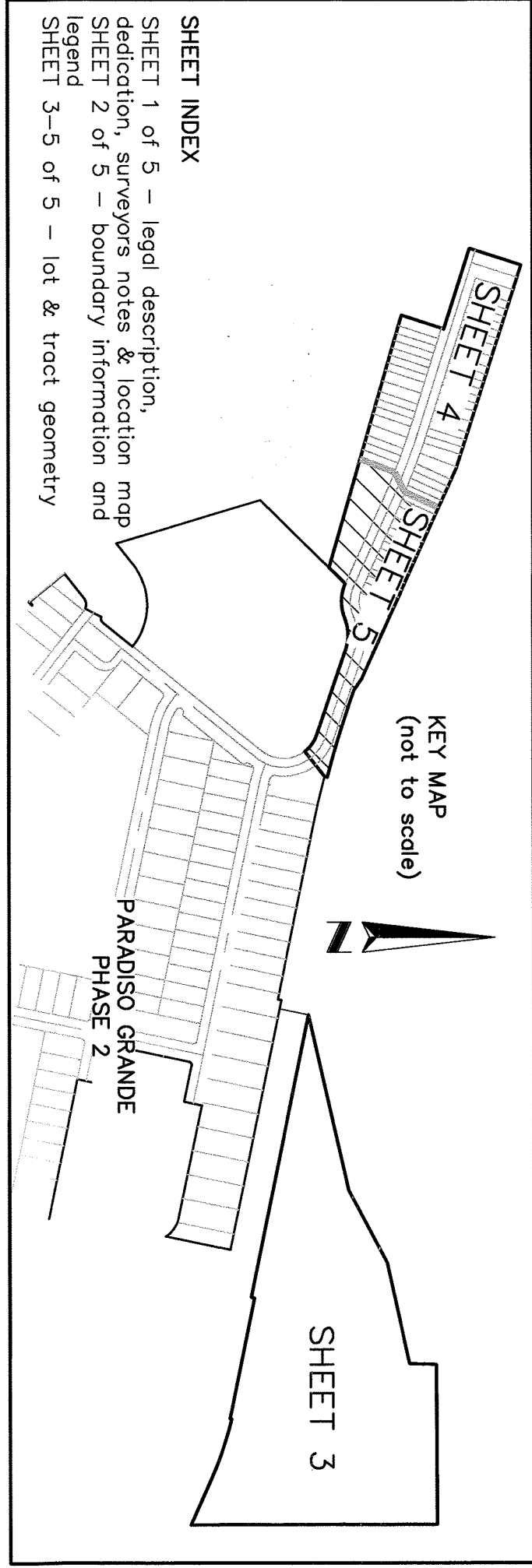
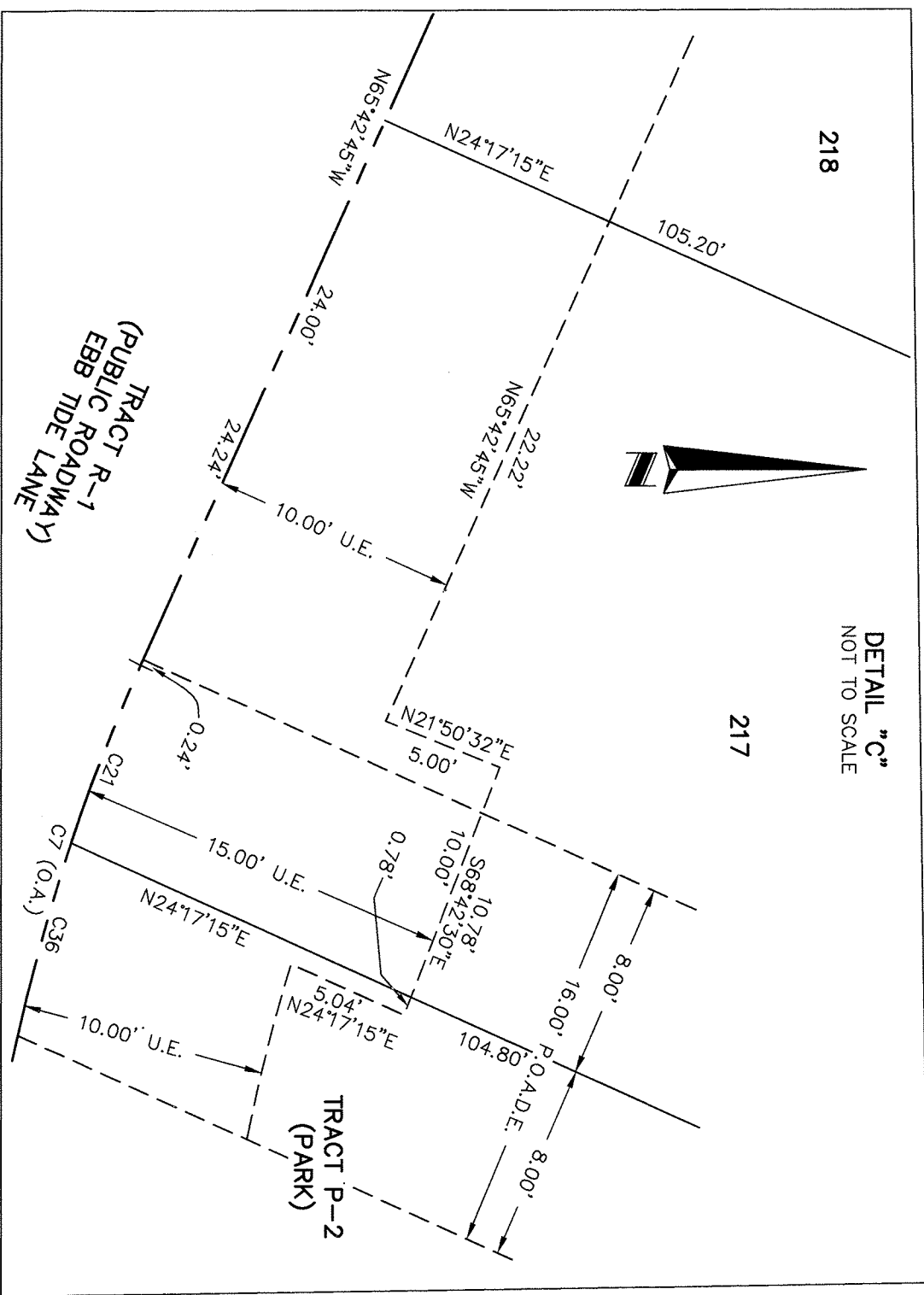
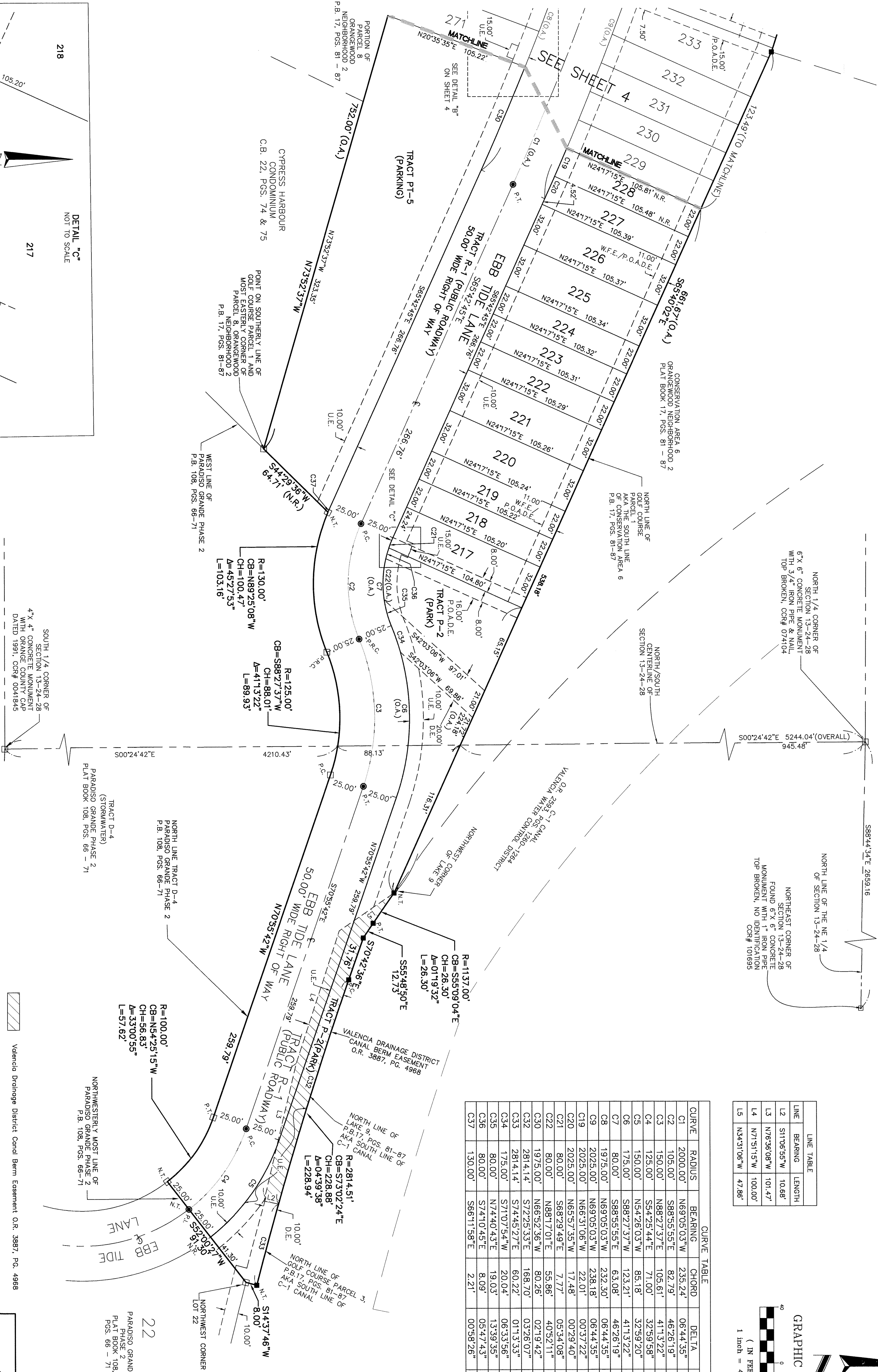
PARADISO GRANDE PHASE 4

A REPLAT OF PORTIONS OF GOLF COURSE PARCELS 1 AND 3 AND A PORTION OF LAKE 9 AND ALL OF CONSERVATION AREA 2 OF THE PLAT OF ORANGEWOOD NEIGHBORHOOD 2 AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	LENGTH
L2	S17°05'55"W	10.68'
L3	N7°16'36"08"W	101.47'
L4	N7°15'15"W	100.00'
L5	N34°31'06"W	47.86'



CURVE TABLE			
CURVE	RADIUS	BEARING	CHORD
C1	2000.00'	N69°05'03"W	235.24'
C2	105.00'	S88°55'55"E	235.37'
C3	150.00'	N88°27'37"E	85.10'
C4	125.00'	S54°25'44"E	411.322'
C5	150.00'	N54°26'03"W	32.59'58"
C6	175.00'	S86°27'37"W	86.36'
C7	80.00'	S88°55'55"E	123.21'
C8	1975.00'	N69°05'03"W	232.43'
C9	2025.00'	N66°37'06"W	238.18'
C19	2025.00'	N66°37'06"W	22.01'
C20	2025.00'	N65°57'35"W	17.48'
C21	80.00'	S86°29'49"E	7.77'
C22	80.00'	N88°17'01"E	55.86'
C30	1975.00'	N66°52'36"W	80.26'
C32	2814.14'	S72°25'33"E	168.70'
C33	2814.14'	S74°45'27"E	60.22'
C34	175.00'	S71°07'54"W	20.04'
C35	80.00'	N74°40'43"E	19.03'
C36	80.00'	S74°10'45"E	8.09'
C37	130.00'	S66°11'58"E	2.21'



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LB# 6723



Construction Plans  
for  
Grande Pines  
Orangewood N-2 PD Parcel 11D Phase 4  
Orange County, FL

PSP-15-03-060

CDR-20-02-045

OCU 20-S-091

Parcel Id. No.:

13-24-28-6283-07-001 (Partial)

PLANS EXPIRE

6/1/2022

APPROVED 6/1/2021

Fidan Chiotakis

Fidan Chiotakis, E.I.

FOR THE MANAGER,  
ENGINEERING DIVISION  
ORANGE COUNTY UTILITIES DEPARTMENT

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS  
OF ORANGE COUNTY UTILITIES DIVISION STANDARDS  
AND SPECIFICATIONS.

Owner/Developer/Applicant:

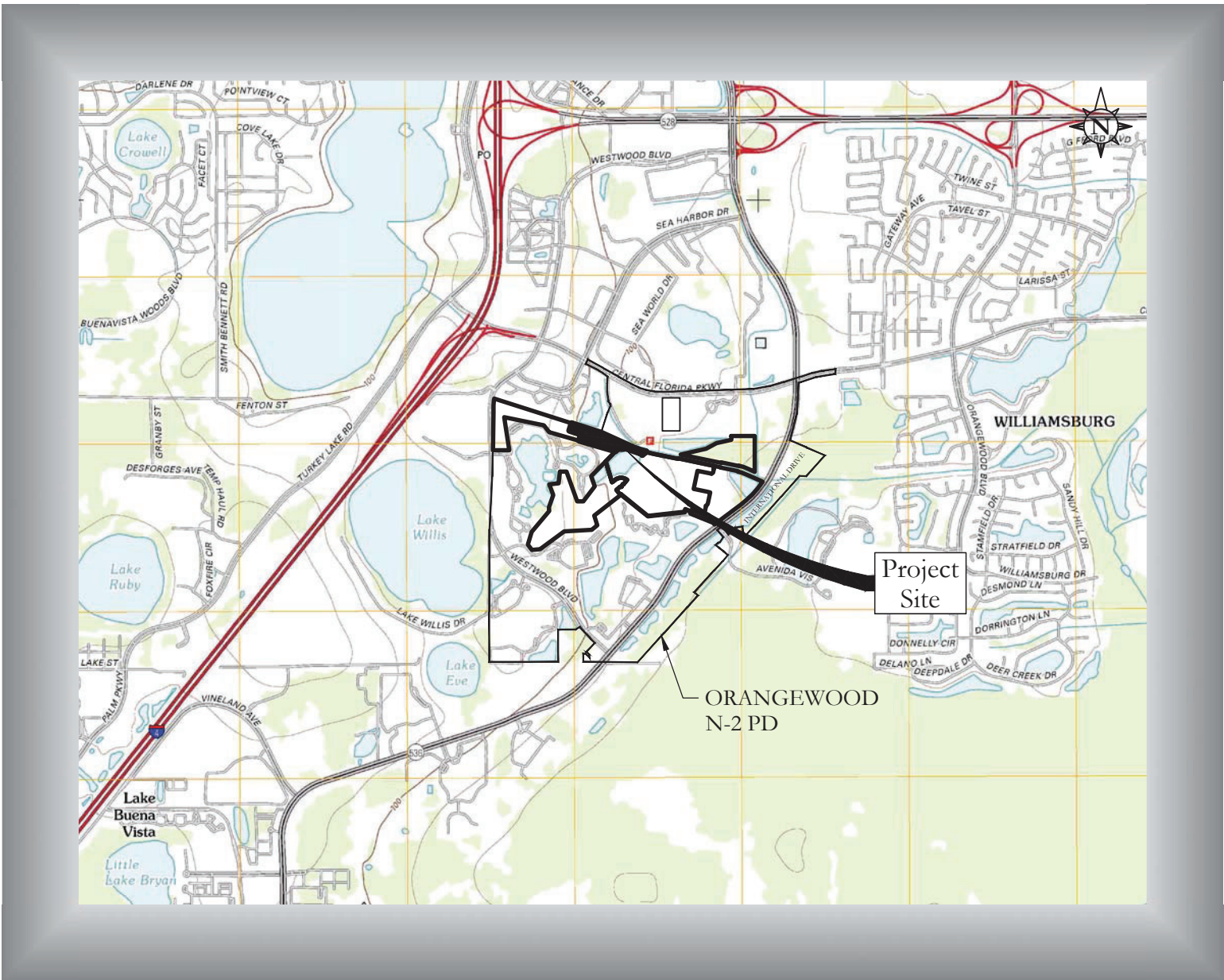
Park Square Grande Pines LLC

200 Vineland Road Suite 200

Orlando, FL 32811

EMAIL: MMCQUARRIE@PARKSQUAREHOMES.COM

PHONE: 407-529-3044



Vicinity Map

Scale: 1" = 3,000'

Utility Providers	
Potable Water Service	Orange County Utilities Division
Reclaim Services	Orange County Utilities Division
Wastewater Services	Orange County Utilities Division
Electric Services	Duke Energy

RIGHT-OF-WAY  
PERMIT REQUIRED

UNDERGROUND UTILITY  
PERMIT AND FEE REQUIRED

NOTICE NOTICE

CONSTRUCTION IS NOT AUTHORIZED FOR SANITARY  
COLLECTION SYSTEMS, WATER DISTRIBUTION SYSTEMS,  
AND STORM WATER MANAGEMENT SYSTEMS UNTIL ALL  
APPLICABLE (FEDERAL, STATE, AND WATER MANAGEMENT  
DISTRICTS, ETC.) PERMITS ARE OBTAINED.

THIS APPROVAL IS SUBJECT TO EXISTING  
REQUIREMENTS OF ORANGE COUNTY  
FLORIDA, AND ANY SPECIAL REQUIREMENTS  
OF THE ORANGE COUNTY COMMISSION

APPROVED

Francisco J. Villar

FRANCISCO J. VILLAR, P.E.  
FOR THE ORANGE COUNTY ENGINEER

Jun 18, 2021

DATE

APPROVED provided, however, that all other applicable state  
or federal permits be obtained before commencement of the  
development. This approval does not in any way create any  
rights on the part of the applicant to obtain a permit from a  
state or federal agency and does not create any liability on the  
part of the county for issuance of the permit if the applicant  
fails to obtain requisite approvals or fulfill the obligations  
imposed by a state or federal agency or undertake actions that  
result in a violation of state or federal law.

Civil Engineer:

Poulos & Bennett, LLC

2602 E Livingston St  
Orlando, FL 32803  
407.487.2594

Surveyor:

Allen & Company

16 East Plant St.  
Winter Garden, FL 34787  
407.654.5355

Geotechnical Engineer:

Universal Engineering Sciences

3532 Maggie Blvd.  
Orlando, FL 32811  
407.423.0504  
407.423.3106

Environmental:

Modica & Associates

302 Mohawk Road  
Clermont, FL 33715  
352.394.2000

Landscape Architect:

Bonnett Design Group, LLC

400 South Orlando Ave., Suite 201  
Maitland, FL 32751  
407.622.1588

Sheet Index			Subm./Rev.					
Sheet Id.		Sheet Title	1	2	3	4	5	6
C0.01A	-	C0.01C	Construction Notes & BCC Conditions Of Approval	■				
C0.02		Existing Conditions & Topography	■					
C1.00	-	C1.01	Demolition & Erosion Control Plan	■	■			
C1.10		Centerline Geometry Plan	■					
C2.00		Master Site Plan & Site Data	■	■				
C3.00	-	C3.01	Typical Road Sections & General Construction Details	■		■		
C3.10		Parking Designation & Sight Distance Plan	■					
C3.20		Fire Access Plan	■					
C4.00	-	C4.01	Grading Plan	■	■			
C4.10		Grading Details	■	■				
C5.00		Drainage & Wastewater Plan	■	■	■			
C5.20		Utility Site Plan	■	■	■			
C5.30		Water Distribution Plan	■	■		■		
C5.40		Reclaim Water Distribution Plan	■	■	■	■		
C5.50		Utility Asset Tables	■	■				
C6.00		C6.01	Plan & Profiles	■	■			
C9.10	-	C9.12	General Construction Details	■				
C9.20		Standard Water Details	■					
C9.30		Standard Wastewater Details	■					
Landscape Architectural Drawings								
L400		Overall Key Map	■					
L401	-	L402	Landscape Plan-Code	■				
L420		Plant Schedule, Detail & Notes	■					
L500		Overall Key Map	■					
L501	-	L502	Irrigation Plan	■				

Date

11/20/2020 Submit to Orange County/SFWMD/VWCD

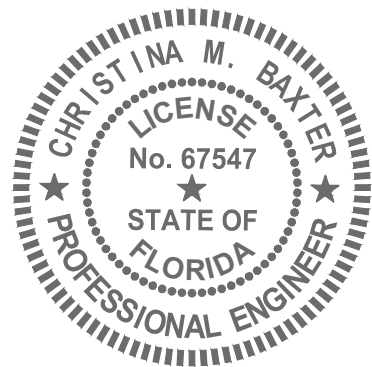
1 02/16/2021 Resubmit to Orange County/SFWMD

2 03/18/2021 Resubmit to Orange County/SFWMD

3 04/21/2021 Resubmit to Orange County/SFWMD

NOTE:

CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE LATEST MANUAL  
OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR  
STREETS AND HIGHWAYS, FDOT GREEN BOOK, AND THE ORANGE COUNTY  
REGULATIONS AND SPECIFICATIONS.



CHRISTINA M. BAXTER  
E.I. NO. 67547  
April 21, 2021

DATE:



2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2594  
www.poulosandbennett.com  
Eng. Bus. No. 28567



Z:\2019\18-007 PARK SOURCE - GRANDE PINES STW PHASE 4\CD\FINAL\COUNTY\18007-4PH-0N

GENERAL NOTES:

- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:
  - WATER MANAGEMENT DISTRICT CONSUMPTIVE USE (WATER USE) FOR CONSTRUCTION DEWATERING (CUP)
  - WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP) OR MSW WATER MANAGEMENT DISTRICT WETLAND RESOURCE PERMIT
  - FDEP WATER DISTRIBUTION
  - FDEP SANITARY SEWER COLLECTION AND TRANSMISSION
  - FDEP REUSE
  - FDEP DREDGE AND FILL
  - ACOE NATIONWIDE OR INDIVIDUAL DREDGE AND FILL
  - LOCAL RIGHT OF WAY USE
  - LOCAL UNDERGROUND UTILITIES
  - FDOT DRIVEWAY CONNECTION
  - FDOT UTILITY
  - FDOT STORMWATER DISCHARGE CONNECTION
  - FDEP & EPA NPDES STORMWATER
  - FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION TORTOISE INCIDENTAL TAKE
- CONTRACTOR IS ADVISED THAT THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IN THE STATE OF FLORIDA THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION IS THE PERMITTING AGENCY. IT IS CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN SAME. A COPY SHALL BE SENT TO OWNER.
- FLORIDA LAW (F.S. 556 - THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION IN ANY PUBLIC OR PRIVATE STREET, ALLEY, RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE, OR GAS UTILITY EASEMENT WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF THE PROPOSED EXCAVATION." THIS INCLUDES ANY OPERATION UTILIZING HAND TOOLS OR POWER TOOLS WHICH MOVES OR REMOVES ANY STRUCTURE, EARTH, ROCK, OR OTHER MASS OF MATERIAL BY SUCH METHODS AS DIGGING, BACKFILLING, DEMOLITION, GRADING, DITCHING, DRILLING, BORING AND CABLE PLOWING. THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 48 HOURS AND A MAXIMUM OF 5 DAYS PRIOR TO EXCAVATING (EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS).
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION, TO PREVENT TRESPASSING OF UNAUTHORIZED PEDESTRIANS AND/OR VEHICLES IN ALL WORK AREAS. THE CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS OR IMPLEMENT OTHER METHODS NECESSARY TO CONTROL ACCESS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR TRESPASSING ON THE CONSTRUCTION SITE OR DAMAGES TO ANY WORK RELATED THERETO.
- CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. PRIOR TO COMMENCEMENT OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO WATER, RECLAIMED WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES.
- PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE POULOS & BENNETT WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ENSURE TIMELY CERTIFICATION OF COMPLETION TO AGENCIES AND AVOID DELAYS IN ISSUANCE OF CERTIFICATES OF OCCUPANCY/COMPLETION.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF ALL APPLICABLE AGENCIES. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OCU INFRASTRUCTURE.
- ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND OWNER.
- AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE ALL FENCING AND/OR EXISTING FACILITIES FROM THE SITE. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE VISIT TO UNDERSTAND THE EXISTING CONDITIONS OF THE SITE. IF REMOVAL OF EXISTING FACILITIES IS NOT INCLUDED IN THE BASE BID, THEN IT SHALL BE SPECIFICALLY IDENTIFIED.
- CONTRACTOR SHALL PROTECT WETLANDS AND ALL ADJACENT PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
- MAINTAIN MINIMUM 3" COVER OVER PROPOSED GRAVITY SANITARY, FORCE MAIN, WATER AND REUSE LINES, UNLESS OTHERWISE NOTED.
- CONCRETE SIDEWALKS (AS SPECIFIED BY APPROPRIATE ROADWAY SECTION) ADJACENT TO ALL LOTS TO BE INSTALLED BY HOME BUILDER. SIDEWALKS ADJACENT TO PONDS, PARKS, AND OPEN SPACE, AS SHOWN ON PLANS, ARE TO BE CONSTRUCTED WITH INFRASTRUCTURE. ALL POND ACCESS TRACT SIDEWALK SHALL BE 6" MINIMUM.
- DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT.
- ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNER'S SHALL BE REPORTED TO ENGINEER/OWNER/OWNERS REPRESENTATIVE PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER.
- CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD. CONTRACTOR SHALL BECOME FAMILIAR WITH AND CONFORM WITH ALL TREE PROTECTION/PRESERVATION PROVISIONS OF THE CONTRACT DOCUMENTS AND LOCAL GOVERNMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT AND MITIGATION COSTS FOR ANY TREES REMOVED THAT WERE DESIGNATED TO BE PRESERVED.
- ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE CITY, COUNTY, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES.
- CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.
- NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS OR AS APPROVED BY ENGINEER/OWNER IN WRITING.
- ALL FDOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FDOT ROADWAY AND TRAFFIC STANDARD PLANS, LATEST EDITION.
- CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE (PLAT(S) (ROAD CENTERLINE GEOMETRY AND BUILDING COORDINATES PROVIDED IN THESE PLANS). CONTRACTOR SHALL CONFIRM WITH THE ENGINEER THAT THE PLAT IS CURRENT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONFIRM THE BUILDING DIMENSIONS SHOWN HEREIN WITH THOSE IN THE FINAL ARCHITECTURAL DRAWINGS PRIOR TO STAKEOUT. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, INCLUDING MINIMUM BUILDING SETBACKS PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA-LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTOR'S SOLE EXPENSE.
- IMMEDIATELY AT ONSET OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, REUSE, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.
- CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PROVIDING CONSTRUCTION TESTING TO PROVIDE POULOS & BENNETT WITH COPIES OF ALL SITE-WORK TEST REPORTS AS THEY ARE GENERATED. CONTRACTOR SHALL MAINTAIN THE RESPONSIBILITY OF CONSTRUCTING THE PROJECT IN STRICT ACCORDANCE WITH THE PROJECT PLANS, SPECIFICATIONS AND REQUIREMENTS. RECEIPT OF COPIES OF GEOTECHNICAL REPORTS BY POULOS & BENNETT IN NO WAY OBLIGATES POULOS & BENNETT TO ANY REVIEW, COMMENTS OR ACTIONS REGARDING THE WORK.
- DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. HOWEVER, IF DEWATERING IS REQUIRED, THEN DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS REQUIRES APPROVAL FROM ORANGE COUNTY, FDEP AND THE APPLICABLE WATER MANAGEMENT DISTRICT. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- WORK SHALL BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT THROUGH THE U.S. DEPARTMENT OF LABOR AND THE FLORIDA TRENCH SAFETY ACT.

APPROVED 6/1/2021

Fidan Chiotakis

Fidan Chiotakis, E.I.

FOR THE MANAGER,  
ENGINEERING DIVISION  
ORANGE COUNTY UTILITIES DEPARTMENT

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY UTILITIES DIVISION STANDARDS AND SPECIFICATIONS.

AS-BUILT NOTES:

- THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF AS-BUILT TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. AS-BUILT SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH MUNICIPALITY REQUIREMENTS AND THE FOLLOWING REQUIREMENTS.
  - THE VERTICAL AND HORIZONTAL DATUMS USED SHALL BE AS STATED ON THE DRAWINGS.
- DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
- DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, POTABLE WATER AND WASTEWATER PIPING, AND RELATED APPURTENANCES. ALL CHANGES TO PIPING LOCATION INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.
- DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN POTABLE WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIMED WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FDEP CRITERIA AND UTILITY PROVIDER REQUIREMENTS.
- DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
- DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
- LOCATION OF ALL INLETS, MANHOLES, HYDRANTS, VALVES, AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO AND PREFERABLY THREE PERMANENT POINTS OR BY STATE PLANE COORDINATES OR OTHER UTILITY PROVIDER ACCEPTABLE REFERENCE.
- DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE FIELD VERIFIED, AND THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS AND MANHOLES SHALL BE SHOWN.
- CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. AS-BUILT POND CONTOURS SHALL BE PROVIDED AT FOOT OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AND ELEVATIONS SPECIFIED ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-GRADING POND SLOPES THAT ARE STEEPER THAN REQUIRED PER PLAN (HORIZONTAL:VERTICAL) TO A DEPTH OF 2 FT MINIMUM BELOW THE SLOUT.
- WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS, ALONG WITH PHOTOGRAPHS OF EACH CROSSING, IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT THE CONTRACTOR'S SOLE EXPENSE.
- WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE LOCATIONS OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT THE CONTRACTOR'S SOLE EXPENSE.
- WHERE UPGRADED PIPE MATERIALS ARE SHOWN IN THE PLANS OR AS DIRECTED IN THE FIELD BY THE ENGINEER OR MUNICIPALITY, THE LENGTH, LOCATIONS, FITTINGS, ETC. FOR UPGRADED PIPE SHALL BE SHOWN ON THE AS-BUILT DRAWINGS, RECORD DRAWINGS OR PHOTOS.
- CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR ALL PARK AND OPEN SPACE TRACTS GRADING. ENGINEER WILL CONFIRM COMPLIANCE WITH AGENCY REQUIREMENTS AND NOTIFY CONTRACTOR IF REMEDIAL ACTION IS NECESSARY.
- CONTRACTOR TO PLACE GRADE STAKES AT CENTER OF FRONT AND REAR LIMITS OF EACH BUILDING PAD FOR OWNER/ENGINEER INSPECTION AND APPROVAL.
- COMPLETE CERTIFIED AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE ENGINEER PRIOR TO BACTERIOLOGICAL TESTING. FAILURE TO PROVIDE ACCURATE DRAWINGS MAY RESULT IN EXPIRED TEST RESULTS AND REQUIRE ADDITIONAL TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
- IN ORANGE COUNTY THE CONTRACTOR SHALL SUBMIT TWO (2) CERTIFIED COPIES AND EXCEL FILES OF THE COMPLETED UTILITY ASSET TABLES USING THE OCU STANDARD ASSET TEMPLATE AVAILABLE ON THEIR WEBSITE. COMPLETE ASSET TABLE REQUIRED PRIOR TO ANY CERTIFICATION OF RESPECTIVE SYSTEM. COORDINATE DATA SHALL BE PROVIDED IN STATE PLANE COORDINATES.
- AS-BUILT DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH POULOS & BENNETT CAD STANDARDS.
- POTABLE WATER CROSSINGS - POULOS & BENNETT REQUIRES THAT AT LEAST TEN PERCENT (10%) OF THE POTABLE WATER CROSSINGS AND INSTALLATIONS BE FIELD VERIFIED BY POULOS & BENNETT STAFF. THE 10% TO BE FIELD VERIFIED WILL BE IDENTIFIED BY POULOS & BENNETT PRIOR TO CONSTRUCTION AND PROVIDED TO THE SITE CONTRACTOR.
- IN ORANGE COUNTY COMPLETE AS-BUILTS AND ASSET TABLES, MEETING OCU MANUAL OF STANDARD AND CONSTRUCTION SPECIFICATIONS (DATED APRIL 2011), SHALL BE PROVIDED TO POULOS & BENNETT FOR REVIEW AND APPROVAL. PAY APPLICATIONS REQUESTING PAYMENT BEYOND 80% OF CONTRACT AMOUNT, PER SYSTEM, MAY BE HELD AT THE DISCRETION OF THE OWNER UNTIL THE AS-BUILTS AND ASSET TABLES ARE DEEMED COMPLETE BY POULOS & BENNETT.

EROSION CONTROL NOTES:

- DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS. SUCH MEASURES MAY INCLUDE, BUT NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES, SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
- SODDING OF DETENTION PONDS SHALL BE ACCOMPLISHED WITHIN SEVEN (7) DAYS FOLLOWING COMPLETION OF GRADING TO MINIMIZE EROSION POTENTIAL.
- AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES. ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
- IF DURING CONSTRUCTION, THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADJUTAL METHODS OF PROTECTION SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH EPA, W.A.I.D. AND CITY/COUNTY EROSION PROTECTION STANDARDS. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION CONTROL COSTS INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
- IN ORANGE COUNTY THE CONTRACTOR WILL BE REQUIRED TO SUBMIT A DETAILED EROSION CONTROL PLAN FOR REVIEW AND APPROVAL A MINIMUM OF 2 WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING. AT A MINIMUM, THE EROSION CONTROL PLAN SHALL PROPOSE SILT SCREEN OR SYNTHETIC BALES AND TURBIDITY BARRIERS, IN ACCORDANCE WITH NPDES REQUIREMENTS.
- 2' STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB.
- ALL PERMANENT EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF FINAL GRADING. ALL TEMPORARY EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE COMPLETED AND ESTABLISHED.
- ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH NPDES REQUIREMENTS.
- CONTRACTOR SHALL REMAIN RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION PROTECTION MEASURES UNTIL CONSTRUCTION HAS BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT PLANS AND CERTIFIED AS SUCH BY POULOS & BENNETT, WHETHER OR NOT CONTRACTOR HAS SUBMITTED A NOTICE OF TERMINATION (NOT) TO FDEP.

SURVEY AND CONTROL NOTES:

- BOUNDARY, TOPOGRAPHIC, AND BENCHMARKS BY ALLEN & CO DATED 3-18-2015

PAVING, DRAINAGE AND GRADING NOTES:

- THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET STATE OF FLORIDA ACCESSIBILITY CODE AND FEDERAL A.D.A. REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING FDEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCE DRAINAGE WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY IN ACCORDANCE OF FLORIDA ADMINISTRATIVE CODE 62-621.300 (2), 62-620, AND FLORIDA STATUTES CHAPTER 403.
- DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER PROVIDING PROJECT TESTING SHALL MONITOR CONSTRUCTION CONDITIONS AND PROVIDE RECOMMENDATIONS FOR ADDITIONAL ROADWAY UNDERDRAINS AS NEEDED. ENGINEER SHALL BE NOTIFIED OF ANY SUCH RECOMMENDATIONS.

PAVING, DRAINAGE AND GRADING NOTES:

- ALL UPLAND DEVELOPMENT ONSITE AREA, EXCLUDING LANDSCAPE AREAS, SHALL, AT A MINIMUM, BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 TEST METHOD. THIS REQUIREMENT APPLIES TO ALL WORK PREPARED BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS PERFORMING WORK ONSITE. ENGINEER RESERVES RIGHT TO WITHHOLD PAYMENT FOR ANY AREA THAT DOES NOT MEET DENSITY AS SPECIFIED.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND ROPE OFF CONSERVATION AREA LINES. OWNER RESERVES THE RIGHT TO CHECK THE STAKING AND ROPING AND REQUIRE IT TO BE RELOCATED IF NECESSARY. IT SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
- ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FOOT "STANDARD PLANS" AND FHWA "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITIONS.
- REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS. UNLESS SIGNAGE IS PROVIDED BY THE MUNICIPALITY
- PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES AND FROM INVERTS OF ENDWALLS AND/OR MITERED END SECTIONS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING MITERED END SECTIONS.
- CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS, TRACTS OR MEDIANS. WHERE SUCH TREATMENT DOES OCCUR, IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOLIDS ACCEPTABLE TO OWNER'S LANDSCAPE ARCHITECT.
- ALL PAVEMENT RETURN RADI SHALL BE 25' AND MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
- SITE GRADING, PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION (AND TO ORANGE COUNTY STANDARD SPECIFICATIONS).
- STORM DRAINS SHALL BE REINFORCED CONCRETE PIPE, PER ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. LIFTING HOLES ARE PROHIBITED.
- UNDERDRAIN SHALL BE HEAVY-DUTY CORRUGATED POLYETHYLENE PIPE WITH FACTORY-INSTALLED FILTER FABRIC AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS (ADS), OR APPROVED EQUAL.
- UNDERDRAIN DISCHARGE PIPE SHALL BE PVC PER ASTM D3034 SDR 35 WITH ELASTOMERIC JOINTS, NON-PERFORATED.
- YARD DRAINS SHALL BE NYOPLAST INLINE DRAINS AND DRAIN BASINS AS APPLICABLE WITH CAST IRON GRATES AND WATERTIGHT ADAPTER CONNECTIONS (OR APPROVED EQUAL).
- YARD DRAIN PIPING: PVC CONFORMING TO ASTM D3034, SDR35 SHALL BE USED FOR ALL PIPE RUNS IN WHICH ANY PART LIES UNDER PAVED AREAS. SAID PVC OR HEAVY DUTY CORRUGATED POLYETHYLENE MAY BE USED FOR ALL OTHER RUNS. MATERIAL SELECTION SHALL BE CONSISTENT THROUGHOUT THE PROJECT.
- DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
- FIVE (5') FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
- THE LIMITS OF THE POND TRACTS SHALL BE SODDED FROM TRACT LIMITS TO 2' BELOW NCL. IN THE CASE OF DRY BOTTOM PONDS, THE BOTTOM WILL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFIED.
- BLUE REFLECTIVE PAVEMENT MARKERS FOR ALL FIRE HYDRANTS SHALL BE PLACED IN THE CENTER OF THE NEAREST TRAVELED LANE TO MARK THEIR LOCATIONS.
- TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE AT MINIMUM 4 INCHES ABOVE FINISH GRADE.
- MINIMUM LONGITUDINAL SLOPE OF CURB SHALL BE 0.30% UNLESS SPECIFIED OTHERWISE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE DOCUMENTATION, FOR ADS STORM PIPE, FROM THE PIPE MANUFACTURER CONFIRMING THAT SUFFICIENT COVER HAS BEEN PROVIDED TO PREVENT FLOTATION. IN THE EVENT THAT ADEQUATE COVER IS NOT PROVIDED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN DESIGN AND CONSTRUCTION SPECIFICATIONS FROM THE MANUFACTURER, FOR THE ADS PIPE ANCHORING SYSTEM. IF ADS STORM PIPE IS USED THEN MITERED END SECTIONS (MES) MAY BE SUBSTITUTED FOR FLARED END SECTIONS (FES) AT PIPE RUN TERMINATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS. WHERE A TRAFFIC MAINTENANCE PLAN IS REQUIRED, THE CONTRACTOR SHALL HAVE THE PLAN PREPARED BY AN FDOT CERTIFIED DESIGNER AND SUBMIT THE PLAN FOR APPROVAL.
- GEOTECHNICAL SERVICES HAVE BEEN PROVIDED AS REFERENCED BELOW. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF POULOS & BENNETT. POULOS & BENNETT HAS RELIED ON THE BELOW REFERENCED GEOTECHNICAL REPORT(S) IN PREPARATION OF THE DRAWINGS. ANY CONFLICT BETWEEN INFORMATION WITHIN THE REPORT AND THESE DRAWINGS SHALL BE REPORTED TO ENGINEER/OWNER. POULOS & BENNETT ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS OR ACCURACY OF GEOTECHNICAL INFORMATION.

GEOTECHNICAL ENGINEER: UNIVERSAL ENGINEERING SCIENCES

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DATE (S): JUNE 19, 2020 & JULY 9, 2020

- CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHALL AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
- FINISHED FLOOR ELEVATION IS TYPICALLY 8" INCHES ABOVE DESIGN FINISHED GRADE AT OUTSIDE PERIMETER OF BUILDINGS EXCEPT AT ENTRIES AND WHERE OTHERWISE SHOWN.
- 100-YEAR FLOOD ELEVATIONS SHOWN HEREIN ARE DERIVED FROM (FEMA/FLOOD INSURANCE RATE MAP OF 12095C0415F, COMMUNITY PANEL #415, DATED 9/25/09)
- ALL DISTURBED FDOT AND COUNTY RIGHTS OF WAY SHALL BE RESTORED. SOD SHALL BE PLACED FROM EDGE OF PAVEMENT TO THE TOE OF BANK AND ALL AREAS SHALL MATCH OR EXCEED PRECONSTRUCTION CONDITIONS.
- FINISHED FLOOR ELEVATIONS ARE MINIMUM ELEVATIONS REQUIRED TO SATISFY DRAINAGE AND/OR 100-YEAR FLOODPLAIN REQUIREMENTS. PAD ELEVATIONS, IMMEDIATELY OUTSIDE OF BUILDING WALLS SHALL BE NO MORE THAN 8 INCHES BELOW THE FINISHED FLOOR ELEVATIONS SHOWN UNLESS STEM WALLS OR TURN DOWN SLABS PROVIDE FOR ADDITIONAL ELEVATION TRANSITIONS.
- ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER.
- OVER-EXCAVATION OF RETENTION BASINS SHALL NOT BE ALLOWED UNLESS SPECIFICALLY AUTHORIZED BY ENGINEER/OWNER. SHALL UNAUTHORIZED OVER-EXCAVATION OCCUR, IT SHALL BE BACKFILLED, REGRADED, RESODDED AND/OR RESEDED AS REQUIRED BY OWNER AT CONTRACTOR'S EXPENSE TO OWNER'S SPECIFICATIONS.
- CONTRACTOR SHALL REMOVE ALL MUCK DEPOSITS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. SEE GEOTECHNICAL REPORT.
- ENGINEER RESERVES THE RIGHT TO WITHHOLD AUTHORIZATION FOR PAYMENT FOR ANY ROADWORK WHICH HAS NOT BEEN TESTED BY A FLORIDA-REGISTERED GEOTECHNICAL ENGINEER AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.
- ROAD GRADING AND CONSTRUCTION SHALL INCLUDE BRINGING ANY UTILITY EASEMENTS, AS SHOWN OR NOTED ON THE PLAT OR CONSTRUCTION DRAWINGS, ADJACENT TO THE RIGHT-OF-WAY LINE TO WITHIN 6 INCHES OF FINAL DESIGN GRADE. LOT GRADING REQUIREMENT MAY BE MORE STRINGENT.
- INLETS WHICH ARE GRAPHICALLY SHOWN ON LOT LINES AND NOT OTHERWISE LOCATED BY STATIONING SHALL BE LOCATED SUCH THAT THE CENTERLINE OF THE INLET TOP IS ALIGNED WITH THE LOT LINE.
- DRAINAGE MANHOLES AND INLETS (NOT INCLUDING CONTROL STRUCTURES) IN THE PLANS ARE IDENTIFIED BY TOP TYPE ONLY. CONTRACTOR SHALL PROVIDE STANDARD DITCH BOTTOM INLET, J OR P STRUCTURE BOTTOMS, SIZED AS REQUIRED TO ACCOMMODATE PIPE SIZES AND ORIENTATIONS SHOWN. SHOP DRAWINGS SHALL BE SUBMITTED WHICH CLEARLY REPRESENT SUCH DATA.
- NEW PIPES SHALL BE CONNECTED TO EXISTING PIPES AT AN EXISTING FACTORY MADE JOINT. REMOVE PARTIAL PIPES IF AND AS NEEDED.
- CONTRACTOR SHALL STABILIZE AND PROTECT ALL END WALL, MITERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT UNTIL THE BANK SLOPES OF THE RECEIVING WATER BODY ARE STABILIZED AND ACCEPTED BY OWNER.
- CONTRACTOR/BIDDER SHALL OBSERVE OFFSITE ROADWAYS FOR FRICTION COURSE REMOVAL AND RESTORATION REQUIREMENTS AND FOR LEVELING COURSE REQUIREMENTS WHICH SHALL BE INCLUDED IN THE BID AND IN THE WORK.
- THIS PROJECT WAS DESIGNED TO BE IN COMPLIANCE WITH ORANGE COUNTY STANDARDS/ORDINANCE. THE DEGREE OF FLOOD PROTECTION AND SURFACE AND GROUNDWATER PROTECTION REQUIRED BY THIS STANDARD/ORDINANCE IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. LARGER FLOODS CAN AND WILL OCCUR ON RARE OCCASIONS. FLOOD HEIGHTS MAY BE INCREASED BY MANMADE OR NATURAL CAUSES. THIS STANDARD/ORDINANCE DOES NOT IMPLY THAT LAND OUTSIDE AREAS OF SPECIAL FLOOD HAZARD AREAS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR DAMAGES. THIS STANDARD/ORDINANCE SHALL NOT CREATE LIABILITY ON THE PART OF POULOS & BENNETT LLC OR BY ANY OTHER OFFICER OR EMPLOYEE THERE FOR ANY FLOOD DAMAGES OR ADVERSE EFFECTS OF CHANGES IN QUANTITY OR QUALITY OF SURFACE OR GROUNDWATER THAT RESULT FROM RELIANCE ON THIS STANDARD/ORDINANCE OR ANY ADMINSTRATIVE DECISION MADE THERE UNDER.

POTABLE WATER NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AND IN ACCORDANCE WITH LOCAL GOVERNMENT STANDARDS.
- PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
- DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
- ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED CAST BRONZE EXTENSIONS WHERE NEEDED.
- ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND WILL BE MARKED WITH THE NSF SEAL OF APPROVAL.
- ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED IN ACCORDANCE WITH SUB PARAGRAPH 62-555.320(21)(B)33, F.A.C. USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES A LONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.
- ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR. ALL LETTERING SHALL APPEAR LEGIBLY ON PIPE AND SHALL RUN THE ENTIRE LENGTH OF THE PIPE. LETTERING SHALL READ AS IS ACCEPTABLE FOR THE INTENDED USE.
- HYDROSTATIC TESTING AND THE DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600 FOR DUCTILE IRON PIPE AND C-605 FOR PVC PIPE. DISINFECTING AND BACTERIOLOGICAL EVALUATION TO BE DONE IN ACCORDANCE WITH AWWA C-651 AND RULE 62-555.340 F.A.C.
- MARK SERVICES WITH 6" HIGH PIECE OF 2" X 4" PLANK PAINTED BLUE WITH LOT NUMBER CLEARLY MARKED AND A "W" IMPRESSED IN THE CURB. IT IS THE INTENT THAT EVERY LOT IS CONSISTENT WITH A WATER SERVICE; THEREFORE IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL A WATER SERVICE TO EACH LOT.
- PIPE MATERIALS:
  - PVC - ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS AND SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900, LATEST EDITION. PVC SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900. THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 P.S.I. AND SHALL HAVE A DIMENSION RATIO (DR) OF 18. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE.
  - PVC JOINT - SHALL BE IN ACCORDANCE WITH ASTM D3139.
  - DUCTILE IRON - SHALL CONFORM TO ANSI/AWWA C150/C151. A MINIMUM OF CLASS 50 PIPE SHALL BE SUPPLIED.
  - DUCTILE IRON JOINT - SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
- SERVICES - SHALL BE IN ACCORDANCE WITH AWWA C901/C800 STANDARDS FOR POLYETHYLENE TUBING, CLASS 160.
- WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF LOCAL GOVERNMENT. ALL VALVES SHALL BE OPERATED BY LOCAL GOVERNMENT PERSONNEL ONLY. WATERMAINS ARE TO BE DISINFECTED PER ANSI/AWWA C651-92 AND LOCAL GOVERNMENT STANDARDS
- VERTICAL SEPARATION BETWEEN UNDERGROUND POTABLE WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES:
  - NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
  - NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
- AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE. SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSING, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
- HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:
  - NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
  - NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
  - NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
  - THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
  - NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.
- A MINIMUM OF 3 FEET OF COVER SHALL BE MAINTAINED OVER WATERMAINS, UNLESS OTHERWISE NOTED.
- ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL CONTAIN NO MORE 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT SHALL CONTAIN NO MORE THAN 0.2% LEAD.
- NEW OR ALTERED DEAD-END WATER MAINS INCLUDED IN THIS PROJECT SHALL BE PROVIDED WITH A FIRE OR FLUSHING HYDRANT OR BLOW-OFF FOR FLUSHING PURPOSES.
- NEW OR ALTERED FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6" AND SHALL INCLUDE AN AUXILIARY VALVE.
- IF AGGRESSIVE SOIL CONDITIONS ARE FOUND DURING CONSTRUCTION, WATER MAINS SHALL BE PROTECTED THROUGH THE USE OF CORROSION RESISTANT MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.
- A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT. BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF A LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.
- CONTRACTOR SHALL NOT ACTIVATE WATER SERVICE UNTIL THE FDEP HAS CLEARED THE SYSTEM FOR USE AND THE CLEARANCE LETTER HAS BEEN RECEIVED BY THE OWNER.
- CONTRACTOR SHALL COORDINATE ALL UTILITIES SYSTEMS TEST SCHEDULING TO ALLOW ENGINEER'S ATTENDANCE PROVIDING MINIMUM NOTICE OF FIVE (5) WORKING DAYS. CONTRACTOR'S FAILURE TO PROPERLY NOTIFY ENGINEER MAY RESULT IN RETESTING AT ENGINEER'S OPTION AND AT CONTRACTOR'S EXPENSE.
- ENGINEER RESERVES THE RIGHT TO WITHHOLD AUTHORIZATION OF PAYMENT FOR ANY PORTION OF THE UTILITIES PIPE WORK WHICH HAS NOT BEEN TESTED (OBSERVED BY ENGINEER) AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY SIZE AND TYPE OF EXISTING MAIN PRIOR TO ORDERING TAPPING MATERIALS FOR TIE-INS.
- CONCRETE CURBS SHALL BE CHISELED OR IMPRINTED TO SHOW LOCATIONS OF WATER AND SEWER SERVICE LINES/LATERALS. MARKING SHALL CONFORM WITH LOCAL STANDARDS. WHERE NO STANDARDS EXIST, USE "R" FOR RECLAIMED WATER, "W" FOR WATER, AND "S" FOR SANITARY.
- FIRE HYDRANTS WHICH ARE GRAPHICALLY SHOWN ON OR NEAR LOT LINES AND NOT OTHERWISE LOCATED BY STATIONING OR DIMENSIONING SHALL BE CENTERED ON THE LOT LINE.

Key Map:

Consultant:

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY FLORIDA, AND ANY SPECIAL REQUIREMENTS OF THE ORANGE COUNTY COMMISSION

APPROVED

francisco villar

FRANCISCO J. VILLAR, P.E.

FOR THE ORANGE COUNTY ENGINEER

Jun 18, 2021

DATE

05 04/20/21 RESUBMIT TO ORANGE COUNTY

02 03/17/21 RESUBMIT TO ORANGE COUNTY

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11/20/20 SUBMIT TO ORANGE COUNTY

NO. DATE DESCRIPTIONS

SUBMISSIONS/REVISIONS

VERTICAL DATUM: NAVD 88

JOB NO.: 18-007

DESIGNED BY: MB/DK

DRAWN BY: CSL/ME

CHECKED BY: MB/DK

APPROVED BY: CMB

SCALE IN FEET: N.T.S.

Project Name:

GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 4

Jurisdiction:

ORANGE COUNTY, FL

Sheet Title:

CONSTRUCTION  
NOTES

Sheet No.:



Z:\2019\18-007 PARK SQUARE - GRANDE PINES SERV PHASE 4\CAD\FINAL\COUNTY\18007-PH4-GN

SANITARY SEWER NOTES:

1. IN ORANGE COUNTY ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH ORANGE COUNTY MANUAL OF STANDARD SPECIFICATIONS FOR WASTEWATER AND WATERMAIN CONSTRUCTION.
2. ALL MANHOLES SHALL HAVE A MINIMUM DIAMETER OF 48 INCHES AND A MINIMUM ACCESS DIAMETER OF 22 INCHES.
3. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
4. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER PVC. LATERALS SHALL END WITH A CLEAN OUT AT RIGHT-OF-WAY LINE.
5. INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
6. PRIOR TO PAVING, CONTRACTOR SHALL VERIFY THE AS-BUILT SANITARY SEWER PIPE SLOPES. MINIMUM AS SHALL BE IN ACCORDANCE WITH FDEP MINIMUM CRITERIA BUILT FOR 8" PVC SEWER LINE SLOPE WILL BE 0.28%, FOR 12" PVC WILL BE 0.17% AND FOR 15" PVC WILL BE 0.12%. ANY LINE NOT MEETING MINIMUM SLOPE WILL BE RELAYED BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.
7. MARK LATERALS WITH 6" HIGH PIECE OF 2" X 4" PLANK PAINTED ORANGE W/ LOT NUMBER CLEARLY MARKED AND A 'S' IMPRESSED IN THE CURB.
8. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:
  - A) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
  - B) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.
  - C) AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES. AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORMS TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.
9. MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS BE SEALED WITH NON-SHRINKING MORTAR OR OTHER APPROPRIATE MATERIAL.
10. INLET AND OUTLET PIPES BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATER-TIGHT CONNECTION OR ANOTHER WATER-TIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL.
11. WATER-TIGHT MANHOLE COVERS BE USED WHEREVER THE MANHOLE TOPS MAY BE FLOODED BY STREET RUNOFF OF HIGH WATER.
12. MINIMUM SEPARATION BETWEEN POTABLE WATER LINES AND SANITARY HAZARDOUS (SANITARY SEWER, FORCE MAIN, STORM SEWER, REUSE WATER) SHALL BE MAINTAINED. A HORIZONTAL CLEARANCE OF TEN (10) FEET IN PARALLEL INSTALLATION AND 12 INCHES VERTICALLY AT CROSSINGS. SHALL A VERTICAL SEPARATION OF LESS THAN THAT STIPULATED BE REQUIRED, THE WATER LINE SHALL BE CONSTRUCTED OF 20 FEET OF PRESSURE TIGHT JOINT DUCTILE IRON PIPE. IF THE REQUIRED 10 FT. HORIZONTAL CLEARANCE CANNOT BE MAINTAINED, THE SEWER MAIN SHALL BE PLACED IN A D.I.P. SLEEVE OR ENCASED IN CONCRETE IN ACCORDANCE WITH FDEP SPECIFICATIONS.
13. PVC GRAVITY SEWER PIPE SHALL MEET ASTM D3034, SDR35.
14. ALL SANITARY SEWER PIPE SHALL BE COLORED GREEN.
15. FIBERGLASS LINE ALL MANHOLES WHICH RECEIVE DISCHARGE FROM A FORCEMAIN.
16. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SERVICES AT EACH LOT. SERVICES SHALL HAVE 3' MIN. AND 4' MAX. COVER AT LOT CLEAN OUT.
17. THE PROPOSED DRY-LINE GRAVITY MAIN IS TO REMAIN PRIVATELY OWNED AND MAINTAINED UNTIL DEDICATED TO OCU WITH FUTURE DEVELOPMENT. THE MAINS SHALL BE TESTED AND INSPECTED PER THE OCU STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL AT TIME OF INSTALLATION AS WELL AS AT THE TIME OF DEDICATION TO OCU.

RECLAIMED WATER NOTES:

1. PROVIDE 6" MINIMUM SEPARATION BETWEEN RECLAIMED WATER AND STORM PIPES AND A MINIMUM OF 3' OF COVER OVER THE RECLAIMED WATER MAIN. (COVER LESS THAN 3' IS ONLY ALLOWED AT SPECIFIC CROSSINGS APPROVED BY O.C.U.) PROVIDE MECHANICAL JOINTS AND FITTINGS AS NECESSARY FOR THE VERTICAL TRANSITIONS.
2. EXCEPT FOR PVC PIPE, MAXIMUM DEFLECTIONS AT PIPE JOINTS, FITTINGS AND LAYING RADIUS FOR THE VARIOUS PIPE LENGTHS SHALL NOT EXCEED 75% OF THE PIPE MANUFACTURER'S RECOMMENDATION. A MINIMUM VERTICAL CLEARANCE OF 18" SHALL BE MAINTAINED. WHERE 18" CLEARANCE IS NOT POSSIBLE, WATER AND RECLAIMED WATER WILL BE UPGRADED TO D.I.P.
3. MARK LATERALS WITH 6" HIGH PIECE OF 2" X 4" PLANK PAINTED PURPLE, AND AN R IMPRESSED IN THE CURB.
4. CASINGS WILL BE PROVIDED FOR SERVICES LOCATED UNDER LANDSCAPE MEDIANS.
5. ALL PVC RECLAIMED WATER PIPE SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS, MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITATION FOUNDATION (NSF) AND BE PURPLE IN COLOR.
6. ALL DUCTILE IRON RECLAIMED WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE PURPLE IN COLOR. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION.
7. ALL NON-METALLIC RECLAIMED WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC RECLAIMED WATER MAINS SHALL BE SOLID, PANTONE PURPLE COLOR.
8. HYDROSTATIC TESTING OF THE RECLAIMED WATER DISTRIBUTION SYSTEM SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600 FOR DUCTILE IRON PIPE AND M23 FOR PVC PIPE.
9. ALL RECLAIMED WATER HOSE BIBBS, HAND-OPERATED CONNECTIONS AND OUTLETS SHALL BE CONTAINED IN UNDERGROUND SERVICE VAULTS AND SHALL BE APPROPRIATELY TAGGED OR LABELED TO WARN THE PUBLIC AND EMPLOYEES THAT THE WATER IS NOT INTENDED FOR DRINKING. ALL PIPING, PIPELINES, VALVES AND OUTLETS SHALL BE COLOR CODED PANTONE 522C PURPLE AND MARKED PER LOCAL AND STATE CODES TO DIFFERENTIATE RECLAIMED WATER FROM POTABLE OR OTHER.
10. VAULTS FOR RECLAIMED WATER HOSE BIBBS AND OUTLETS SHALL BE LOCKED OR REQUIRE A SPECIAL TOOL FOR OPERATION OF HOSE BIBBS AND OUTLETS.
11. LOW TRAJECTORY NOZZLES ARE REQUIRED WITHIN 100 FEET OF ANY OUTDOOR PUBLIC EATING, DRINKING OR BATHING FACILITIES.
12. A RESIDENTIAL DUAL CHECK VALVE OR OTHER BACKFLOW PREVENTION DEVICE AS SPECIFIED BY THE SEWER/RECLAIMED WATER UTILITY COMPANY IS REQUIRED ON ALL POTABLE WATER LINES AT EACH RESIDENTIAL SITE WHICH IS SERVICED WITH RECLAIMED WATER.
13. SIGNS SHALL BE POSTED IN THE VICINITY OF PUBLIC RECLAIMED WATER RECLAIMED WATER IRRIGATION SYSTEMS, ADVISING THE PUBLIC THAT RECLAIMED WATER IS PRACTICED.
14. BOX COVERS FOR RECLAIMED WATER SYSTEM ELEMENTS (VALVES, METER, BFP's, ETC.) SHALL, TO THE EXTENT REASONABLE, NOT BE INTERCHANGEABLE WITH BOX COVERS FOR WATER SYSTEM ELEMENTS.
15. RECLAIMED WATER SYSTEMS AND POTABLE WATER SYSTEMS SHALL NOT BE CROSS-CONNECTED. AN AIR GAP OF TWO PIPE DIAMETERS IS REQUIRED BETWEEN SUCH WATERS.
16. THE WETTED EDGE OF AREAS IRRIGATION WITH RECLAIMED WATER SHALL NOT BE CLOSER THAN 75 FEET TO ANY PUBLIC OR PRIVATE POTABLE WATER WELL.
17. NO RECLAIMED WATER TRANSMISSION FACILITY/MAIN SHALL BE WITHIN 75 FEET OF ANY PUBLIC WATER SUPPLY WELL.

DEMOLITION NOTES:

1. CONTRACTOR SHALL REMOVE ALL WASTE MATERIAL FOR DISPOSAL OFF-SITE. DISPOSAL SHALL CONFORM TO ALL APPLICABLE REGULATIONS.
2. ANY MATERIALS CLAIMED AS SALVAGE BY OWNER EITHER IN THE FIELD OR IN THE DRAWINGS SHALL BE STOCKPILED FOR OWNER'S REMOVAL.
3. CONTRACTOR SHALL BE KNOWLEDGEABLE OF THE CONSTRUCTION DOCUMENTS AND BE RESPONSIBLE FOR PROTECTING ANY EXISTING FACILITY SO DESIGNATED OR DESIGNATED TO BE USED IN THE WORK.
4. CONTRACTOR SHALL REMOVE ALL FOUNDATIONS, CONCRETE SLABS, AND UNDERGROUND STRUCTURES EXISTING ON THE SITE AT THE TIME OF BIDDING UNLESS OTHERWISE DIRECTED.
5. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES AND BE RESPONSIBLE FOR THE TERMINATION, CAPPING-OFF AND REMOVAL OF ALL UNDERGROUND AND ABOVE-GROUND UTILITY SERVICES EXISTING AT THE TIME OF BIDDING UNLESS DIRECTED TO BID OTHERWISE.
6. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND.

SPECIAL PURPOSE NOTES:

1. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
2. THE WELLS SHOWN HEREON ARE THE WELLS LOCATED TO DATE AND DO NOT NECESSARILY REPRESENT ALL WELLS ON THE PROPERTY. THE ENGINEER SHALL BE NOTIFIED OF ANY WELLS ENCOUNTERED DURING CONSTRUCTION. ALL WELLS NOT DESIGNATED TO REMAIN OR FUNCTION SHALL BE PROPERLY SEALED AND ABANDONED PER APPLICABLE AGENCY REQUIREMENTS.
3. VIBRATORY COMPACTION METHODS SHALL NOT BE USED WITHIN EXISTING GAS EASEMENTS.

ADA NOTES:

1. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS, STRIPING AND HANDICAP RAMPS AT ALL INTERSECTIONS OF SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET STATE OF FLORIDA ACCESSIBILITY CODE AND FEDERAL A.D.A. SPECIFICATIONS.
2. PROPOSED AND EXISTING SIDEWALKS SHALL BE RAMPED FLUSH WITH PAVEMENT. RAMPS SHALL NOT EXCEED SLOPES OF 12 HORIZONTAL TO 1 VERTICAL. (NOTE: RAMP LENGTHS REQUIRED MAY EXCEED 6 FT.)
3. WHERE SIDEWALK RAMPS CONNECT TO MIAMI CURB, THE SLOPE OF THE MIAMI CURB SHALL BE NO STEEPER THAN 12:1 TO CONFORM WITH FLORIDA/FEDERAL REGULATORY REQUIREMENTS. TWO FT. LONG CURB TRANSITIONS SHALL BE USED AT EACH SIDE OF THE RAMP.
4. WHERE RAMPS ARE POURED ADJACENT TO EXISTING MIAMI CURB, THE CURB SHALL BE REMOVED, FOR A DISTANCE EXTENDING TWO FT. BEYOND EACH END OF THE WALK AND RECONSTRUCTED.
5. SIDEWALK RAMPS SHALL INCLUDE DETECTABLE WARNINGS THAT ARE TEXTURED IN CONFORMANCE WITH FDOT STANDARDS EXCEPT WHERE LOCAL CODES DICTATE OTHERWISE. CONTRACTOR SHALL COORDINATE WITH LOCAL AUTHORITY FOR PRE-POUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR RAMP CONCRETE POURS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL ADA AND FAIR HOUSING ACT STANDARDS.
6. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR PRE-POUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR CURB RAMP CONCRETE POURS.

FIRE PROTECTION NOTES:

1. FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
2. IN INSTANCES WHERE THERE ARE NO FIRE HYDRANTS IN CLOSE PROXIMITY TO PROVIDE FIRE PROTECTION, PER THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA-1, 16.4.3.1.3, UNDERGROUND WATER MAINS AND HYDRANTS ARE REQUIRED TO BE PROVIDED SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
3. PER NFPA-1, 18.3.4.1, DURING CONSTRUCTION, CLEARANCES OF 7.5 FEET IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A 4-FOOT CLEARANCE TO THE REAR MUST BE PROVIDED AND MAINTAINED AT ALL TIMES.

HORIZONTAL GEOMETRY NOTES:

1. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE ROAD CENTERLINE GEOMETRY AND BUILDING COORDINATES PROVIDED IN THESE PLANS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.
2. LOCATIONS OF SANITARY AND DRAINAGE STRUCTURES ARE GIVEN AT THE CENTER OF THE BOTTOM OF THE STRUCTURE.
3. ALL STORM PIPE LENGTHS ARE TO BE MEASURED TO CENTER OF DRAINAGE STRUCTURE OR TO THE END OF MITERED END SECTIONS.

SIGNING AND MARKING NOTES:

1. ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", LATEST EDITION.
2. ALL MARKINGS AND STRIPING ARE TO BE (THERMOPLASTIC/PAINT) AND SHALL BE APPLIED WITH MECHANICAL EQUIPMENT AND TEMPLATES AT THE LOCATIONS AND LENGTHS SHOWN ON THE PLANS (TWO COATS ALL LOCATION. COLOR SHALL BE WHITE, UNLESS OTHERWISE SPECIFIED, AND SHALL MEET ALL APPLICABLE REQUIREMENTS OF FDOT AND ORANGE COUNTY.
3. ALL HANDICAPPED PARKING SPACES SHALL BE DESIGNATED BY APPROPRIATE PAVEMENT MARKINGS AND SIGN.
4. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED OPPOSITE FIRE HYDRANTS IN THE CENTER OF THE NEAREST TRAVEL LANE TO MARK THEIR LOCATIONS.
5. REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING IMPROVEMENTS.

OCU GENERAL NOTES:

1. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF WATER MAINS, WASTEWATER FORCE MAINS, GRAVITY MAINS AND RECLAIMED WATER MAINS. MAIN LOCATIONS SHOWN ON PLANS MAY NOT BE EXACT. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
2. SHOULD A PIPE EMERGENCY OCCUR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OCU DISPATCH OPERATOR (407-836-2777) AND THE OCU INSPECTOR.
3. THE CONTRACTOR SHALL NOTIFY THE OCU CONSTRUCTION DIVISION AT LEAST SEVEN DAYS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION PROJECT BY CALLING (407) 254-9798.
4. THE CONTRACTOR SHALL NOTIFY THE OCU CONSTRUCTION DIVISION AT LEAST 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION BY CALLING (407) 254-9798.
5. THE MATERIALS, PRODUCTS, AND CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE OCU SYSTEM SHALL BE IN CONFORMANCE WITH THE ORANGE COUNTY UTILITIES STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL.
6. ALL OCU MAINS AND FACILITIES WITHIN THE LIMITS OF THE PROJECT SHALL BE SUPPORTED AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
7. THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL IMMEDIATELY REPAIR ALL DAMAGES TO OCU MAINS AND FACILITIES. IF THE REPAIR IS NOT MADE IN A TIMELY MANNER, AS DETERMINED BY OCU, OCU MAY PERFORM REQUIRED REPAIRS AND CLEANUP. THE CONTRACTOR WILL BE CHARGED FOR ALL EXPENSES ASSOCIATED WITH THE REPAIR.
8. THE CONTRACTOR SHALL ADJUST ALL EXISTING OCU MAINS AND FACILITIES IN CONFLICT WITH NEW GRADE, NEW OR ALTERED ROADWAYS, SIDEWALKS, DRIVEWAYS, OR STORM WATER IMPROVEMENTS. OCU FACILITIES TO BE ADJUSTED INCLUDE, BUT ARE NOT LIMITED TO PIPELINES, PUMP STATIONS, VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, MANHOLE COVERS, AND METERS.
9. ONLY OCU SHALL OPERATE OCU WATER, WASTEWATER, AND RECLAIMED WATER VALVES. THE CONTRACTOR SHALL COORDINATE VALVE OPERATION WITH THE OCU INSPECTOR. FOR OPERATION OF MAINS NOT OWNED BY OCU, IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE APPROPRIATE UTILITY REPRESENTATIVE.
10. CONSTRUCTION ACTIVITIES SHALL NOT CAUSE INTERRUPTIONS IN WATER, WASTEWATER, OR RECLAIMED WATER SERVICE. THE CONTRACTOR SHALL COORDINATE PRE-APPROVED INTERRUPTIONS OF SERVICE WITH THE OCU INSPECTOR 7 WORKING DAYS IN ADVANCE.
11. THE CONTRACTOR SHALL PROVIDE FOR BYPASSING AND/OR HAULING WASTEWATER DURING APPROVED INTERRUPTIONS OF WASTEWATER FLOWS AND CONNECTIONS. THE CONTRACTOR SHALL SUBMIT A BYPASS PLAN SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO OCU DEVELOPMENT ENGINEERING FOR APPROVAL PRIOR TO IMPLEMENTATION BY CONTRACTOR.
12. ALL VALVES INSTALLED AS PART OF THIS CONSTRUCTION PROJECT SHALL REMAIN CLOSED DURING CONSTRUCTION. KEEP VALVES ON ALL WET TAPS CLOSED UNTIL CLEARED BY FDEP. DO NOT CONNECT NEWLY CONSTRUCTED WATER MAINS TO ANY EXISTING WATER MAINS UNLESS CLEARED BY FDEP AND OCU.
13. THE CONTRACTOR SHALL PROVIDE A JUMPER ASSEMBLY WITH A BACKFLOW PREVENTER FOR MAKING TEMPORARY CONNECTIONS TO AN EXISTING POTABLE WATER SOURCE IN ORDER TO CHLORINATE AND FLUSH NEW WATER MAINS WITH POTABLE WATER. ANY TEMPORARY POTABLE WATER CONNECTIONS TO RECLAIMED WATER OR FORCEMAIN SHALL ALSO BE EQUIPPED WITH A BACKFLOW PREVENTER.
14. FOR PVC PIPE THAT WILL BE OWNED AND MAINTAINED BY OCU, NO PIPE BENDING IS ALLOWED. THE MAXIMUM ALLOWABLE TOLERANCE FOR JOINT DEFLECTION IS 0.75 DEGREES (3-INCHES PER JOINT PER 20 FT STICK OF PIPE.) ALIGNMENT CHANGE SHALL BE MADE ONLY WITH SLEEVES AND FITTINGS.
15. FOR NON-PVC PIPE THAT WILL BE OWNED AND MAINTAINED BY OCU, LONG RADIUS CURVES, EITHER HORIZONTAL OR VERTICAL, MAY BE INSTALLED WITH STANDARD PIPE BY DEFLECTIONS AT THE JOINTS. MAXIMUM DEFLECTIONS AT PIPE JOINTS, FITTINGS AND LAYING RADIUS FOR THE VARIOUS PIPE LENGTHS SHALL NOT EXCEED 75 PERCENT OF THE PIPE MANUFACTURER'S RECOMMENDATION.

APPROVED 6/1/2021

*Fidan Chiotakis*

Fidan Chiotakis, E.I.

FOR THE MANAGER,  
ENGINEERING DIVISION  
ORANGE COUNTY UTILITIES DEPARTMENT

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS  
OF ORANGE COUNTY UTILITIES DIVISION STANDARDS  
AND SPECIFICATIONS.

THIS APPROVAL IS SUBJECT TO EXISTING  
REQUIREMENTS OF ORANGE COUNTY  
FLORIDA, AND ANY SPECIAL REQUIREMENTS  
OF THE ORANGE COUNTY COMMISSION

APPROVED

*Francisco Villar*

FRANCISCO J. VILLAR, P.E.  
FOR THE ORANGE COUNTY ENGINEER

Jun 18, 2021

DATE

Key Map:

Consultant:

05 04/20/21 RESUBMIT TO ORANGE COUNTY

02 03/17/21 RESUBMIT TO ORANGE COUNTY

01 02/16/21 RESUBMIT TO ORANGE COUNTY/SFWM

11/20/20 SUBMIT TO ORANGE COUNTY

NO. DATE DESCRIPTIONS  
SUBMISSIONS/REVISIONS

VERTICAL DATUM: NAVD 88

JOB NO.: 18-007

DESIGNED BY: MB/DK

DRAWN BY: CSL/ME

CHECKED BY: MB/DK

APPROVED BY: CMB

SCALE IN FEET: N.T.S.

Project Name:

GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 4

Jurisdiction:

ORANGE COUNTY, FL

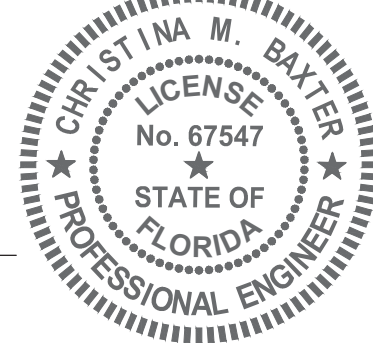
Sheet Title:

CONSTRUCTION  
NOTES

Sheet No.:

C0.01B

Seal:



CHRISTINA M. BAKER  
Lic. No. 67547  
DATE: June 18, 2019

POULOS & BENNETT

Poulos & Bennett, LLC  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2594 www.poulosandbennett.com  
Eng. Bus. No. 28567



Key Map:

Consultant:

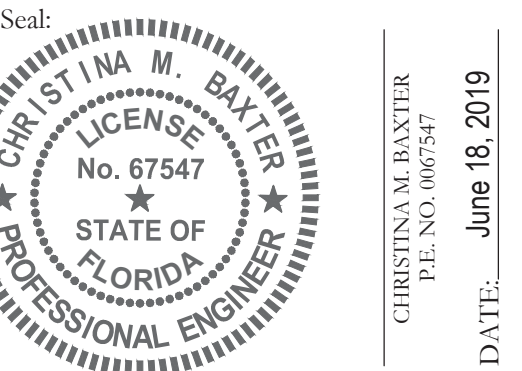
05	04/20/21	RESUBMIT TO ORANGE COUNTY
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DRAWN BY:		CSL/ME
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APPROVED BY:		CMB
SCALE IN FEET:		N.T.S.
Project Name:		

GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 4

Jurisdiction:  
ORANGE COUNTY, FL

Sheet Title:  
BCC  
CONDITIONS  
OF APPROVAL

Sheet No.:  
C0.01C



Poulos & Bennett, LLC  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2594 www.poulosandbennett.com  
Eng. Bus. No. 28567

Interoffice Memorandum

DATE: September 25, 2020

TO: Mayor Jerry L. Demings  
AND  
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director  
Planning, Environmental and Development  
Services Department

CONTACT PERSON: Eric Raasch, DRC Chairman  
Development Review Committee  
Planning Division  
(407) 836-5523

Eric P. Raasch,  
Jr., AICP

Digitally signed by Eric P.  
Raasch, Jr. AICP  
Date: 2020.09.25 14:43:01  
+0400

SUBJECT: October 13, 2020 – Public Hearing  
Applicant: Christina Baxter, Poulos & Bennett, LLC  
Orangewood (Neighborhood 2) Planned Development / Grande  
Pines Parcel 11D Preliminary Subdivision Plan  
Case # CDR-20-02-045 / District 1

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of August 12, 2020, to approve a substantial change to the Orangewood (Neighborhood 2) Planned Development (PD) / Grande Pines Parcel 11D Preliminary Subdivision Plan (PSP), which is currently entitled for 423 short-term rental units on fee simple lots. The current request is to expand Park Tract P-1 to include additional parking, revise phase lines for a total five phases, decrease the number of units from 423 to 385, increase townhome lot width from 20 feet to 22 feet, revise the gate entrance access point, remove open space tracts along boundary, add parking and parking tracts along boundary, add a guard house along the entrance road in the median at the gated entrance, revise townhome building elevations, add guard house elevations, and request modification / removal of Board condition #7 regarding approval of a CDD for the project and modify to Board condition #9 to accommodate the additional phase.

The required Specific Project Expenditure Report and Relationship Disclosure Forms have been completed in accordance with the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, and copies of these and the PSP may be found in the Planning Division for further reference.

ACTION REQUESTED: Make a finding of consistency with the Comprehensive Plan and approve the Orangewood (Neighborhood 2) PD / Grande Pines Parcel 11D PSP dated "Received August 28, 2020", subject to the conditions listed under the DRC Recommendation in the Staff Report. District 1

JVW/EPR/me  
Attachments

DRC Staff Report  
Orange County Planning Division  
BCC Hearing Date: October 13, 2020

CASE # CDR-20-02-045  
Commission District # 1

1. REQUEST

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of August 12, 2020, to approve a substantial change to the Orangewood (Neighborhood 2) Planned Development (PD) / Grande Pines Parcel 11D Preliminary Subdivision Plan (PSP) to expand Park Tract P-1 to include additional parking, revise phase lines for a total five phases, decrease the number of units from 423 to 385, increase townhome lot width from 20 feet to 22 feet, revise the gate entrance access point, remove open space tracts along boundary, add parking and parking tracts along boundary, add a guard house along the entrance road in the median at the gated entrance, revise townhome building elevations, add guard house elevations, and request modification / removal of Board condition #7 regarding approval of a CDD for the project and modify Board condition #9 to accommodate the additional phase.

Board condition #7 from May 21, 2019 currently reads as follows:

7. This project shall be a gated community and shall comply with the minimum requirements of the Gated Community Ordinance, Orange County Code Sections 34-280, 34-290, and 34-291, as they may be amended from time to time.

DRC recommended deleting this condition, as the project is short-term rental and won't be covered by the County's Gated Communities Ordinance. Additionally, a Community Development District has been created for the property.

Board condition #9 from May 21, 2019 currently reads as follows:

9. Developer shall notify the neighboring property thirty (30) days prior to construction of Phase 4 at the address provided.

DRC recommended modifying this condition to include the new proposed phase in the notice to the residents as well, which has been updated as condition #13.b.

2. PROJECT ANALYSIS

A. Location: South of Central Florida Parkway / West of I-Drive

B. Parcel ID: 13-24-28-6283-07-010, 13-24-28-6283-00-110,  
13-24-28-6283-12-040, 13-24-28-6283-03-020,  
13-24-28-6283-12-090

C. Total Acres: 118.78 acres

DRC Staff Report  
Orange County Planning Division  
BCC Hearing Date: October 13, 2020

8. The applicant / owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and / or a recorded restrictive covenant, as applicable of the prior use of this property as a golf course or other uses as identified in an environmental site assessment.

9. No activity will be permitted on the site that may disturb, influence, or otherwise interfere with: areas of soil or groundwater contamination, or any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through the Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division of Orange County. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S.

10. Unless a Conservation Area Impact (CAI) permit is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland Conservation Areas", prior to Construction Plan approval, no conservation area or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect conservation area impacts.

11. Pursuant to OC Comp Plan Policy C15.7, development in, or near, contaminated soils shall properly address the contamination prior to approvals allowing disturbance of the contaminated soils with land clearing (including grubbing or demolition), mass grading and/or construction. Therefore, because of the site's prior land use, a Phase I Environmental Site Assessment is required prior to approvals that include alterations of the land's surface. Depending on the results of the Phase I, limited sampling or a full Phase II Environmental Site Assessment will be required.

12. This project shall comply with the County's International Drive Activity Center Comprehensive Plan requirement for a 15-foot transit easement and a separate 20-foot landscape, pedestrian and utility easement needed for future roadway improvements. The easement areas required shall be shown on the plan as a revised plan and conveyed concurrently at time of platting or dedicated to the County via separate instrument prior to Development Plan Approval.

13. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated May 21, 2019, shall apply:

a. Prior to or concurrently with the County's approval of the plat, documentation shall be provided from Orange County Public Schools that this project is in compliance with the Capacity Enhancement Agreement. Unless the property is otherwise vested or exempt, the applicant shall be

DRC Staff Report  
Orange County Planning Division  
BCC Hearing Date: October 13, 2020

D. Water Supply: Orange County Utilities

E. Sewer System: Orange County Utilities

F. Schools: Sunshine ES: Enrolled - 507 / Capacity - 551  
Freedom MS: Enrolled - 1,236 / Capacity - 1,066  
Freedom HS: Enrolled - 3,735 / Capacity - 2,605

G. School Population: 193

H. Park: Lester Mandell Park – 2.8 Miles

I. Proposed Use: 385 Short-Term Rental Units

J. Site Data: Maximum Building Height: 35'  
Minimum Living Area: 1,200 Square Feet  
Building Setbacks:  
25' PD Perimeter  
35' I-Drive  
40' Westwood Boulevard (R-O-W)  
150' Westwood Boulevard (Centerline)  
40' Central Florida Parkway (R-O-W)  
70' Central Florida Parkway (Centerline)  
20' Front  
20' Rear  
5' Side (Phase 1 & 2)  
10' (Phase 3)  
15' Side Street

K. Fire Station: 54 – 6500 Central Florida Parkway

L. Transportation: This project shall comply with the County's International Drive Activity Center Comprehensive Plan requirement for a 15-foot transit easement and a separate 20-foot landscape, pedestrian and utility easement needed for future roadway improvements on both Westwood Boulevard and International Drive.

3. COMPREHENSIVE PLAN

The subject property has an underlying Future Land Use Map (FLUM) designation of Activity Center Residential (ACR). The subject property is designated PD (Planned Development) on the Zoning Map, which is consistent with the current FLUM Designation.

4. ZONING

PD (Planned Development District) (Orangewood N-2 PD)

2

subject to school concurrency and required to go through the review process prior to platting.

b. Developer shall notify the neighboring property thirty (30) days prior to commencement of construction of Phase 4 and Phase 5 at the address provided at the May 21, 2019, BCC Hearing.

14. Except as amended, modified, and/or superseded, the following BCC Conditions of Approval, dated October 6, 2015 shall apply:

a. The stormwater management system shall be designed to retain the 100-year / 24-hour storm event onsite, unless documentation with supporting calculations is submitted which demonstrates that a positive outfall is available. If the applicant can show the existence of a positive outfall for the subject basin, then in lieu of designing for the 100-year/24-hour storm event, the developer shall comply with all applicable state and local stormwater requirements and regulations. An emergency high water relief outfall shall be provided to assure overflow does not cause flooding of surrounding areas.

b. The property shall be re-platted.

c. A mandatory pre-application / sufficiency review meeting for the plat shall be required prior to plat submittal, but after approval of the site construction plans. The applicant shall resolve, to the County's satisfaction, all items identified in the pre-application / sufficiency review meeting prior to formal submittal of the plat to the County.

d. Prior to construction plan approval, documentation must be provided certifying that this project has the legal right to tie into the master drainage system.

e. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan / preliminary subdivision plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.

f. Any proposed public utility easements located on land owned by an entity other than the developer must be granted and recorded prior to construction plan approval.

g. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP). MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the

DRC Staff Report  
Orange County Planning Division  
BCC Hearing Date: October 13, 2020

DRC Staff Report  
Orange County Planning Division  
BCC Hearing Date: October 13, 2020

5. REQUESTED ACTION:

Approval subject to the following conditions:

1. Development shall conform to the Orangewood N-2 PD Land Use Plan; Orange County Board of County Commissioners (BCC) approvals; Grande Pines Parcel 11D Preliminary Subdivision Plan dated "Received August 28, 2020," and to the conditions of approval listed below. Development based upon this approval shall comply with all applicable federal, state, and county laws, ordinances, and regulations, which are incorporated herein by reference, except to the extent any applicable county laws, ordinances, or regulations are expressly waived or modified by these conditions, or by action approved by the BCC, or by action of the BCC. In the event of a conflict or inconsistency between a condition of approval of this preliminary subdivision plan and the preliminary subdivision plan dated "Received August 28, 2020," the condition of approval shall control to the extent of such conflict or inconsistency.

2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.

3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit, or any other development order, if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

3

corresponding construction plan submittal. The updated MUP must be approved prior to construction plan approval.

h. A Development Plan for any Park / Recreation Area shall be approved by the DRC and installed in conjunction with the associated plat.

APPROVED 6/1/2021

Fidan Chiotakis

Fidan Chiotakis, E.I.

FOR THE MANAGER,  
ENGINEERING DIVISION  
ORANGE COUNTY UTILITIES DEPARTMENT

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY UTILITIES DIVISION STANDARDS AND SPECIFICATIONS.

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY FLORIDA, AND ANY SPECIAL REQUIREMENTS OF THE ORANGE COUNTY COMMISSION

APPROVED

Francisco J. Villar

FRANCISCO J. VILLAR, P.E.  
FOR THE ORANGE COUNTY ENGINEER

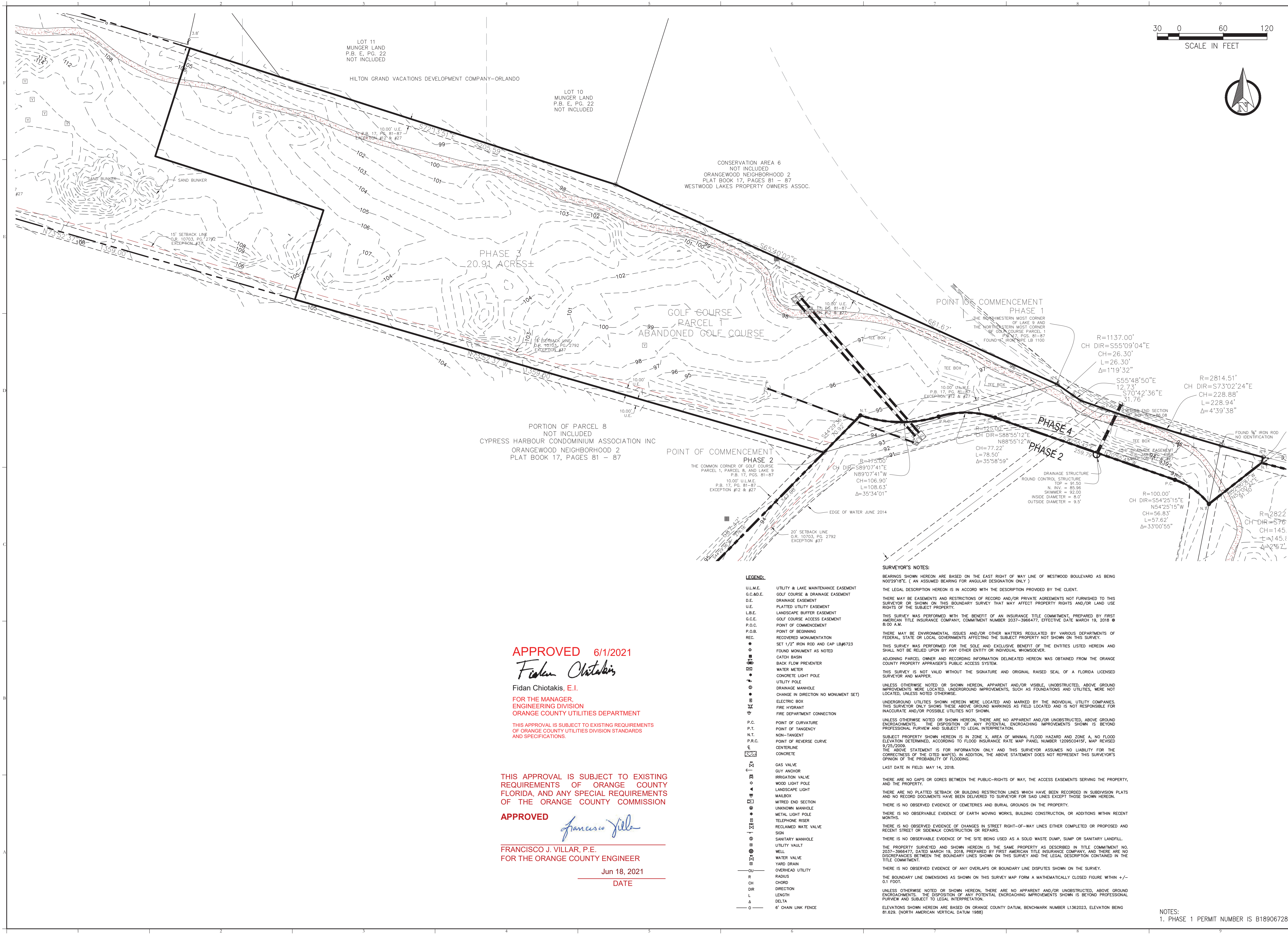
Jun 18, 2021

DATE

7



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APPROVED 6/1/2021

*Fidan Chiotakis*

Fidan Chiotakis, E.I.

FOR THE MANAGER,  
ENGINEERING DIVISION  
ORANGE COUNTY UTILITIES DEPARTMENT

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REQUIREMENTS OF ORANGE COUNTY  
FLORIDA, AND ANY SPECIAL REQUIREMENTS  
OF THE ORANGE COUNTY COMMISSION

APPROVED

*Francisco J. Villar*

FRANCISCO J. VILLAR, P.E.  
FOR THE ORANGE COUNTY ENGINEER

Jun 18, 2021

DATE

LEGEND:

U.L.M.E.	UTILITY & LAKE MAINTENANCE EASEMENT
G.C.&D.E.	GOLF COURSE & DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	PLATTED UTILITY EASEMENT
L.B.E.	LANDSCAPE BUFFER EASEMENT
G.C.E.	GOLF COURSE ACCESS EASEMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
REC.	RECOVERED MONUMENTATION
●	SET 1/2" IRON ROD AND CAP LB#723
○	FOUND MONUMENT AS NOTED
⊙	CATCH BASIN
⊙	BACK FLOW PREVENTER
⊙	WATER METER
⊙	CONCRETE LIGHT POLE
⊙	UTILITY POLE
⊙	DRAINAGE MANHOLE
⊙	CHANGE IN DIRECTION (NO MONUMENT SET)
⊙	ELECTRIC BOX
⊙	FIRE HYDRANT
⊙	FIRE DEPARTMENT CONNECTION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
N.T.	NON-TANGENT
P.R.C.	POINT OF REVERSE CURVE
⊙	CENTERLINE
⊙	CONCRETE
⊙	GAS VALVE
⊙	GUY ANCHOR
⊙	IRRIGATION VALVE
⊙	WOOD LIGHT POLE
⊙	LANDSCAPE LIGHT
⊙	MALIBOX
⊙	MITRED END SECTION
⊙	UNKNOWN MANHOLE
⊙	METAL LIGHT POLE
⊙	TELEPHONE RISER
⊙	RECLAIMED WASTE VALVE
⊙	SIGN
⊙	SANITARY MANHOLE
⊙	UTILITY VAULT
⊙	WELL
⊙	WATER VALVE
⊙	YARD DRAIN
OU	OVERHEAD UTILITY
R	RADIUS
CH	CHORD
DIR	DIRECTION
L	LENGTH
Δ	DELTA
—	6" CHAIN LINK FENCE

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF WESTWOOD BOULEVARD AS BEING N02°23'16"E (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY).

THE LEGAL DESCRIPTION HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.

THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AN INSURANCE TITLE COMMITMENT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2037-3966477, EFFECTIVE DATE MARCH 19, 2018 @ 8:00 A.M.

THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELED UPON BY ANY OTHER ENTITY OR INDIVIDUAL, WHOMSOEVER.

ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED, UNLESS NOTED OTHERWISE.

UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED AND MARKED BY THE INDIVIDUAL UTILITY COMPANIES. THIS SURVEYOR ONLY SHOWS THESE ABOVE GROUND MARKINGS AS FIELD LOCATED AND IS NOT RESPONSIBLE FOR INACCURATE AND/OR POSSIBLE UTILITIES NOT SHOWN.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.

SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA OF MINIMAL FLOOD HAZARD AND ZONE A, NO FLOOD ELEVATION DETERMINED, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 1209500415F, MAP REVISED 9/25/2009.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

LAST DATE IN FIELD: MAY 14, 2018.

THERE ARE NO GAPS OR GORES BETWEEN THE PUBLIC-RIGHTS OF WAY, THE ACCESS EASEMENTS SERVING THE PROPERTY, AND THE PROPERTY.

THERE ARE NO PLATTED SETBACK OR BUILDING RESTRICTION LINES WHICH HAVE BEEN RECORDED IN SUBDIVISION PLATS AND NO RECORD DOCUMENTS HAVE BEEN DELIVERED TO SURVEYOR FOR SAID LINES EXCEPT THOSE SHOWN HEREON.

THERE IS NO OBSERVED EVIDENCE OF CEMETERIES AND BURIAL GROUNDS ON THE PROPERTY.

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORKS, BUILDING CONSTRUCTION, OR ADDITIONS WITHIN RECENT MONTHS.

THERE IS NO OBSERVED EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN TITLE COMMITMENT NO. 2037-3966477, DATED MARCH 19, 2018, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES SHOWN ON THIS SURVEY AND THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT.

THERE IS NO OBSERVED EVIDENCE OF ANY OVERLAPS OR BOUNDARY LINE DISPUTES SHOWN ON THE SURVEY.

THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FOOT.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.

ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY DATUM, BENCHMARK NUMBER L1362033, ELEVATION BEING 81.629' (NORTH AMERICAN VERTICAL DATUM 1988)

NOTES:  
1. PHASE 1 PERMIT NUMBER IS B18906728

Key Map:

Consultant:



16 E. PLANT STREET  
WINTER GARDEN, FL 34787  
(407)654-5355/(407)-654-5356

03 04/20/21 RESUBMIT TO ORANGE COUNTY

02 03/17/21 RESUBMIT TO ORANGE COUNTY

01 02/16/21 RESUBMIT TO ORANGE COUNTY/SPWMD

11/30/20 SUBMIT TO ORANGE COUNTY

NO. DATE DESCRIPTIONS

SUBMISSIONS/REVISIONS

VERTICAL DATUM: NAVD 88

JOB NO.: 18-007

DESIGNED BY: MB/DK

DRAWN BY: CSL/ME

CHECKED BY: MB/DK

APPROVED BY: CMB

SCALE IN FEET: 1" = 60'

Project Name:

GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 4

Jurisdiction:

ORANGE COUNTY, FL

Sheet Title:

EXISTING  
CONDITIONS &  
TOPOGRAPHY

Sheet No.: C0.02

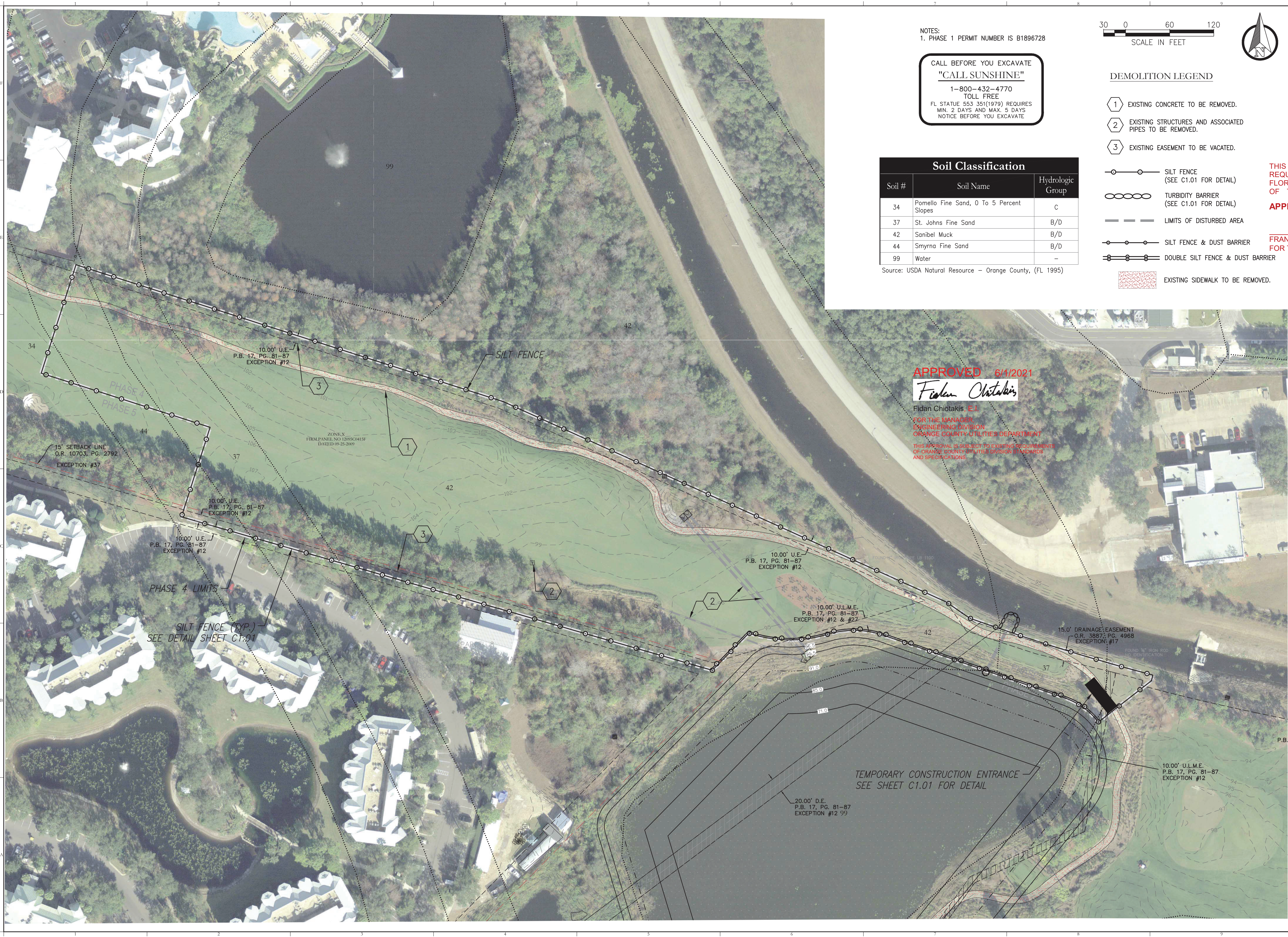
DATE: June 18, 2019



Poulos & Bennett, LLC  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2394 www.poulosandbennett.com  
Eng. Bus. No. 28567



Z:\2019\18-007 PARK SQUARE - GRANDE PINES SERV PHASE 4\CAD\FINAL\COUNTY\18007-PH4-DEM0-EGP



NOTES:  
1. PHASE 1 PERMIT NUMBER IS B1896728

CALL BEFORE YOU EXCAVATE  
"CALL SUNSHINE"  
1-800-432-4770  
TOLL FREE  
FL STATUTE 553.351(1979) REQUIRES  
MIN. 2 DAYS AND MAX. 5 DAYS  
NOTICE BEFORE YOU EXCAVATE

Soil Classification		
Soil #	Soil Name	Hydrologic Group
34	Pomello Fine Sand, 0 To 5 Percent Slopes	C
37	St. Johns Fine Sand	B/D
42	Sanibel Muck	B/D
44	Smyrna Fine Sand	B/D
99	Water	-

Source: USDA Natural Resource - Orange County, (FL 1995)

30 0 60 120  
SCALE IN FEET



DEMOLITION LEGEND

- 1 EXISTING CONCRETE TO BE REMOVED.  
2 EXISTING STRUCTURES AND ASSOCIATED PIPES TO BE REMOVED.  
3 EXISTING EASEMENT TO BE VACATED.

SILT FENCE  
(SEE C1.01 FOR DETAIL)

TURBIDITY BARRIER  
(SEE C1.01 FOR DETAIL)

LIMITS OF DISTURBED AREA

SILT FENCE & DUST BARRIER

DOUBLE SILT FENCE & DUST BARRIER

EXISTING SIDEWALK TO BE REMOVED.

APPROVED 6/1/2021

Fidan Chiotakis

Fidan Chiotakis, E.I.  
FOR THE MANAGER,  
ENGINEERING DIVISION  
ORANGE COUNTY UTILITIES DEPARTMENT

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS  
OF ORANGE COUNTY UTILITIES DIVISION STANDARDS  
AND SPECIFICATIONS

Key Map:

Consultant:

THIS APPROVAL IS SUBJECT TO EXISTING  
REQUIREMENTS OF ORANGE COUNTY  
FLORIDA, AND ANY SPECIAL REQUIREMENTS  
OF THE ORANGE COUNTY COMMISSION

APPROVED

Francisco J. Villar

FRANCISCO J. VILLAR, P.E.  
FOR THE ORANGE COUNTY ENGINEER

Jun 18, 2021

DATE

05 04/20/21 RESUBMIT TO ORANGE COUNTY  
02 03/17/21 RESUBMIT TO ORANGE COUNTY  
01 02/16/21 RESUBMIT TO ORANGE COUNTY/SPWMD  
11/20/20 SUBMIT TO ORANGE COUNTY

NO. DATE DESCRIPTIONS  
SUBMISSIONS/REVISIONS

VERTICAL DATUM: NAVD 88

JOB NO.: 18-007

DESIGNED BY: MB/DK

DRAWN BY: CSL/ME

CHECKED BY: MB/DK

APPROVED BY: CMB

SCALE IN FEET: 1" = 60'

Project Name:

GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 4

Jurisdiction:

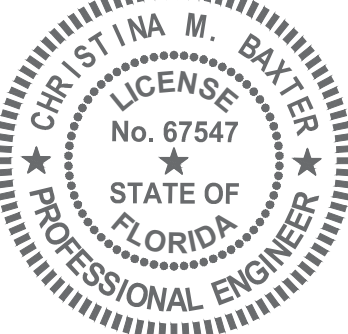
ORANGE COUNTY, FL

Sheet Title:

DEMOLITION  
& EROSION  
CONTROL  
PLAN

Sheet No.: C1.00

Seal:



CHRISTINA M. BAXTER  
TEL. NO. 966-547  
DATE: June 18, 2019

POULOS & BENNETT

Poulos & Bennett, LLC  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2594 www.poulosandbennett.com  
Eng. Bus. No. 28567



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EROSION CONTROL NOTES:

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS. SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES, SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
2. SODDING OF DETENTION PONDS AND OTHER AREAS DESIGNATED FOR SOD SHALL BE ACCOMPLISHED WITHIN SEVEN (7) DAYS FOLLOWING COMPLETION OF GRADING TO MINIMIZE EROSION POTENTIAL.
3. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES. ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
4. IF DURING CONSTRUCTION, THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL METHODS OF PROTECTION SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH S.F.W.M.D. AND ORANGE COUNTY EROSION PROTECTION STANDARDS. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION CONTROL COSTS INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
5. THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT A DETAILED EROSION CONTROL PLAN TO ORANGE COUNTY FOR REVIEW AND APPROVAL A MINIMUM OF 2 WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING. THE EROSION CONTROL PLAN SHALL PROPOSE SILT SCREEN OR SYNTHETIC HAY BALES AND TURBIDITY BARRIERS, IN ACCORDANCE WITH THE CONSTRUCTION PLANS.
6. 4" STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB. THE CURBSIDE BMP SHALL BE INSTALLED AS INDICATED IN THE SWPPP WHILE GRADING IS ACTIVE.
7. ALL PERMANENT EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF FINAL GRADING. ALL TEMPORARY EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE COMPLETED AND ESTABLISHED.
8. AT A MINIMUM SILT BARRIERS SHALL BE PLACED AS SHOWN ON THE CONSTRUCTION PLANS TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT TO CAUSE AN INCREASE IN TURBIDITY, OR DISCHARGE OF MATERIAL OFFSITE OR TO EXISTING WETLANDS. IF DURING CONSTRUCTION THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORY ALTERNATIVES AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH ORANGE COUNTY AND S.F.W.M.D. EROSION PROTECTION STANDARDS.
9. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION PROTECTION COSTS, INCLUDING ANY COST ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
10. CONTRACTOR IS RESPONSIBLE FOR PREPARING AND ADHERING TO A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE NPDES CONSTRUCTION GENERIC PERMIT, 62.621.300(4)(a) F.A.C.
11. CONTRACTOR SHALL STAKE IN ALL SOD UNTIL SUCH TIME THAT GROUND IS STABILIZED IN ORDER TO PREVENT EROSION.
12. WORK SHALL BE DONE IN ACCORDANCE WITH EPA, FDEP, SFWMD, AND ORANGE COUNTY BEST MANAGEMENT PRACTICES AND EROSION CONTROL SPECIFICATIONS.
13. DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS REQUIRES APPROVAL FROM FDEP AND THE APPLICABLE WATER MANAGEMENT DISTRICT. THE DEVELOPER/CONTRACTOR SHALL OBTAIN A FDEP GENERIC PERMIT FOR THE DISCHARGE OF GROUND WATER FROM DEWATERING OPERATIONS PURSUANT TO THE REQUIREMENTS OF 62-621.300(2)(A) AND 62-620 F.A.C. AND FLORIDA STATUTES CHAPTER 403. DISCHARGES DIRECTED TO THE COUNTY'S MS4 REQUIRE AN ORANGE COUNTY RIGHT-OF-WAY UTILIZATION PERMIT FOR DEWATERING PRIOR TO THE START OF ANY DISCHARGES. TO OBTAIN RIGHT-OF-WAY APPROVAL, COPIES OF THE FDEP PERMIT, NOI, DOCUMENTATION SHOWING DEWATERING AT THE SITE IS NOT WITHIN 500 FT OF KNOWN CONTAMINATION, AND A DEWATERING PLAN SHALL BE SUBMITTED TO ALEXIS CLARK, ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION (407-836-1433) AND ORANGE COUNTY PUBLIC WORKS DEVELOPMENT ENGINEERING PERMITTING SECTION. ANALYTICAL SAMPLING OF GROUNDWATER MAY BE REQUESTED BY ORANGE COUNTY ON A CASE-BY-CASE BASIS TO CONFIRM SITE CONTAMINATION STATUS.
14. PRIOR TO THE START OF LAND DISTURBING ACTIVITIES, WHICH INCLUDES DEMOLITION, EARTHWORK AND/OR CONSTRUCTION, THE DEVELOPER/CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND SUBMIT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) A NOTICE OF INTENT (NOI) TO OBTAIN COVERAGE UNDER THE NPDES GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (GSP) PURSUANT TO THE REQUIREMENTS OF 62-621.300(4)(A) F.A.C. A COPY OF THE NOI SHALL BE SUBMITTED TO THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION (OC EPD). COPIES OF THE SWPPP, NOI, AND FDEP ACKNOWLEDGEMENT LETTER SHALL BE KEPT ON THE PROJECT SITE AND MADE AVAILABLE UPON REQUEST. UPON COMPLETION OF ALL LAND DISTURBING ACTIVITIES AND AFTER FINAL STABILIZATION OF THE SITE IS COMPLETE, THE DEVELOPER/CONTRACTOR SHALL SUBMIT TO FDEP A NOTICE OF TERMINATION (NOT) TO END THEIR COVERAGE UNDER THE GSP AND PROVIDE A COPY OF THE NOT TO OC EPD.
15. BMPS TO CONTROL DUST SHALL BE IMPLEMENTED, AS NEEDED, DURING THE COURSE OF LAND DISTURBING ACTIVITIES.
16. PRIOR TO BEGINNING CONSTRUCTION NEAR A CONSERVATION AREA (WETLAND/UPLAND BUFFER), THE PERMITEE MUST DEMARCAT THE LIMITS OF CONSTRUCTION WITH ORANGE SAFETY FENCING.
17. INITIAL CLEARING SHALL INCLUDE A PATH ALONG THE LIMIT OF CONSTRUCTION TO FACILITATE A VISUAL LIMIT OF CLEARING FOR THE INSTALLATION OF THE ORANGE SAFETY FENCE AND EROSION CONTROL DEVICES. AFTER THE INITIAL CLEARING ADJACENT TO THE CONSERVATION AREAS IS COMPLETE, A SILT FENCE AND ORANGE SAFETY FENCE MUST BE INSTALLED ALONG THE LIMITS OF CONSTRUCTION NEXT TO THE CONSERVATION EASEMENT BOUNDARIES AND MAINTAINED THROUGHOUT CONSTRUCTION.

APPROVED 6/1/2021

*Fidan Chiotakis*

Fidan Chiotakis, E.I.

FOR THE MANAGER,  
ENGINEERING DIVISION  
ORANGE COUNTY UTILITIES DEPARTMENT

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS  
OF ORANGE COUNTY UTILITIES DIVISION STANDARDS  
AND SPECIFICATIONS.

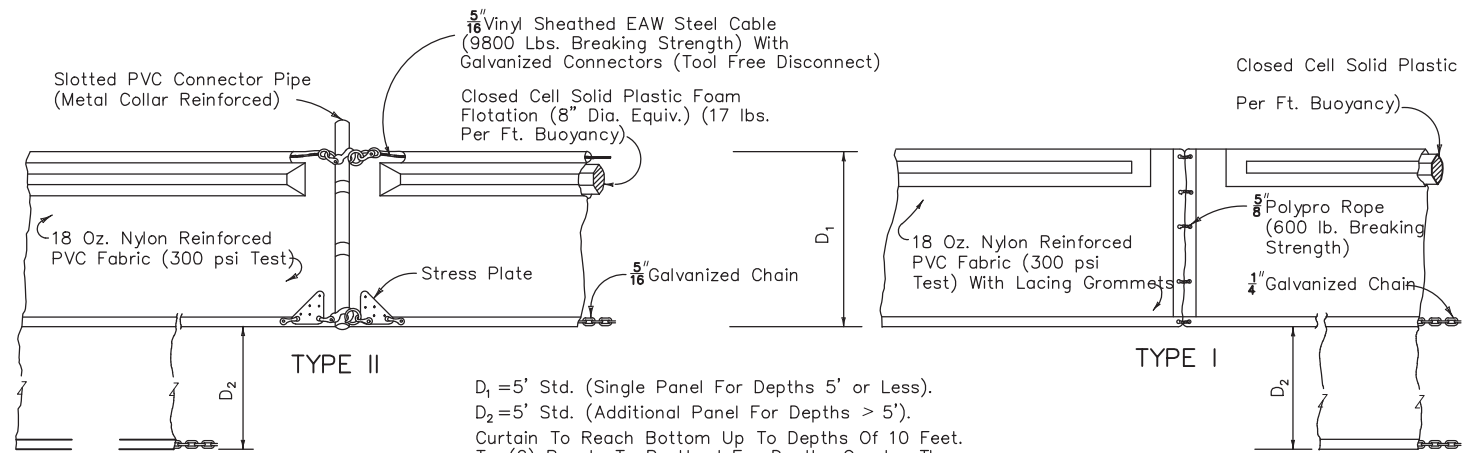
THIS APPROVAL IS SUBJECT TO EXISTING  
REQUIREMENTS OF ORANGE COUNTY  
FLORIDA, AND ANY SPECIAL REQUIREMENTS  
OF THE ORANGE COUNTY COMMISSION

APPROVED

*Francisco Villar*

FRANCISCO J. VILLAR, P.E.  
FOR THE ORANGE COUNTY ENGINEER

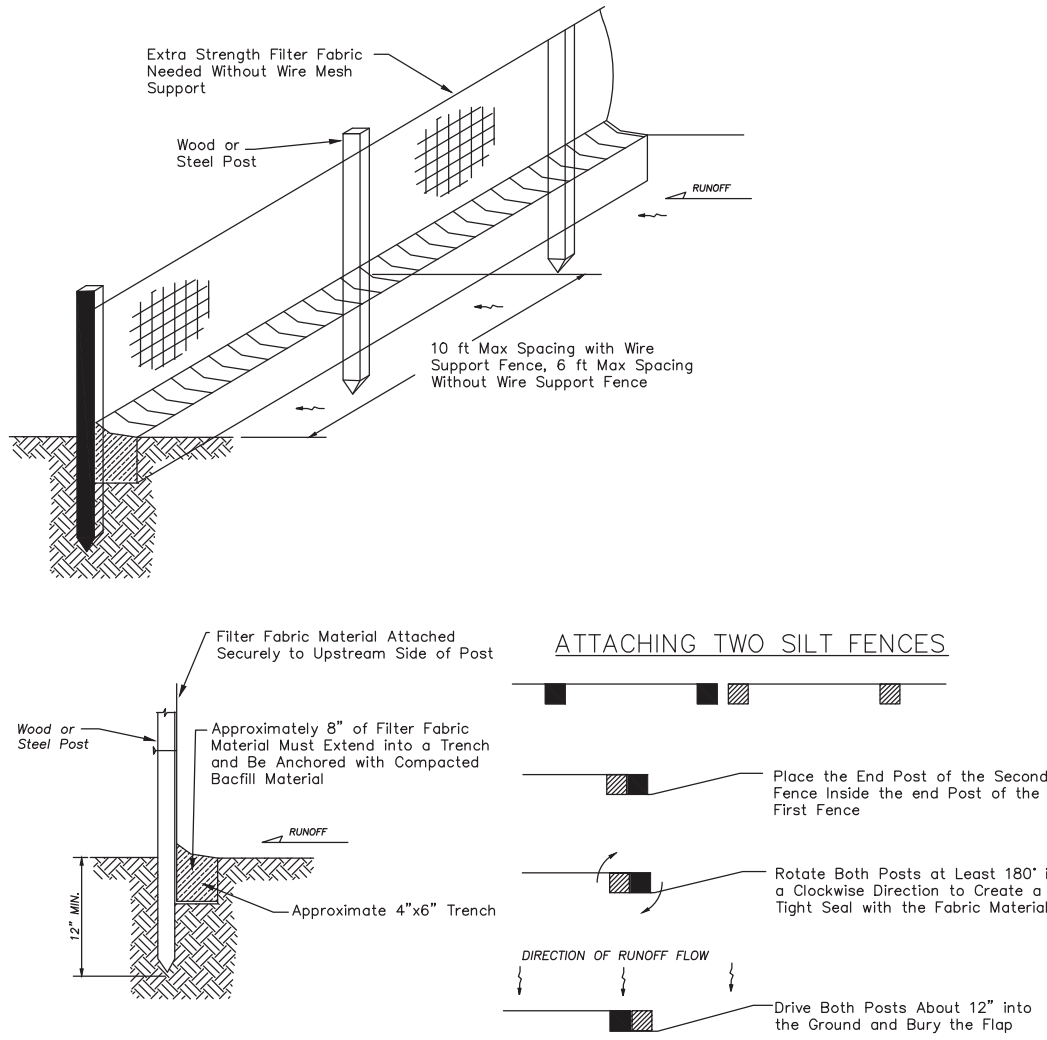
Jun 18, 2021  
DATE



TYPE II  
D<sub>1</sub> = 5' Std. (Single Panel For Depths 5' or Less).  
D<sub>2</sub> = 5' Std. (Additional Panel For Depths > 5').  
Curtain To Reach Bottom Up To Depths Of 10 Feet.  
Two(2) Panels To Be Used For Depths Greater Than 10 Feet Unless Special Depth Curtains Specifically Called For in The Plans Or As Determined By The Engineer.

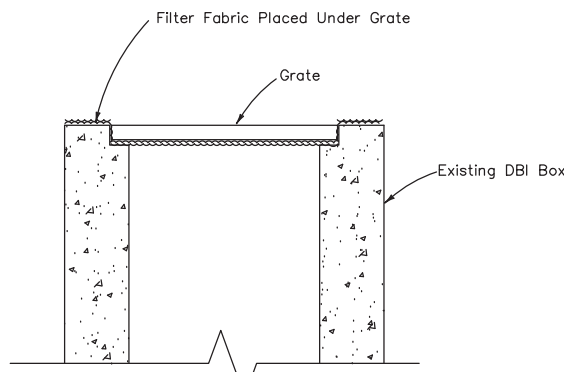
NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIER  
N.T.S.



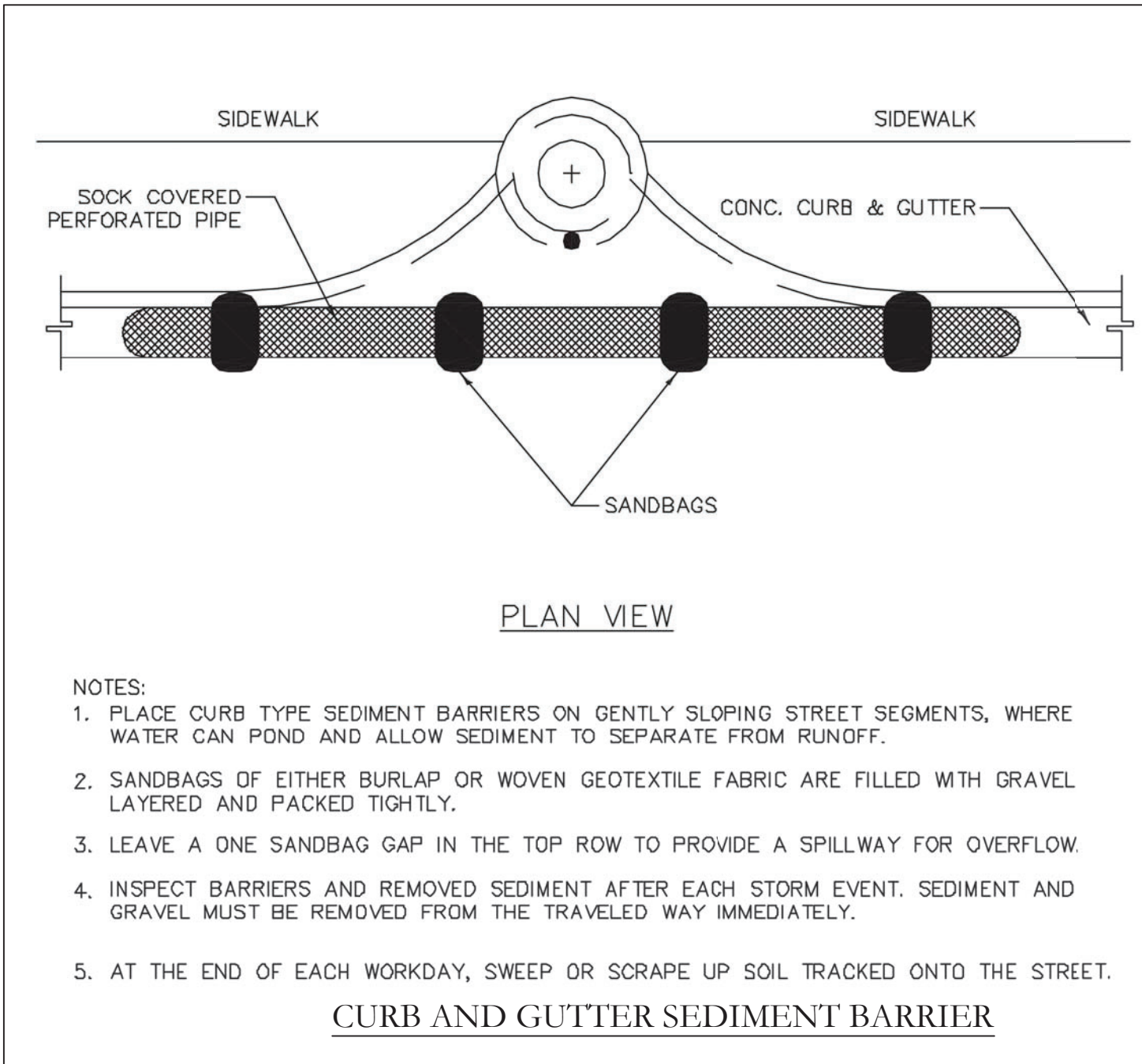
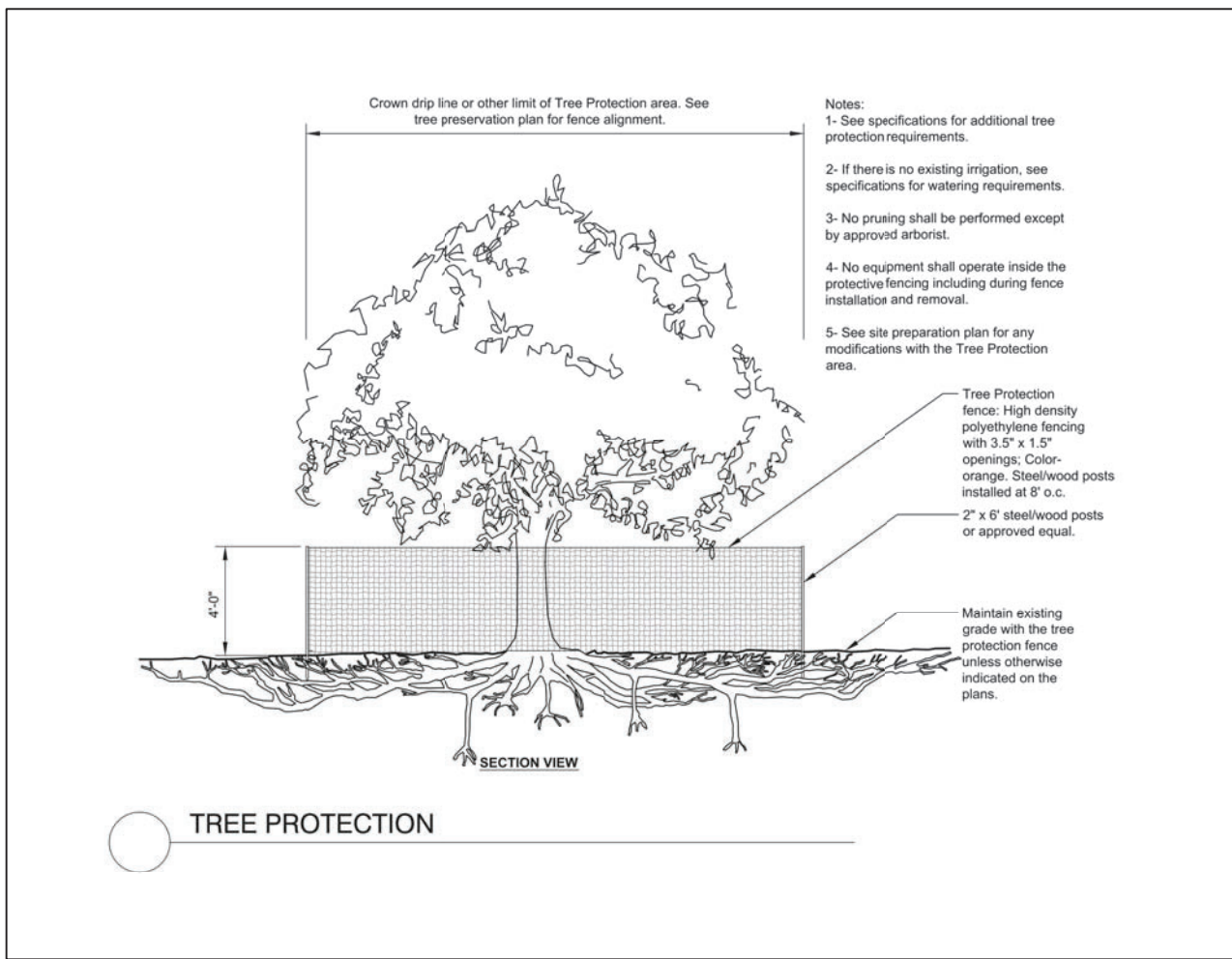
FILTER FABRIC SILT FENCE INSTALLATION  
N.T.S.

Additional Controls to be Utilized as Needed,  
Dependent Upon Actual Site Conditions and  
Construction Operations



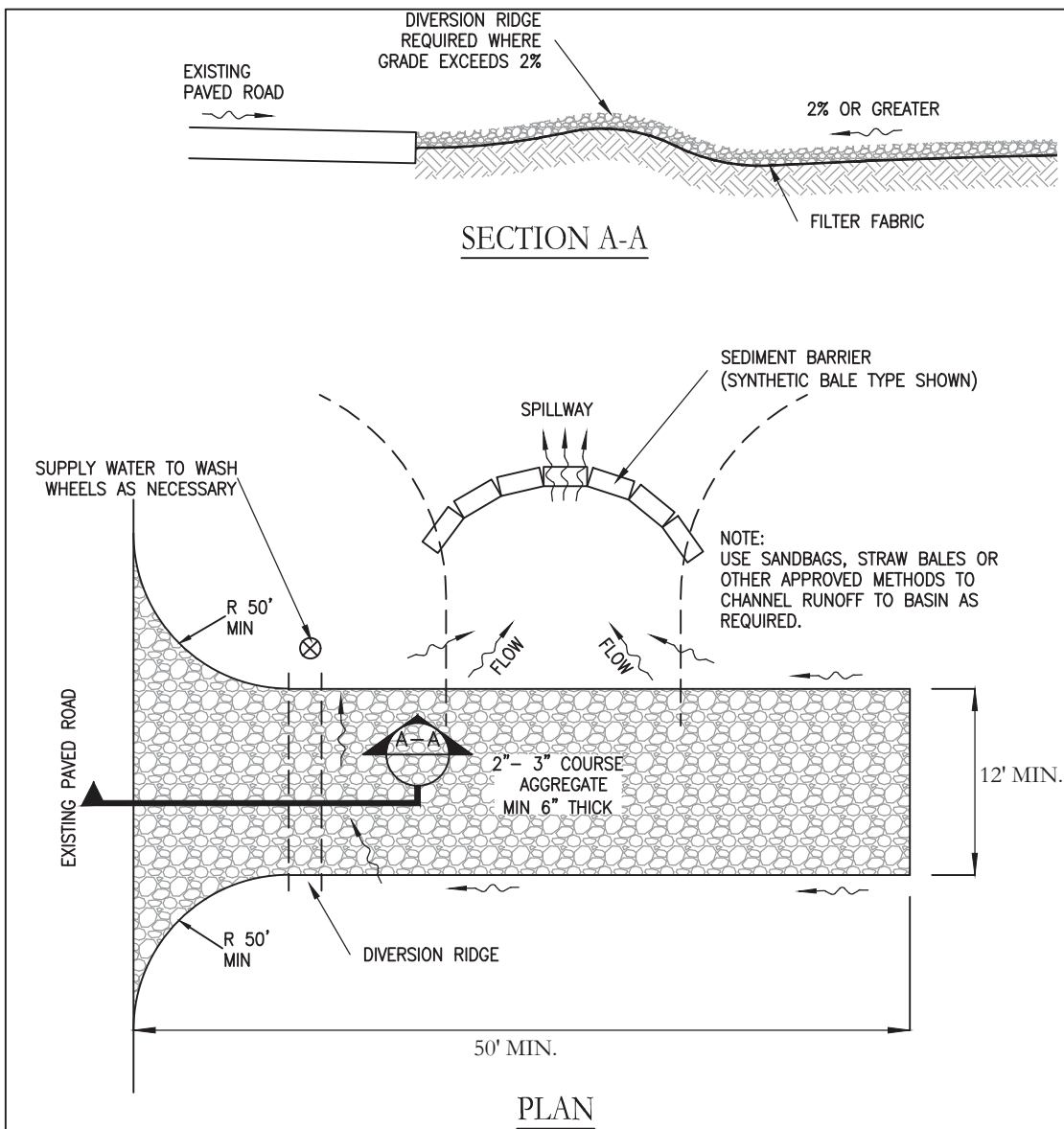
Note: This filter fabric placement to be used during soil disturbing activities. The filter must be checked periodically for sediment buildup and/or damage to filter material. The contractor must remove the filter fabric and check the structures for sediment buildup after soil disturbing activities have ceased.

D.B.I. FILTER FABRIC DETAIL  
N.T.S.



- NOTES:
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
  2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC ARE FILLED WITH GRAVEL LAYERED AND PACKED TIGHTLY.
  3. LEAVE A ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
  4. INSPECT BARRIERS AND REMOVED SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.
  5. AT THE END OF EACH WORKDAY, SWEEP OR SCRAPE UP SOIL TRACKED ONTO THE STREET.

CURB AND GUTTER SEDIMENT BARRIER



- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
  3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

Key Map:

Consultant:

03 04/20/21 RESUBMIT TO ORANGE COUNTY

02 03/17/21 RESUBMIT TO ORANGE COUNTY

01 02/16/21 RESUBMIT TO ORANGE COUNTY/SFWMD

11/20/20 SUBMIT TO ORANGE COUNTY

NO. DATE DESCRIPTIONS

SUBMISSIONS/REVISIONS

VERTICAL DATUM: NAVD 88

JOB NO.: 18-007

DESIGNED BY: MB/DK

DRAWN BY: CSL/ME

CHECKED BY: MB/DK

APPROVED BY: CMB

SCALE IN FEET: N.T.S.

Project Name:

GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 4

Jurisdiction:

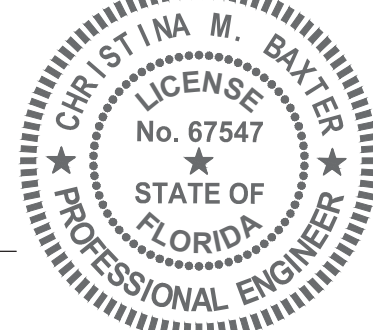
ORANGE COUNTY, FL

Sheet Title:

DEMOLITION  
& EROSION  
CONTROL  
PLAN

Sheet No.: C1.01

Seal:



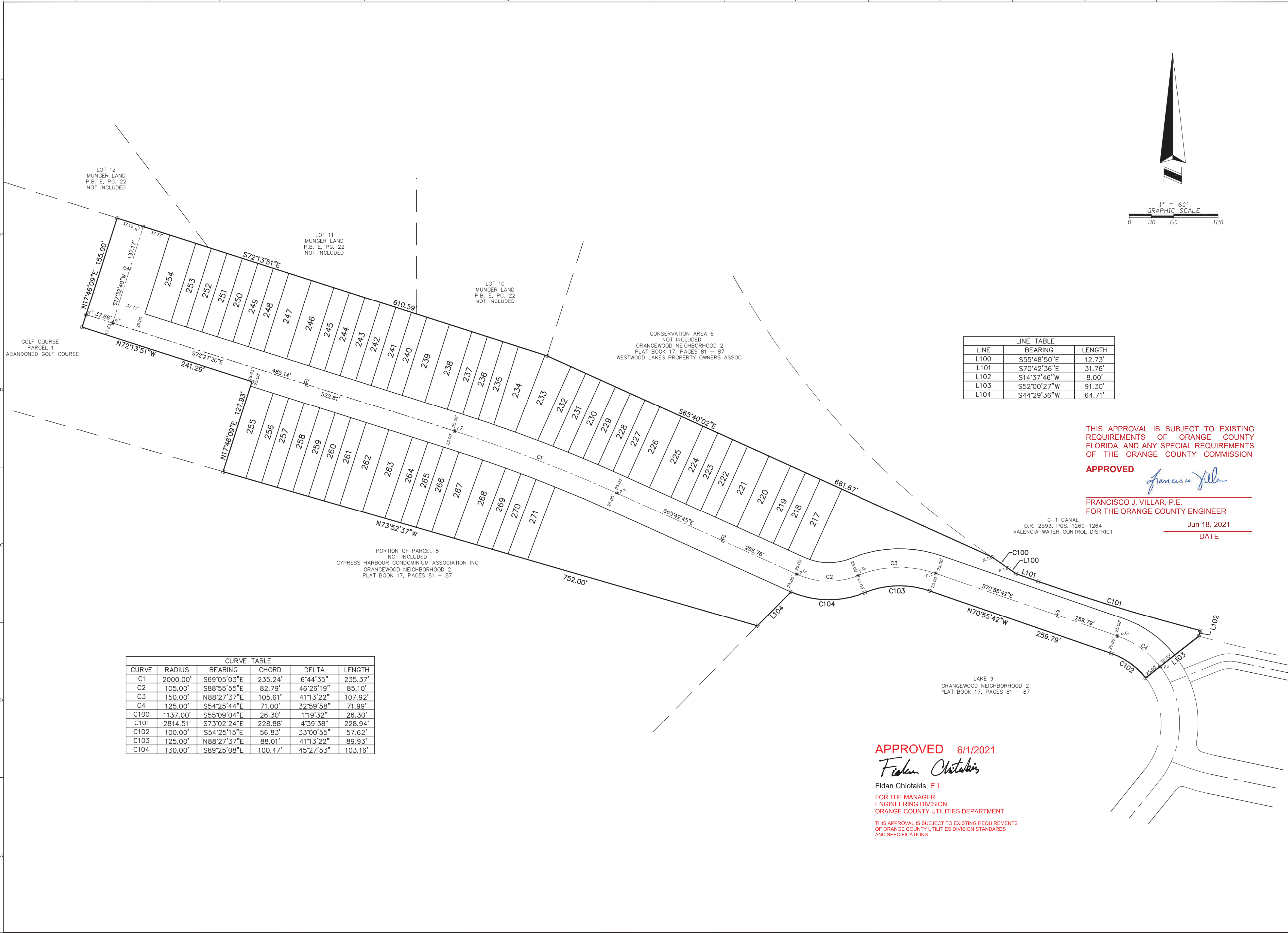
CHRISTINA M. BAKER  
TEL. NO. 686.547  
DATE: June 18, 2019

POULOS & BENNETT

Poulos & Bennett, LLC  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2394 www.poulosandbennett.com  
Eng. Bus. No. 28567



Z:\2019\18-007 PARK SQUARE - GRANDE PINES SRV\PHASE 4\CD\FINAL\COUNTY\18007-PH4-Geo



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	APPROVED BY:	CMB

SCALE IN FEET:

Project Name:

**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 4**

Jurisdiction:

ORANGE COUNTY, FL

Sheet Title:

**CENTERLINE  
GEOMETRY  
PLAN**

Sheet No.: **C1.10**

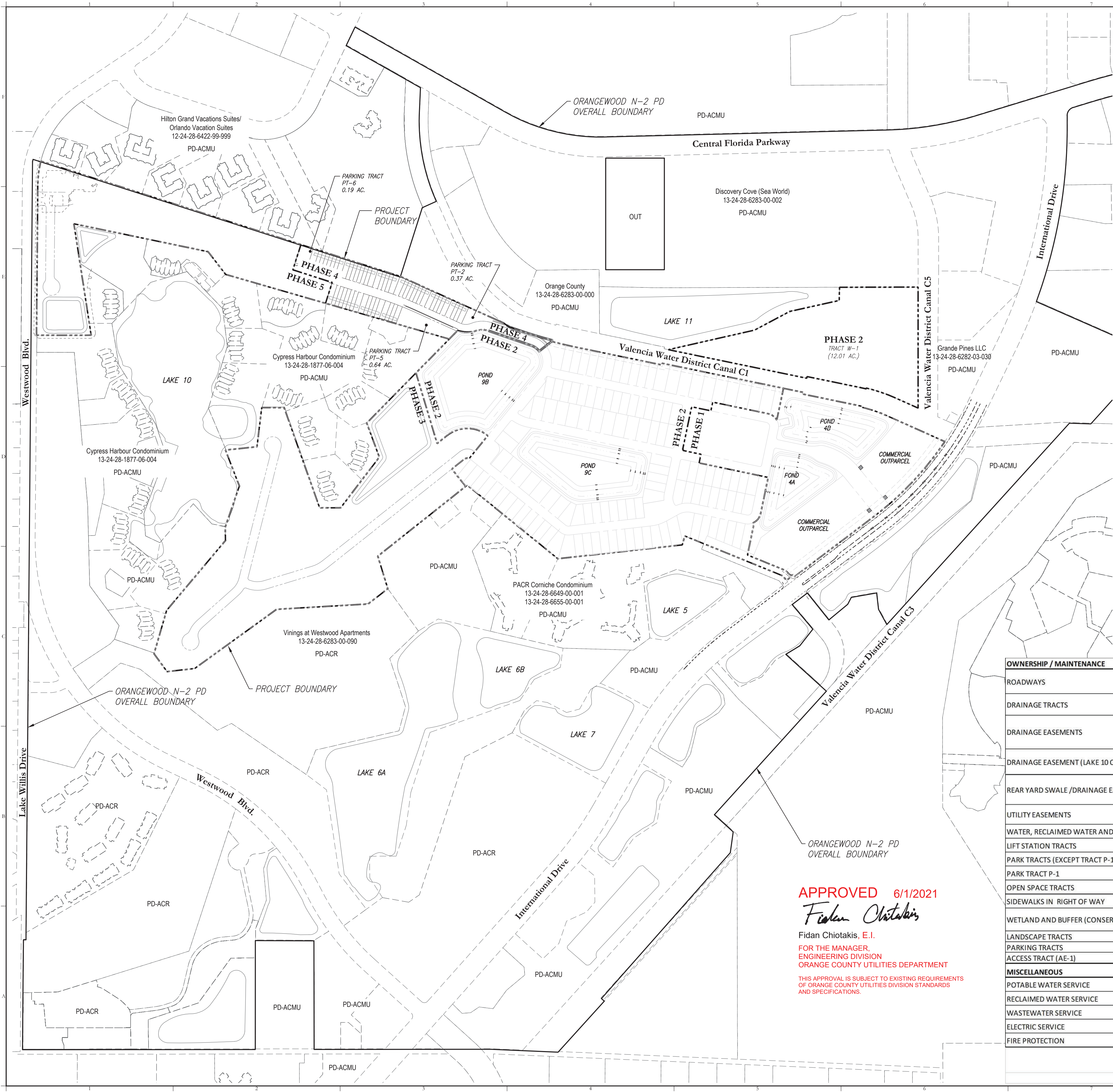
DATE: June 18, 2019



**Poulos & Bennett, LLC**  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2594 www.poulosandbennett.com  
Eng. Bus. No. 28567



Z:\2019\18-307 PARK SQUARE - GRANDE PINES SFR PHASE 4\CD\FINAL\COUNTY\18007-PH4-MSP



General Site Data	
	PHASE 4
Land Use	Low Density Residential
Zoning	PD
Total Lots (Attached)	55
Total Acres	6.53 Ac.
Total Wetland/Buffers	0.00 Ac.
Total Developable Acres	6.53 Ac.
Gross Units / Ac.	8.42
Net Units / Ac.	8.42
Max. Building Height	35' (2 Stories)
Min. Average Lot Size (Allowed)	1,980 SF.
Min. Living Area (Heated + Cooled)	1,200 SF.
Min. Lot Width (Allowed)	22'
Min. Lot Width (Provided)	22'
Min. Lot Depth (Allowed)	95'
Min. Lot Depth (Provided)	95'
Setbacks:	
Front	20'
Rear	20'
Side	10'
PD Boundary	25'
Corner / Side St.	15'

Notes:

1. Proposed Covenants, Conditions & Restrictions To Be Recorded At Time Of Final Plat.
2. Stormwater Facilities Shall Be Designed And Permitted In Accordance W/ Orange County And The S.F.W.M.D. Wetland Limits.
3. For Platting Purposes This Project Is Commercial And Shall Not Be Subject To Code Sections 34-280, 34-290 & 34-291.

\* Tracts May Be Owned By Community Development District (CDD) And May Be Public If CDD Approved By Orange County BCC.

Lot Chart	
Phase	Number of Lots
2	127
3	89
4	55
5	114
Totals	385

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY FLORIDA, AND ANY SPECIAL REQUIREMENTS OF THE ORANGE COUNTY COMMISSION

**APPROVED**

*Francisco J. Villar*

**FRANCISCO J. VILLAR, P.E.**  
**FOR THE ORANGE COUNTY ENGINEER**

**June 18, 2021**  
**DATE**

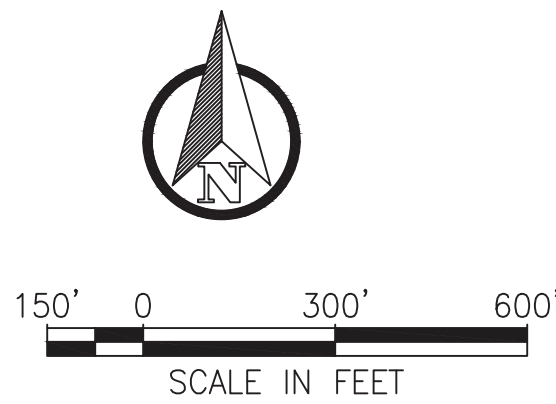
OWNERSHIP / MAINTENANCE		
ROADWAYS	PUBLIC	TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT (CDD)
DRAINAGE TRACTS	PUBLIC	TO BE OWNED AND MAINTAINED BY THE CDD
DRAINAGE EASEMENTS	PUBLIC	TO BE GRANTED TO THE CDD. DRAINAGE FACILITIES WITH IN THE EASEMENT ARE TO BE MAINTAINED BY THE CDD. AESTHETICS SHALL BE MAINTAINED BY INDIVIDUAL LOT OWNERS.
DRAINAGE EASEMENT (LAKE 10 OUTFALL)	PUBLIC	TO BE GRANTED TO ORANGE COUNTY AND THE CDD. DRAINAGE FACILITIES WITH THE EASEMENTS ARE TO BE MAINTAINED BY THE CDD
REAR YARD SWALE /DRAINAGE EASEMENTS	PUBLIC	TO BE GRANTED TO THE CDD. DRAINAGE FACILITIES WITH THE EASEMENTS ARE TO BE MAINTAINED BY THE CDD. AESTHETICS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
UTILITY EASEMENTS	PUBLIC	TO BE DEDICATED TO ORANGE COUNTY. UTILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY ORANGE COUNTY
WATER, RECLAIMED WATER AND SANITARY SEWER	PUBLIC	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY
LIFT STATION TRACTS	PUBLIC	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY UTILITIES
PARK TRACTS (EXCEPT TRACT P-1)	PUBLIC	TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT
PARK TRACT P-1	PRIVATE	TO BE OWNED AND MAINTAINED BY PROPERTY OWNERS ASSOCIATION
OPEN SPACE TRACTS	PUBLIC	TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT
SIDEWALKS IN RIGHT OF WAY	PUBLIC	TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT
WETLAND AND BUFFER (CONSERVATION AREA)	PUBLIC	TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT WITH DEVELOPMENT RIGHTS DEDICATED TO ORANGE COUNTY
LANDSCAPE TRACTS	PUBLIC	TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT
PARKING TRACTS	PUBLIC	TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION
ACCESS TRACT (AE-1)	PUBLIC	TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT
MISCELLANEOUS		
POTABLE WATER SERVICE		ORANGE COUNTY UTILITIES
RECLAIMED WATER SERVICE		ORANGE COUNTY UTILITIES
WASTEWATER SERVICE		ORANGE COUNTY UTILITIES
ELECTRIC SERVICE		DUKE ENERGY
FIRE PROTECTION		ORANGE COUNTY FIRE RESCUE

**APPROVED 6/1/2021**

*Fidan Chiotakis*

Fidan Chiotakis, E.I.  
FOR THE MANAGER,  
ENGINEERING DIVISION  
ORANGE COUNTY UTILITIES DEPARTMENT

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY UTILITIES DIVISION STANDARDS AND SPECIFICATIONS.



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	DESIGNED BY:	MB/DK
	DRAWN BY:	CSL/ME
	CHECKED BY:	MB/DK
	APPROVED BY:	CMB
	SCALE IN FEET:	1"=300'

Project Name:

**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 4**

Jurisdiction:

ORANGE COUNTY, FL

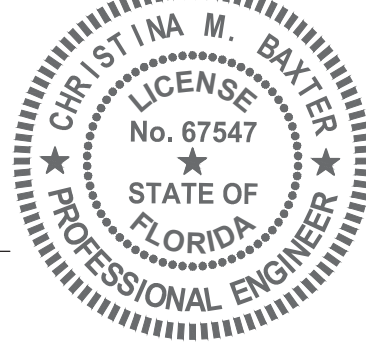
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**MASTER SITE PLAN  
& SITE DATA**

Sheet No.:

**C2.00**

Seal:



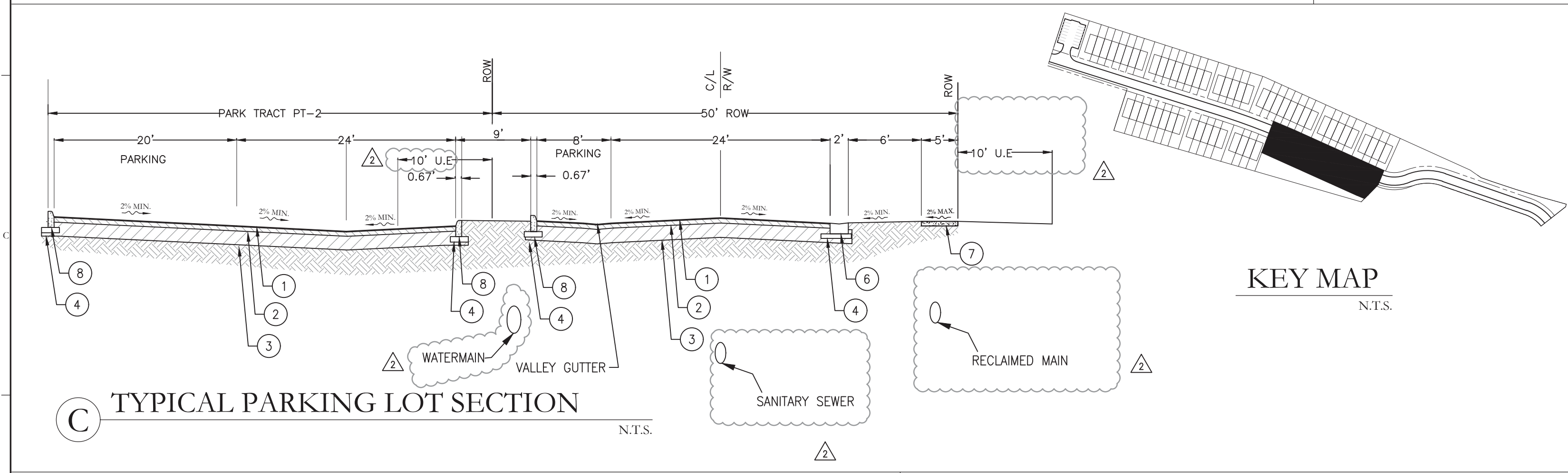
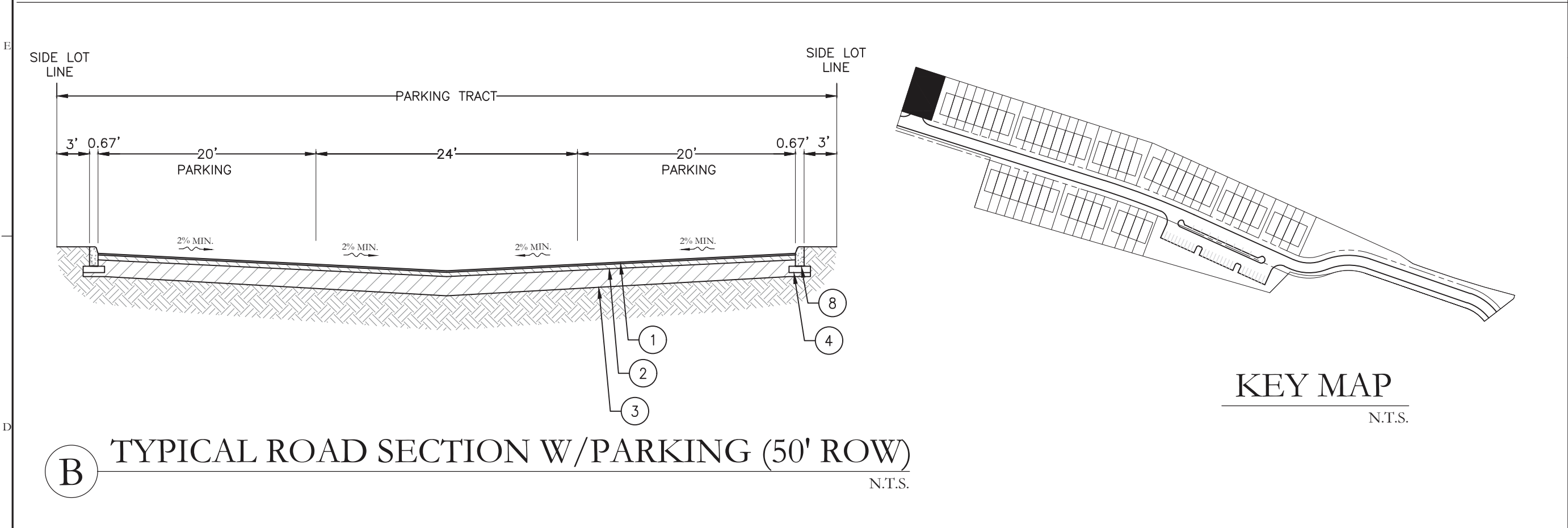
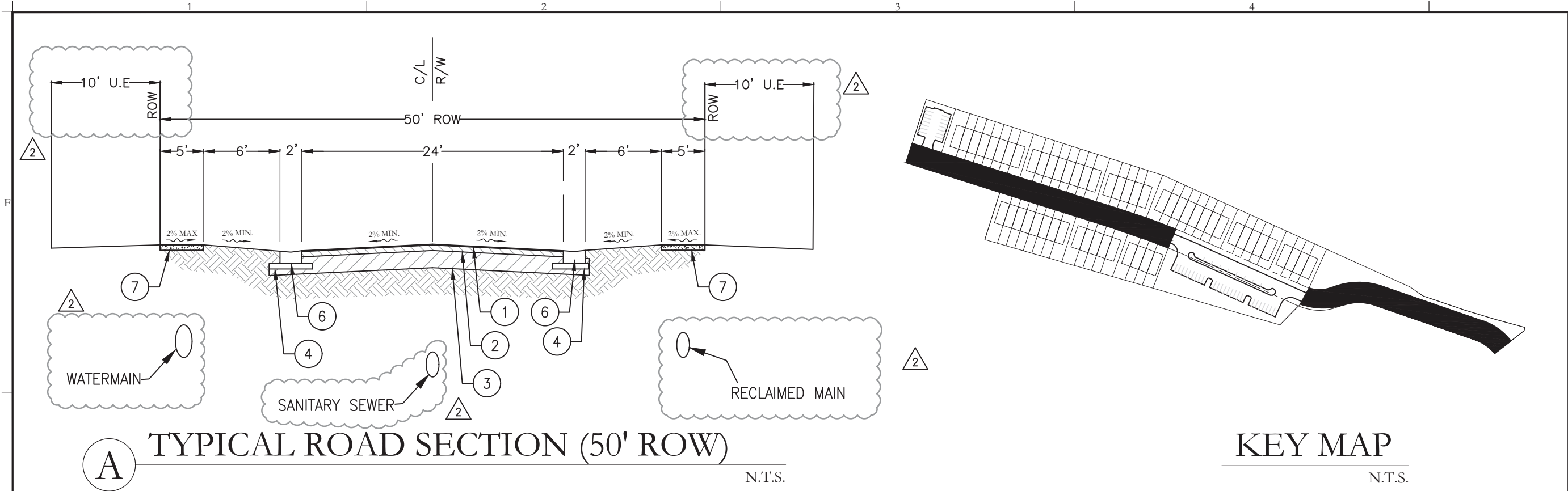
CHRISTINA M. BAXTER  
P.E. NO. 67547  
DATE: June 18, 2019



**Poulos & Bennett, LLC**  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2594 www.poulosandbennett.com  
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Z:\2019\18-307 PARK SQUARE - GRANDE PINES SERV PHASE 4\CAD\FINAL\COUNTY\18007-PH4-TR5



Pavement Legend	
Symbol Id.	Description
①	1.25" (IN.) TYPE SP-9.5 ASPHALT
②	6" (IN.) SOIL CEMENT BASE COMPACTED TO 95% MAX. DENSITY PER AASHTO T-180 (MIN. 300 P.S.I. @ 7 DAYS)
③	12" (IN.) COMPACTED SUBGRADE TO 98% AASHTO MODIFIED PROCTOR T-180
④	6" (IN.) STABILIZED SUBGRADE IN CURB AREA TO EXTEND 12" (IN.) EACH SIDE TO 50 FBV
⑥	MIAMI CONC. CURB
⑦	4" (IN.) THICK CONC. SIDEWALK (3000 P.S.I.)
⑧	TYPE 'D' CONC. CURB
NOTE: PAVEMENT STRUCTURE BASED ON GEOTECHNICAL RECOMENDATIONS BY UNIVERSAL ENGINEERING. UES REPORT NO 1326873 (NEW DOC 1632691)	

APPROVED 6/1/2021

*Fidan Chiotakis*

Fidan Chiotakis, E.I.

FOR THE MANAGER,  
ENGINEERING DIVISION  
ORANGE COUNTY UTILITIES DEPARTMENT

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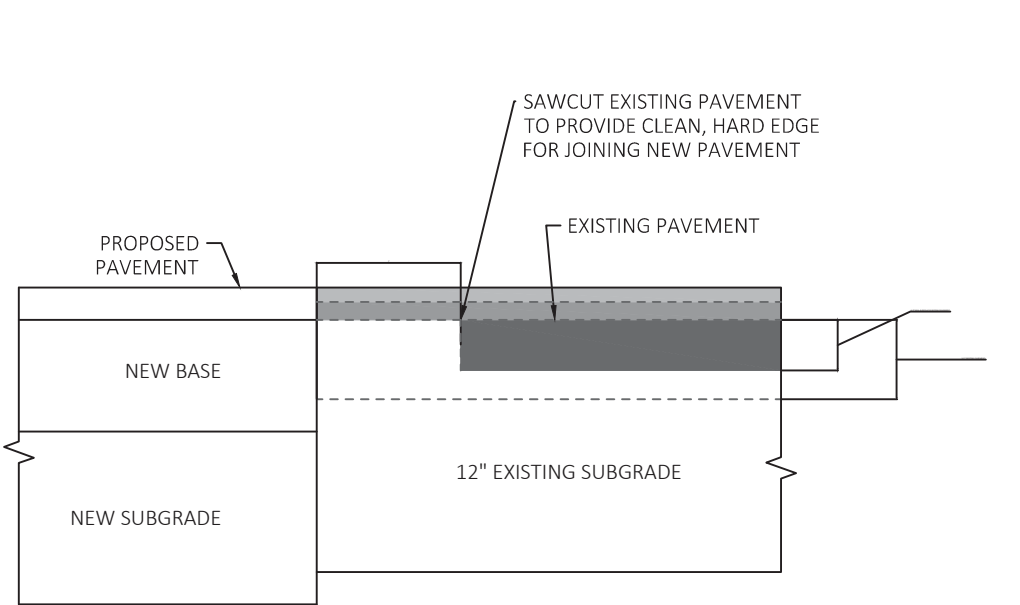
*Francisco Villar*

FRANCISCO J. VILLAR, P.E.  
FOR THE ORANGE COUNTY ENGINEER

Jun 18, 2021  
DATE

## CROSSWALK & HC RAMP DETAIL

REFER TO FDOT INDEX #0304 FOR  
PUBLIC & PRIVATE SIDEWALK CURB RAMPS



TURN LANE PAVEMENT SECTIONS	
NUMBER	DESCRIPTION
1	2" TYPE SP-9.5 OR SP-12.5 ASPHALTIC CONCRETE (TRAFFIC C)
2	8" LIME ROCK (PER FOOT SECTION 230) HAVING A MINIMUM LBR OF 100 AND COMPACTED TO AT LEAST 98 PERCENT OF ITS MODIFIED PROCTOR MAXIMUM DRY DENSITY WITH A WATER CONTENT WITHIN 2 PERCENT OF THE OPTIMUM WATER CONTENT (PER ASTM D1557)
3	12" TYPE B STABILIZATION WITH A FBV OF 75 AND LBR OF 40. IN ADDITION SUBBASE SHALL BE COMPACTED TO AT LEAST 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY WITH A WATER CONTENT WITHIN 2 PERCENT OF THE OPTIMUM WATER CONTENT (ASTM D1557).

NOTES:

1. SOURCES:

1.1. REPORT OF GEOTECHNICAL

INVESTIGATION (PN 17-3581), DATED

JANUARY 25, 2018, BY FAULKNER

ENGINEERING SERVICES, INC.

1.2. REPORT OF PAVEMENT CORING (PN

20-4528), DATED JANUARY 31, 2020,

BY FAULKNER ENGINEERING SERVICES,

INC.

2. STRUCTURAL NUMBER CALCULATION (PER

FDOT FROM SECTION 5-3):

$SN_c = (a_1 \cdot D_1) + (a_2 \cdot D_2) + (a_3 \cdot D_3) + \dots +$

$(a_n \cdot D_n)$

WHERE:

$SN_c$  = THE TOTAL CALCULATED STRENGTH

OF THE PAVEMENT LAYERS (IN)

$a_1$  = LAYER COEFFICIENT OF FIRST LAYER

$D_i$  = LAYER THICKNESS (IN) OF THE FIRST

LAYER

$SN_c = 3.5$  ASPHALT OVERLAY + 2" EXISTING

ASPHALT + 1.25" ADDITIONAL OVERLAY + 1"

ASPHALT LIFT = 3.5(0.44) + 2(0.30) +

1.25(0.44) + 1(0.44) = 3.13

3. CONTRACTOR MAY USE A FULL DEPTH BASE

(OPTIONAL GROUP 11) AS AN ALTERNATIVE

TO 8" LIME ROCK BASE

4. THE 3.5" MILL & OVERLAY, ADDITIONAL

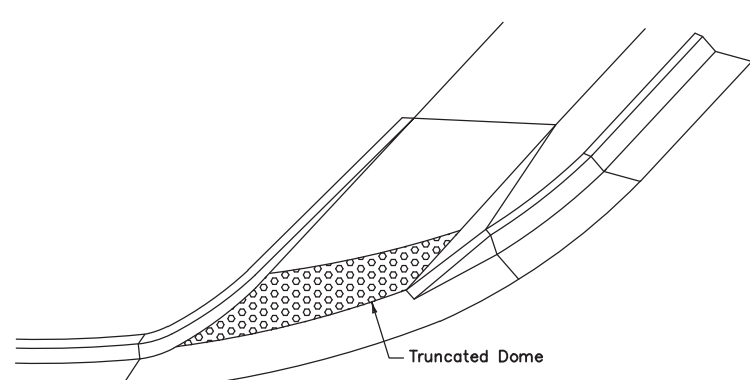
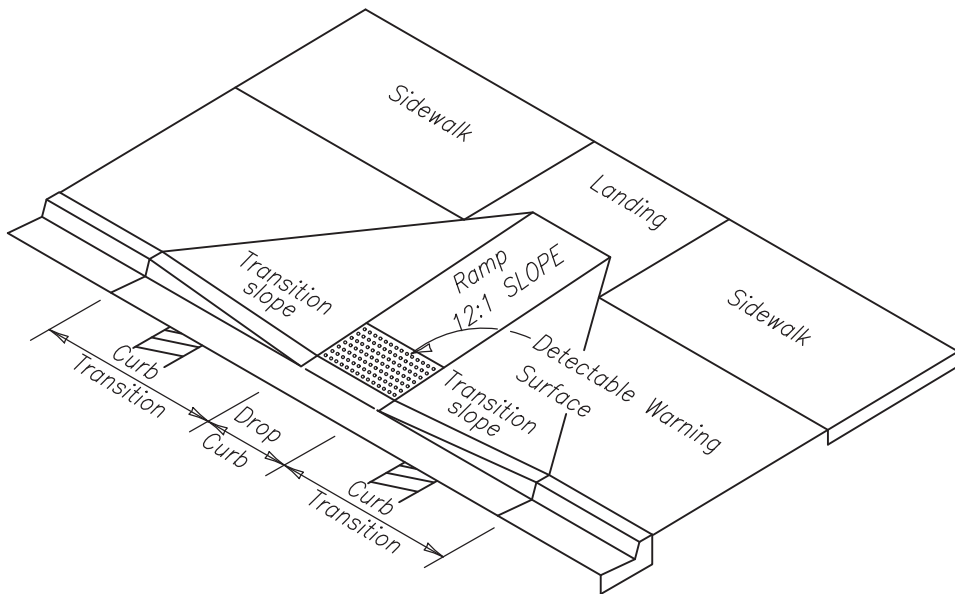
1.25" OVERLAY AND 1" LIFT OF ASPHALT

OVER EXISTING SPRUCE ROAD SHALL BE

TYPE SP-9.5 OR SP-12.5 ASPHALTIC

CONCRETE (TRAFFIC C)

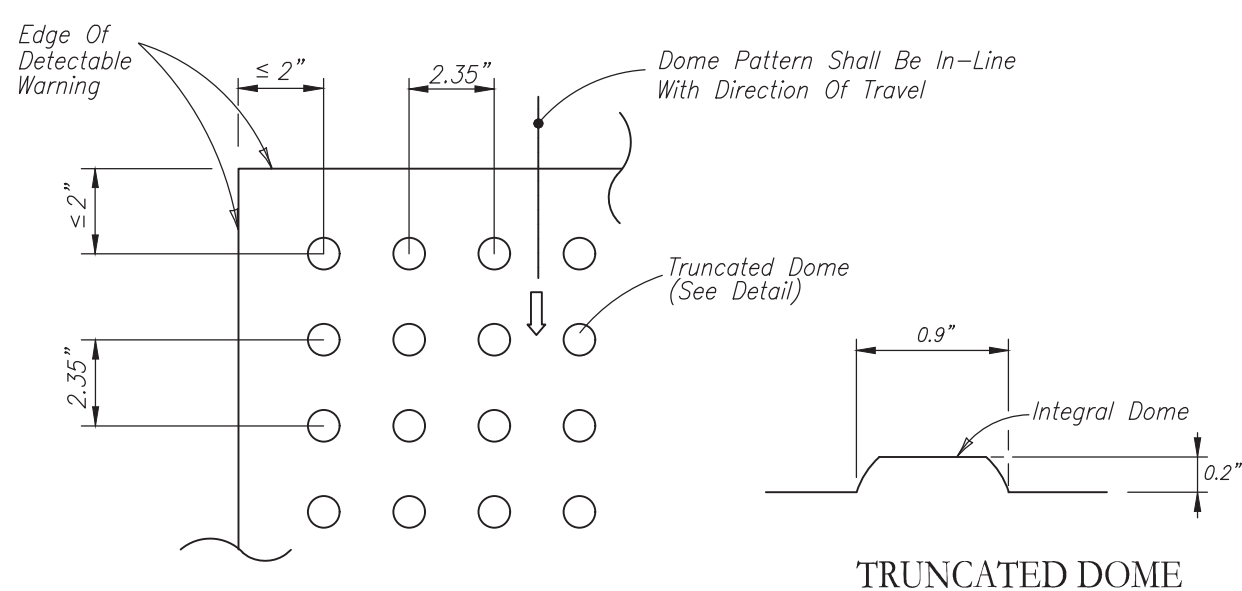
5. DESIGN SPEED: 40 MPH



## CR-F CURB RAMP DETAIL - ALL RAMPS

N.T.S.

NOTES:  
1. ALL CURB RAMPS SHALL INCLUDE DETECTABLE  
WARNING SURFACE IN ACCORDANCE WITH FDOT INDEX 304.  
(SEE TRUNCATED DOME DETAIL SHEET C3.00)



All sidewalk curb ramps shall have detectable warning surfaces that extend the full width  
of the ramp and in the direction of travel 24 inches (610 mm) from the back of curb.

## CURB RAMP DETECTABLE WARNING SURFACE

REFER TO FDOT INDEX #304  
PUBLIC SIDEWALK CURB RAMPS

## CURB RAMP DETECTABLE WARNING SURFACE DETAIL

N.T.S.

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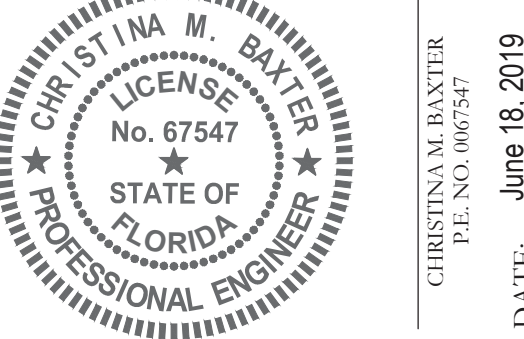
ORANGE COUNTY, FL

Sheet Title:

**TYPICAL ROAD  
SECTIONS &  
GENERAL  
CONSTRUCTION  
DETAILS**

Sheet No.: **C3.00**

Seal:

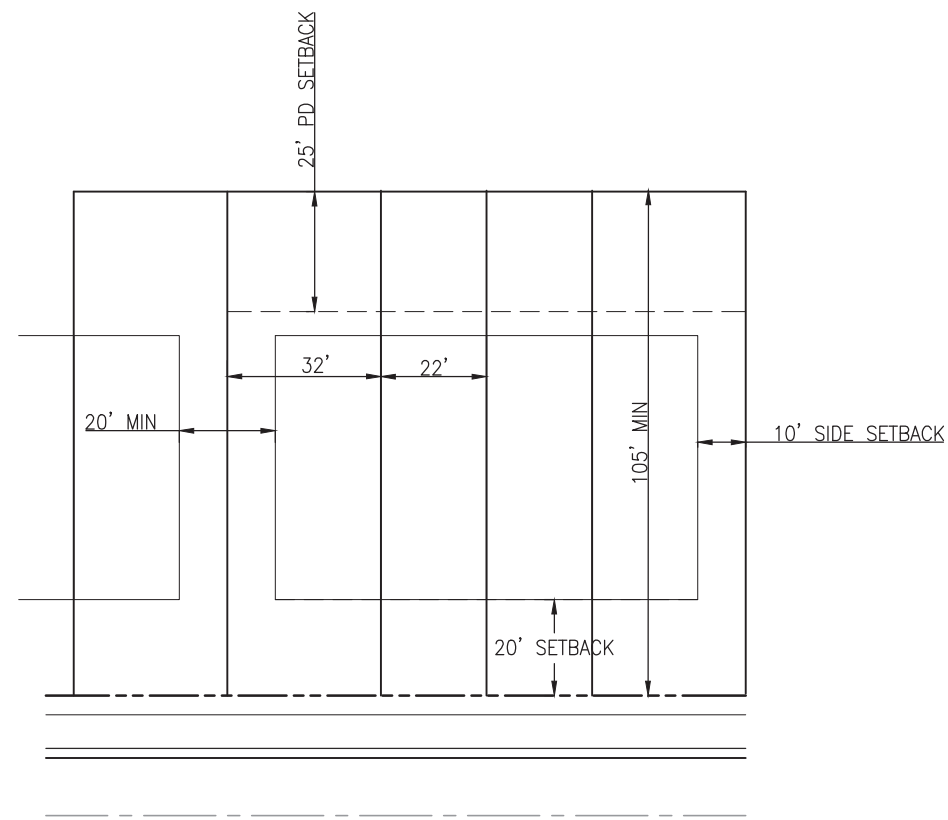
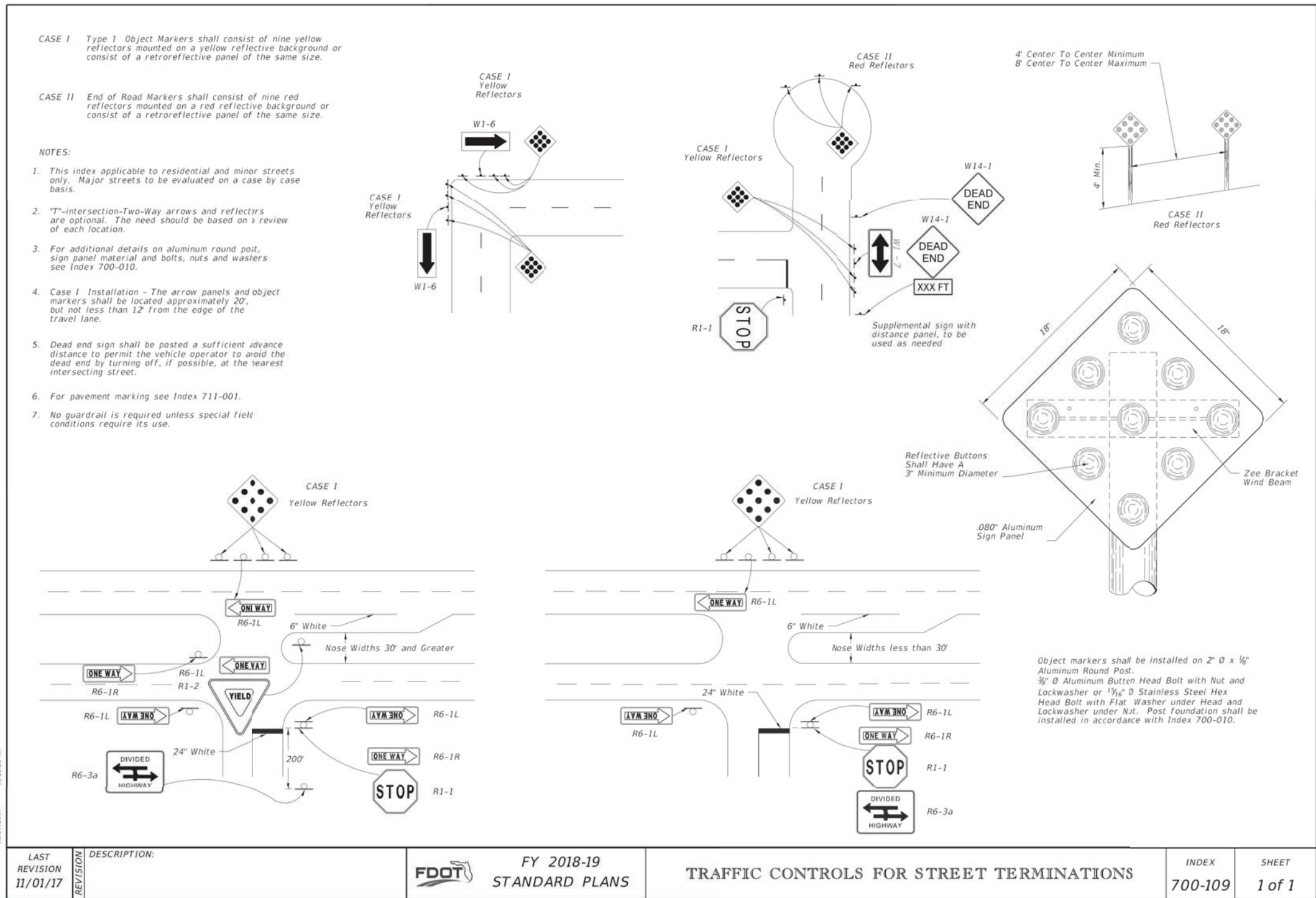


**POULOS & BENNETT**

**Poulos & Bennett, LLC**  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2394 www.poulosandbennett.com  
Eng. Bus. No. 28567



Z:\2019\18-307 PARK SQUARE - GRANDE PINES SRV PHASE 4\CAD\FINAL\COUNTY\18007-PH4-TRS



TYPICAL ATTACHED LOT LAYOUT  
N.T.S.



R1-1 30"x30" STOP SIGN WITH  
24" WIDE STOP BAR. BOTTOM  
OF SIGN A MINIMUM 7' HIGH.  
24" WIDE STOP BAR PER DETAIL

STOP SIGN DETAIL  
N.T.S.

APPROVED 6/1/2021

*Fidan Chiotakis*

Fidan Chiotakis, E.I.

FOR THE MANAGER,  
ENGINEERING DIVISION  
ORANGE COUNTY UTILITIES DEPARTMENT

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS  
OF ORANGE COUNTY UTILITIES DIVISION STANDARDS  
AND SPECIFICATIONS.

THIS APPROVAL IS SUBJECT TO EXISTING  
REQUIREMENTS OF ORANGE COUNTY  
FLORIDA, AND ANY SPECIAL REQUIREMENTS  
OF THE ORANGE COUNTY COMMISSION

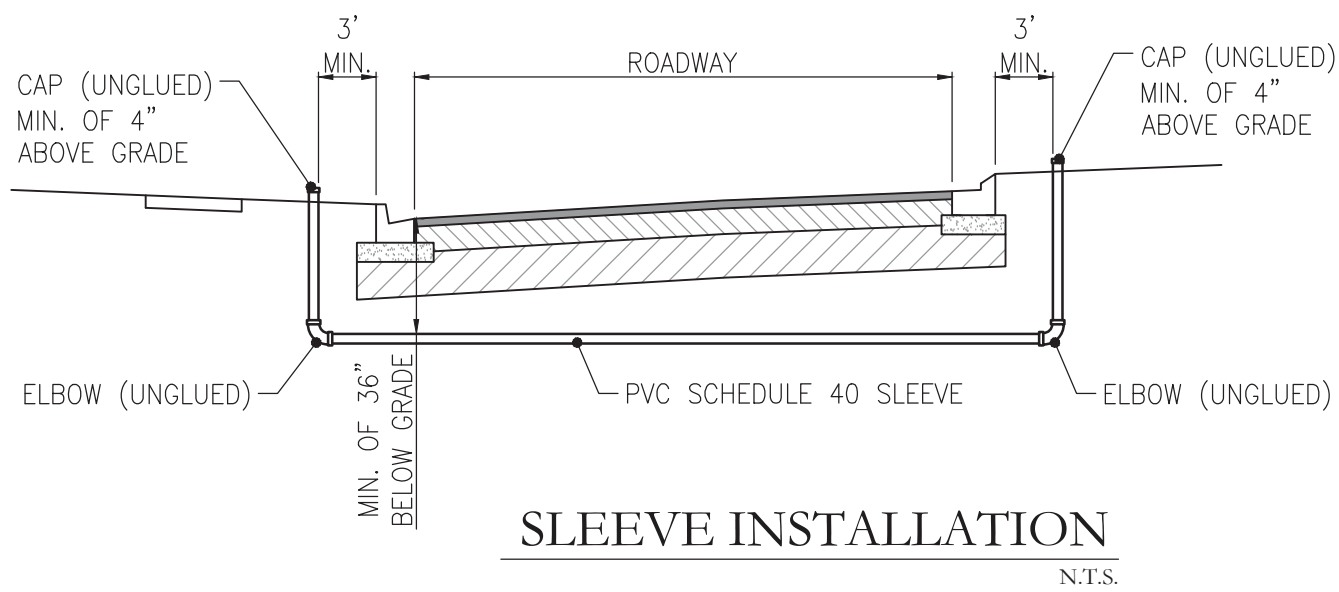
APPROVED

*Francisco J. Villar*

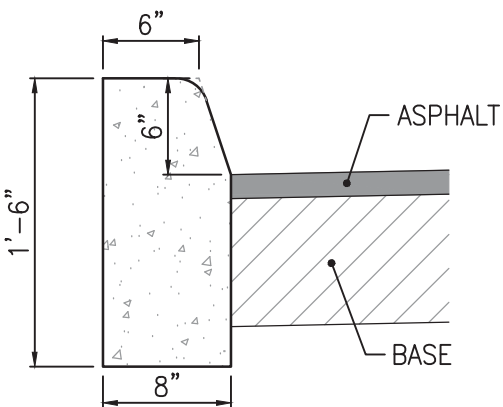
FRANCISCO J. VILLAR, P.E.  
FOR THE ORANGE COUNTY ENGINEER

Jun 18, 2021

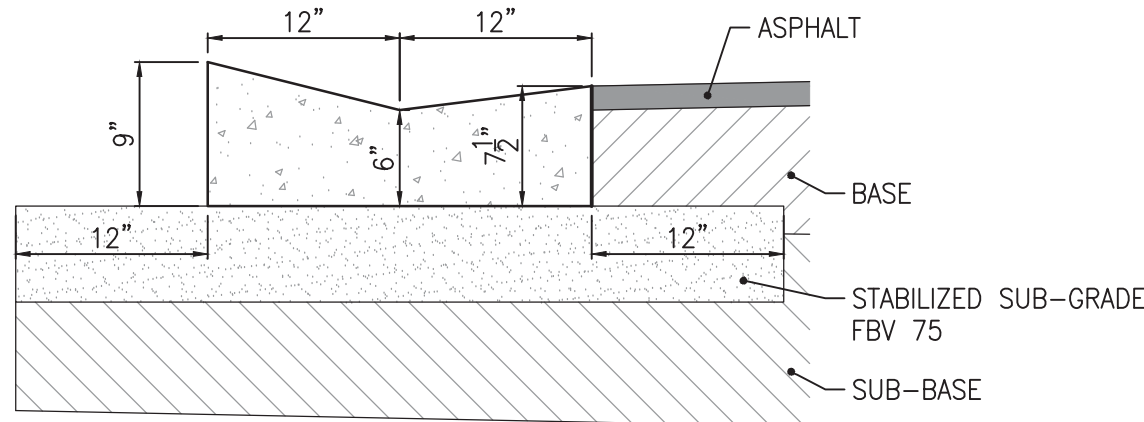
DATE



SLEEVE INSTALLATION  
N.T.S.



TYPE 'D' CURB DETAIL  
1" = 10'



MIAMI CURB DETAIL  
N.T.S.

Key Map:

Consultant:

03 04/20/21 RESUBMIT TO ORANGE COUNTY

02 03/17/21 RESUBMIT TO ORANGE COUNTY

01 02/16/21 RESUBMIT TO ORANGE COUNTY/SFWM

11/30/20 SUBMIT TO ORANGE COUNTY

NO. DATE DESCRIPTIONS

SUBMISSIONS/REVISIONS

VERTICAL DATUM: NAVD 88

JOB NO.: 18-007

DESIGNED BY: MB/DK

DRAWN BY: CSL/ME

CHECKED BY: MB/DK

APPROVED BY: CMB

SCALE IN FEET: N.T.S.

Project Name:

**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 4**

Jurisdiction:

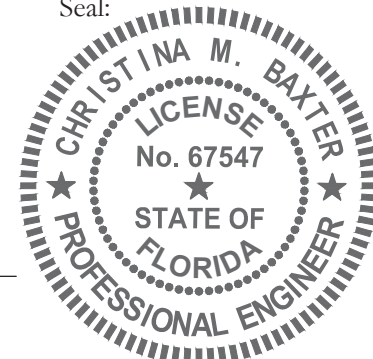
ORANGE COUNTY, FL

Sheet Title:

**TYPICAL ROAD  
SECTIONS &  
GENERAL  
CONSTRUCTION  
DETAILS**

Sheet No.: **C3.01**

Seal:



CHRISTINA M. BAXTER  
P.E. NO. 67547  
DATE: June 18, 2019

**POULOS & BENNETT**

**Poulos & Bennett, LLC**  
2602 E. Livingston St., Orlando, FL 32803  
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Parking Calculation			
	Spaces Per Unit	Total Required	Spaces Provided
PARKING PER UNIT	2	110	110
REMOTE GUEST SPACES	0.5	28	52

1. ALL LOTS WILL HAVE A MINIMUM DRIVEWAY LENGTH OF 20 FEET AND A MINIMUM WIDTH OF 16 FEET, WHICH WILL PROVIDE FOR THE REQUIRED PARKING PER UNIT. (2 OFF-STREET)
2. REQUIRED REMOTE GUEST PARKING 0.5 SPACES PER LOT LESS THAN 75 FEET WIDE.
3. WHERE PAVEMENT WIDTH IS 24 FEET OF GREATER, ONE SIDE OF THE STREET MAY BE USED FOR GUEST PARKING.
4. ALL AREAS NOT IDENTIFIED AS PARKING ZONES SHALL BE POSTED "NO PARKING" PER NFPA 1 (FPFC 6TH EDITION) - 18.2.3.5.1. "NO PARKING" SIGNAGE SHALL BE LOCATED ON ALL STREET LIGHT POSTS OUTSIDE OF THE SPECIFIED PARKING ZONES.
5. SIGHT DISTANCE PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN. SIGHT DISTANCE 310' FOR A DESIGN SPEED OF 30 M.P.H.

- SIGN LEGEND:**
- |          |  |
|----------|--|
| <b>1</b> | STOP SIGN<br>(R1-1)                        |
| <b>2</b> | DETECTABLE WARNING (CAST-IN-PLACE)         |
| <b>3</b> | CURB RAMP<br>(PER FDOT INDEX 522-002 CR-F) |
| <b>4</b> | SPEED LIMIT SIGN (25 MPH)<br>(R2-1)        |
| <b>5</b> | STREET TERMINATION SIGN                    |
| <b>6</b> | NO PARKING SIGN<br>(R8-3)                  |

NOTES:  
1. ALL STRIPING SHALL BE THERMOPLASTIC.  
2. NO CONCRETE INSTALLATIONS OF SIGNAGE.

POSTED SPEED LIMIT: 25 MPH DESIGN SPEED LIMIT: 30 MPH
--

THIS APPROVAL IS SUBJECT TO EXISTING  
REQUIREMENTS OF ORANGE COUNTY  
FLORIDA, AND ANY SPECIAL REQUIREMENTS  
OF THE ORANGE COUNTY COMMISSION

**APPROVED**

FRANCISCO J. VILLAR, P.E.  
FOR THE ORANGE COUNTY ENGINEER

Jun 18, 2021

---

DATE

APPROVED 6/1/2021

Fish Creek Chitlings

Fidan Chiotakis, E.I.

FOR THE MANAGER,  
ENGINEERING DIVISION  
ORANGE COUNTY UTILITIES DEPARTMENT

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS  
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04/20/21	RESUBMIT TO ORANGE COUNTY
05/17/21	RESUBMIT TO ORANGE COUNTY
01/02/16/21	RESUBMIT TO ORANGE COUNTY/SFWMID
11/20/20	SUBMIT TO ORANGE COUNTY
NO. DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	MB/DK
DRAWN BY:	CSL/ME
CHECKED BY:	MB/DK
APPROVED BY:	CMB
SCALE IN FEET:	1" = 60'

**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 4**

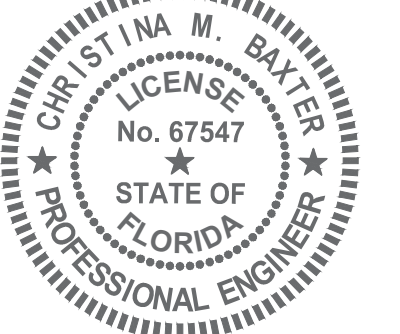
Jurisdiction:  
ORANGE COUNTY, FL

Sheet Title:

**PARKING  
DESIGNATION &  
SIGHT DISTANCE  
PLAN**

Sheet No.: **C3.10**

Seal:



P.E. NO. 0067547

DATE: June 18, 2019

POULOS & BENNETT

**Poulos & Bennett, LLC**  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2594 [www.poulosandbennett.com](http://www.poulosandbennett.com)  
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3	04/20/21	RESUBMIT TO ORANGE COUNTY
2	03/17/21	RESUBMIT TO ORANGE COUNTY
1	02/16/21	RESUBMIT TO ORANGE COUNTY/SFWMD
	11/20/20	SUBMIT TO ORANGE COUNTY

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SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
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DESIGNED BY:		MB/DK
DRAWN BY:		CSL/ME
CHECKED BY:		MB/DK
APPROVED BY:		CMB
SCALE IN FEET:		1" = 100'

**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 4**

ORANGE COUNTY, FL

## FIRE ACCESS PLAN

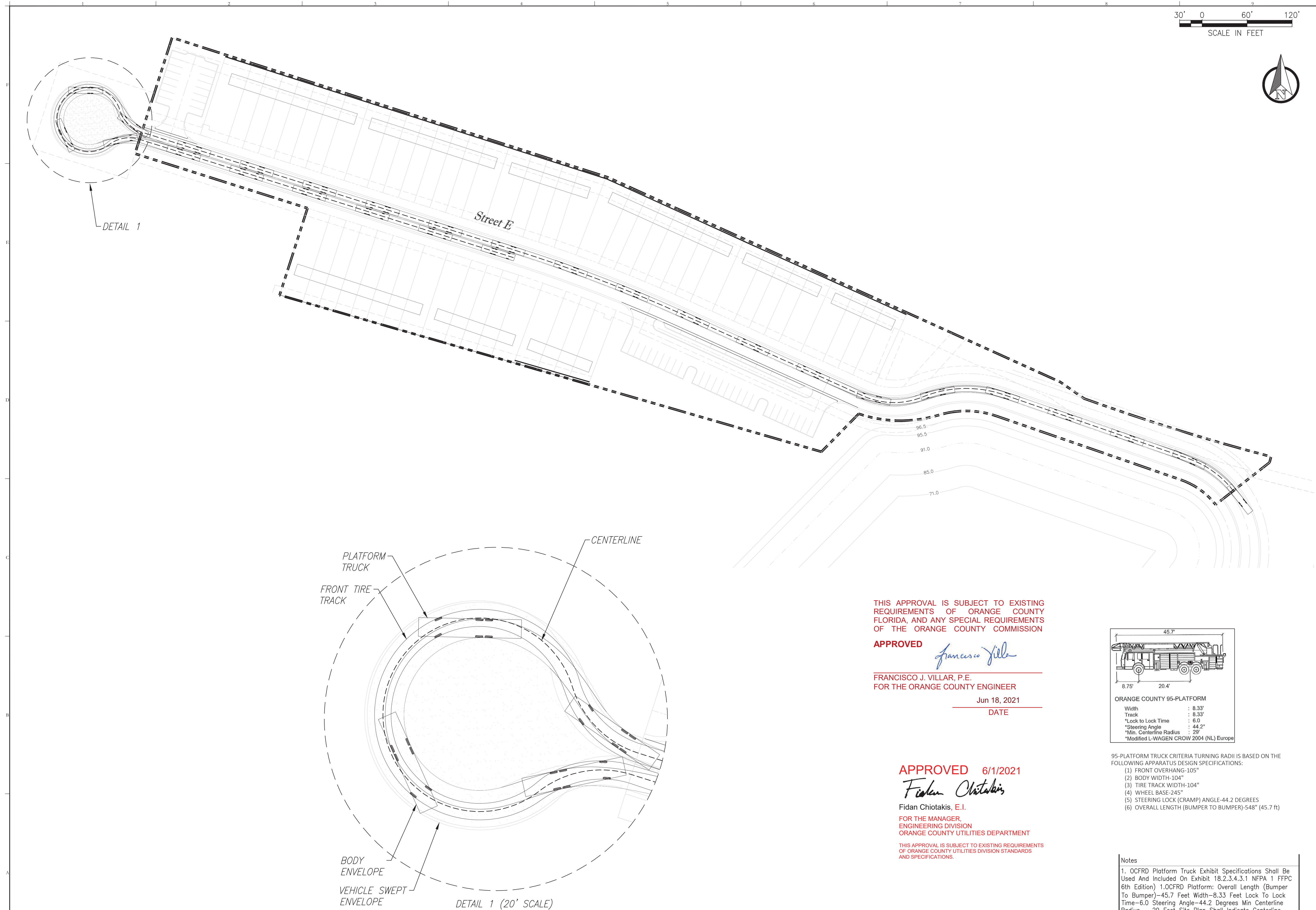
C3.20

A circular professional engineer seal for Christina M. Baxter. The outer ring contains the text "CHRISTINA M. BAXTER" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the text "LICENSE" at the top, "No. 67547" in the center, and "STATE OF FLORIDA" at the bottom, also separated by two stars. The seal is surrounded by a decorative border of small dots.

DATE: June 18, 2019



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FLORIDA, AND ANY SPECIAL REQUIREMENTS  
OF THE ORANGE COUNTY COMMISSION

**APPROVED**

Francisco Ylla

FRANCISCO J. VILLAR, P.E.  
FOR THE ORANGE COUNTY ENGINEER

Jun 18, 2021

DATE \_\_\_\_\_

APPROVED 6/1/2021

Fisher Chitabing

Fidan Chiotakis, E.I.

FOR THE MANAGER,  
ENGINEERING DIVISION  
ORANGE COUNTY UTILITIES DEPARTMENT

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS  
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AND SPECIFICATIONS.

45.7'

8.75' 20.4'

8.33' 8.33'

1' 44.2°

29' 6.0'

ORANGE COUNTY 95-PLATFORM

Width	: 8.33'
Track	: 8.33'
*Lock to Lock Time	: 1'
*Steering Angle	: 44.2°
*Min. Centerline Radius	: 29'
*Modified L-WAGEN CROW 2004 (NL) Europe	: 6.0'

35-PLATFORM TRUCK CRITERIA TURNING RADII IS BASED ON THE FOLLOWING APPARATUS DESIGN SPECIFICATIONS:

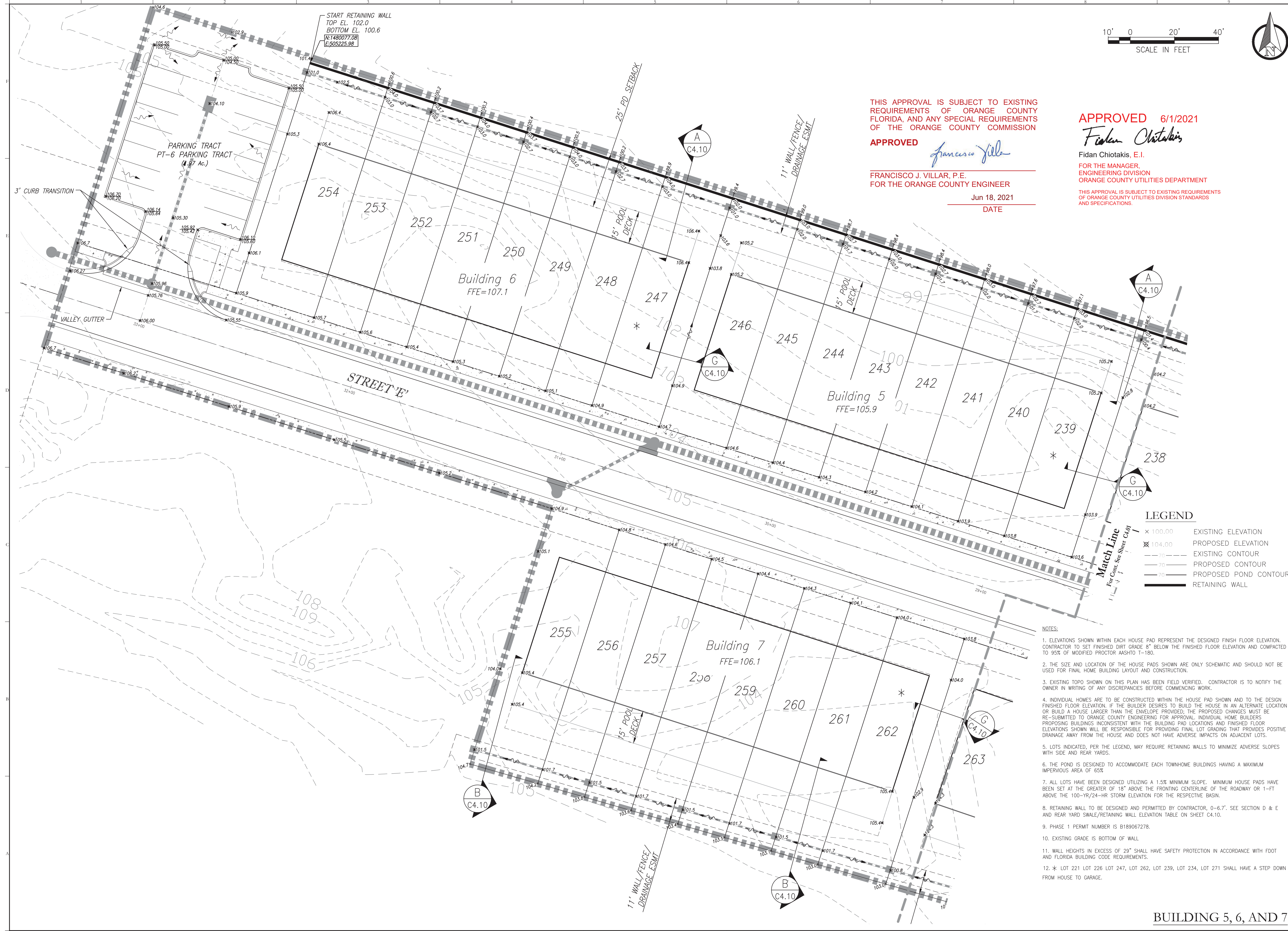
- (1) FRONT OVERHANG-105"
- (2) BODY WIDTH-104"
- (3) TIRE TRACK WIDTH-104"
- (4) WHEEL BASE-245"
- (5) STEERING LOCK (CRAMP) ANGLE-44.2 DEGREES
- (6) OVERALL LENGTH (BUMPER TO BUMPER)-548" (45.7 ft)

## Notes

1. OCFRD Platform Truck Exhibit Specifications Shall Be Used And Included On Exhibit 18.2.3.4.3.1 NFPA 1 FFPC 6th Edition) 1.OCFRD Platform: Overall Length (Bumper To Bumper)-45.7 Feet Width-8.33 Feet Lock To Lock Time-6.0 Steering Angle-44.2 Degrees Min Centerline Radius - 29 Feet Site Plan Shall Indicate Centerline, Front Tire Track, & Body Envelope Of Apparatus At ALL Turns. (FR)



Z:\2019\18-007 PARK SQUARE - GRANDE PINES SERV PHASE 4\CAD\FINAL\COUNTY\18007-PH4-GP



THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY FLORIDA, AND ANY SPECIAL REQUIREMENTS OF THE ORANGE COUNTY COMMISSION

APPROVED

FRANCISCO J. VILLAR, P.E.  
FOR THE ORANGE COUNTY ENGINEER

Jun 18, 2021  
DATE

APPROVED 6/1/2021

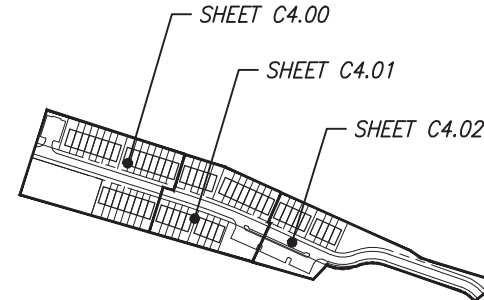
Fidan Chiotakis

Fidan Chiotakis, E.I.

FOR THE MANAGER,  
ENGINEERING DIVISION  
ORANGE COUNTY UTILITIES DEPARTMENT

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY UTILITIES DIVISION STANDARDS AND SPECIFICATIONS.

Key Map:



Consultant:

03	04/20/21	RESUBMIT TO ORANGE COUNTY
02	03/17/21	RESUBMIT TO ORANGE COUNTY
01	02/16/21	RESUBMIT TO ORANGE COUNTY/SPWMD
	11/30/20	SUBMIT TO ORANGE COUNTY

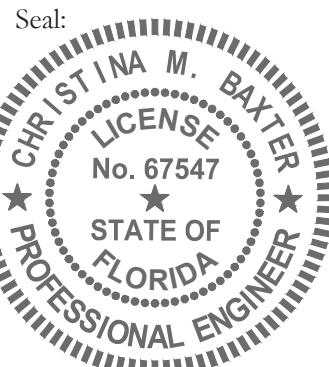
NO.	DATE	DESCRIPTIONS
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	JOB NO.:	18-007
	DESIGNED BY:	MB/DK
	DRAWN BY:	CSL/ME
	CHECKED BY:	MB/DK
	APPROVED BY:	CMB
	SCALE IN FEET:	1" = 20'
Project Name:		

GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 4

Jurisdiction:  
ORANGE COUNTY, FL

Sheet Title:  
GRADING PLAN

Sheet No.:  
C4.00



DATE: June 18, 2019

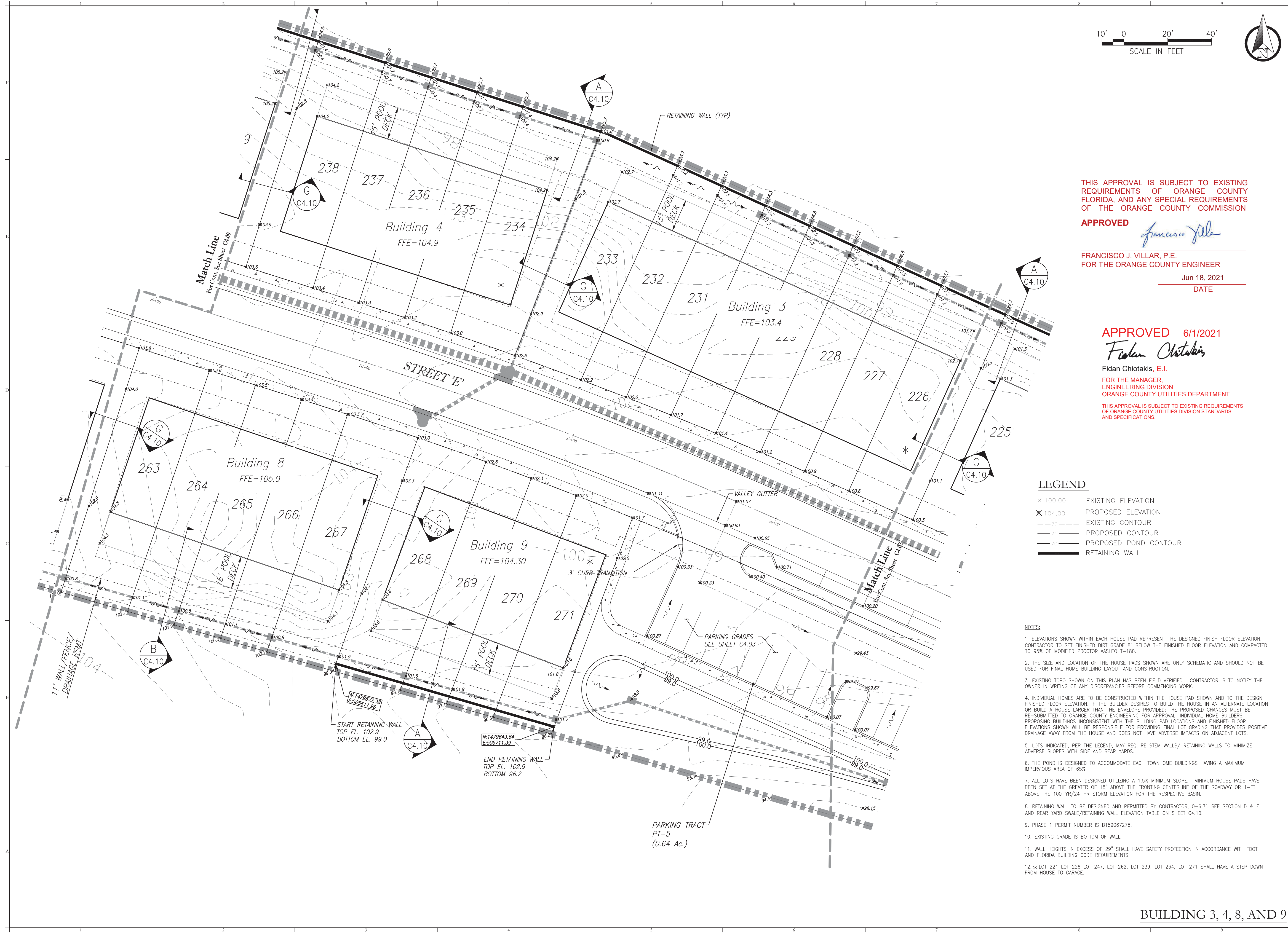
POULOS & BENNETT

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BUILDING 5, 6, AND 7



Z:\2018\18-007 PARK SQUARE - GRANDE PINES SERV PHASE 4\CAD\FINAL\COUNTY\B007-PH4-GP



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APPROVED

*Francisco J. Villar*

FRANCISCO J. VILLAR, P.E.  
FOR THE ORANGE COUNTY ENGINEER

Jun 18, 2021

DATE

APPROVED 6/1/2021

*Fidan Chiotakis*

Fidan Chiotakis, E.I.

FOR THE MANAGER,  
ENGINEERING DIVISION  
ORANGE COUNTY UTILITIES DEPARTMENT

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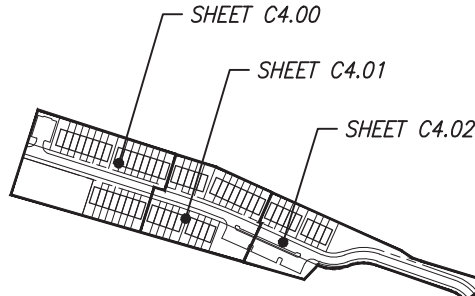
#### LEGEND

- × 100.00 EXISTING ELEVATION
- ✕ 104.00 PROPOSED ELEVATION
- - - 70 - - - EXISTING CONTOUR
- - - 70 - - - PROPOSED CONTOUR
- - - 70 - - - PROPOSED POND CONTOUR
- RETAINING WALL

#### NOTES:

- ELEVATIONS SHOWN WITHIN EACH HOUSE PAD REPRESENT THE DESIGNED FINISH FLOOR ELEVATION. CONTRACTOR TO SET FINISHED DIRT GRADE 6" BELOW THE FINISHED FLOOR ELEVATION AND COMPACTED TO 95% OF MODIFIED PROCTOR AASHTO T-180.
- THE SIZE AND LOCATION OF THE HOUSE PADS SHOWN ARE ONLY SCHEMATIC AND SHOULD NOT BE USED FOR FINAL HOME BUILDING LAYOUT AND CONSTRUCTION.
- EXISTING TOPO SHOWN ON THIS PLAN HAS BEEN FIELD VERIFIED. CONTRACTOR IS TO NOTIFY THE OWNER IN WRITING OF ANY DISCREPANCIES BEFORE COMMENCING WORK.
- INDIVIDUAL HOMES ARE TO BE CONSTRUCTED WITHIN THE HOUSE PAD SHOWN AND TO THE DESIGN FINISHED FLOOR ELEVATION. IF THE BUILDER DESIRES TO BUILD THE HOUSE IN AN ALTERNATE LOCATION OR BUILD A HOUSE LARGER THAN THE ENVELOPE PROVIDED; THE PROPOSED CHANGES MUST BE RE-SUBMITTED TO ORANGE COUNTY ENGINEERING FOR APPROVAL. INDIVIDUAL HOME BUILDERS PROPOSING BUILDINGS INCONSISTENT WITH THE BUILDING PAD LOCATIONS AND FINISHED FLOOR ELEVATIONS SHOWN WILL BE RESPONSIBLE FOR PROVIDING FINAL LOT GRADING THAT PROVIDES POSITIVE DRAINAGE AWAY FROM THE HOUSE AND DOES NOT HAVE ADVERSE IMPACTS ON ADJACENT LOTS.
- LOTS INDICATED, PER THE LEGEND, MAY REQUIRE STEM WALLS/ RETAINING WALLS TO MINIMIZE ADVERSE SLOPES WITH SIDE AND REAR YARDS.
- THE POND IS DESIGNED TO ACCOMMODATE EACH TOWNHOME BUILDINGS HAVING A MAXIMUM IMPERVIOUS AREA OF 65%.
- ALL LOTS HAVE BEEN DESIGNED UTILIZING A 1.5% MINIMUM SLOPE. MINIMUM HOUSE PADS HAVE BEEN SET AT THE GREATER OF 18" ABOVE THE FRONTING CENTERLINE OF THE ROADWAY OR 1-FT ABOVE THE 100-YR/24-HR STORM ELEVATION FOR THE RESPECTIVE BASIN.
- RETAINING WALL TO BE DESIGNED AND PERMITTED BY CONTRACTOR, 0-6.7'. SEE SECTION D & E AND REAR YARD SWALE/RETAINING WALL ELEVATION TABLE ON SHEET C4.10.
- PHASE 1 PERMIT NUMBER IS B189067278.
- EXISTING GRADE IS BOTTOM OF WALL.
- WALL HEIGHTS IN EXCESS OF 29" SHALL HAVE SAFETY PROTECTION IN ACCORDANCE WITH FDOT AND FLORIDA BUILDING CODE REQUIREMENTS.
- \* LOT 221 LOT 226 LOT 247, LOT 262, LOT 239, LOT 234, LOT 271 SHALL HAVE A STEP DOWN FROM HOUSE TO GARAGE.

Key Map:



Consultant:

03	04/20/21	RESUBMIT TO ORANGE COUNTY
02	03/17/21	RESUBMIT TO ORANGE COUNTY
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	11/30/20	SUBMIT TO ORANGE COUNTY

NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		

VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	MB/DK
DRAWN BY:	CSL/ME
CHECKED BY:	MB/DK
APPROVED BY:	CMB
SCALE IN FEET:	1" = 20'

Project Name:

**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 4**

Jurisdiction:

ORANGE COUNTY, FL

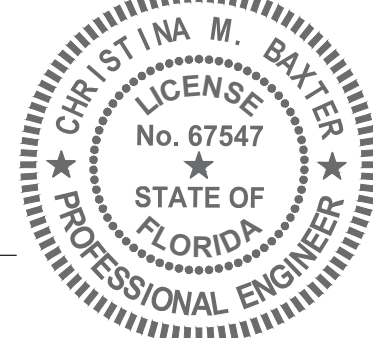
Sheet Title:

**GRADING PLAN**

Sheet No.:

**C4.01**

Seal:



CHRISTINA M. BAKER  
E.L. NO. 67547  
DATE: June 18, 2019

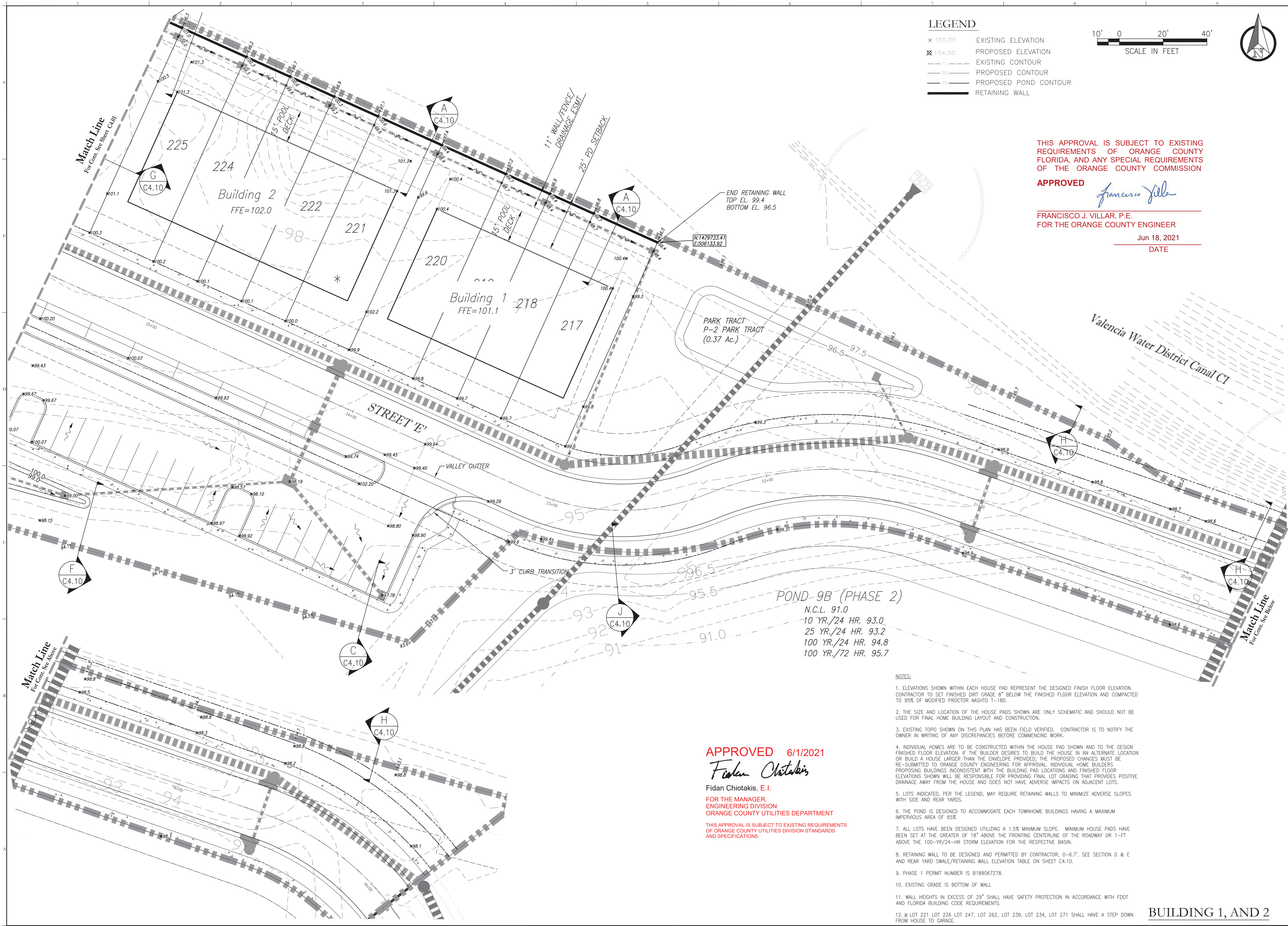
**POULOS & BENNETT**

**Poulos & Bennett, LLC**  
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Tel. 407.487.2394 www.poulosandbennett.com  
Eng. Bus. No. 28567

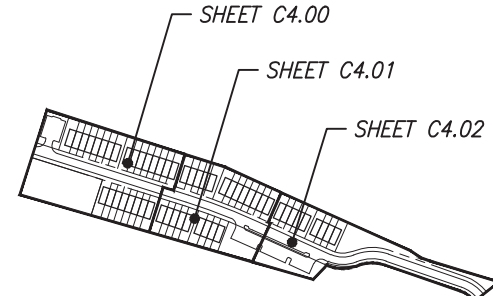
**BUILDING 3, 4, 8, AND 9**



Z:\2019\18-007 PARK SQUARE - GRANDE PINES SERV PHASE 4\CAD\FINAL\COUNTY\18007-PH4-GP



Key Map:



Consultant:

03	04/20/21	RESUBMIT TO ORANGE COUNTY
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		JOB NO.:	18-007
		DESIGNED BY:	MB/DK
		DRAWN BY:	CSL/ME
		CHECKED BY:	MB/DK
		APPROVED BY:	CMB
		SCALE IN FEET:	1" = 20'

Project Name:

**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 4**

Jurisdiction:

ORANGE COUNTY, FL

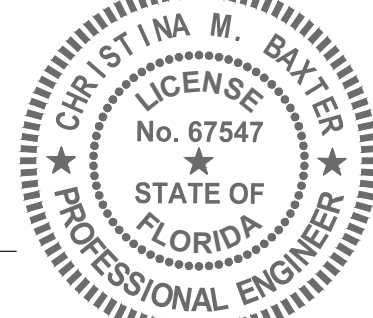
Sheet Title:

**GRADING PLAN**

Sheet No.:

**C4.02**

Seal:



CHRISTINA M. BAXTER  
E.L. NO. 0667547

DATE: June 18, 2019

**POULOS & BENNETT**

**Poulos & Bennett, LLC**  
2602 E. Livingston St., Orlando, FL 32803  
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Eng. Bus. No. 28567



Z:\2019\18-007 PARK SQUARE - GRANDE PINES SFR PHASE 4\CAD\FINAL\COUNTY\18007-PH4-60115

Key Map:

Consultant:

03	04/20/21	RESUBMIT TO ORANGE COUNTY
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NO.	DATE	DESCRIPTIONS
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VERTICAL DATUM:		NAVD 88
JOB NO.:		18-007
DESIGNED BY:		MB/DK
DRAWN BY:		CSL/ME
CHECKED BY:		MB/DK
APPROVED BY:		CMB
SCALE IN FEET:		1" = 10'

Project Name:  
**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 4**

Jurisdiction:  
**ORANGE COUNTY, FL**  
  
Sheet Title:  
**GRADING DETAILS**

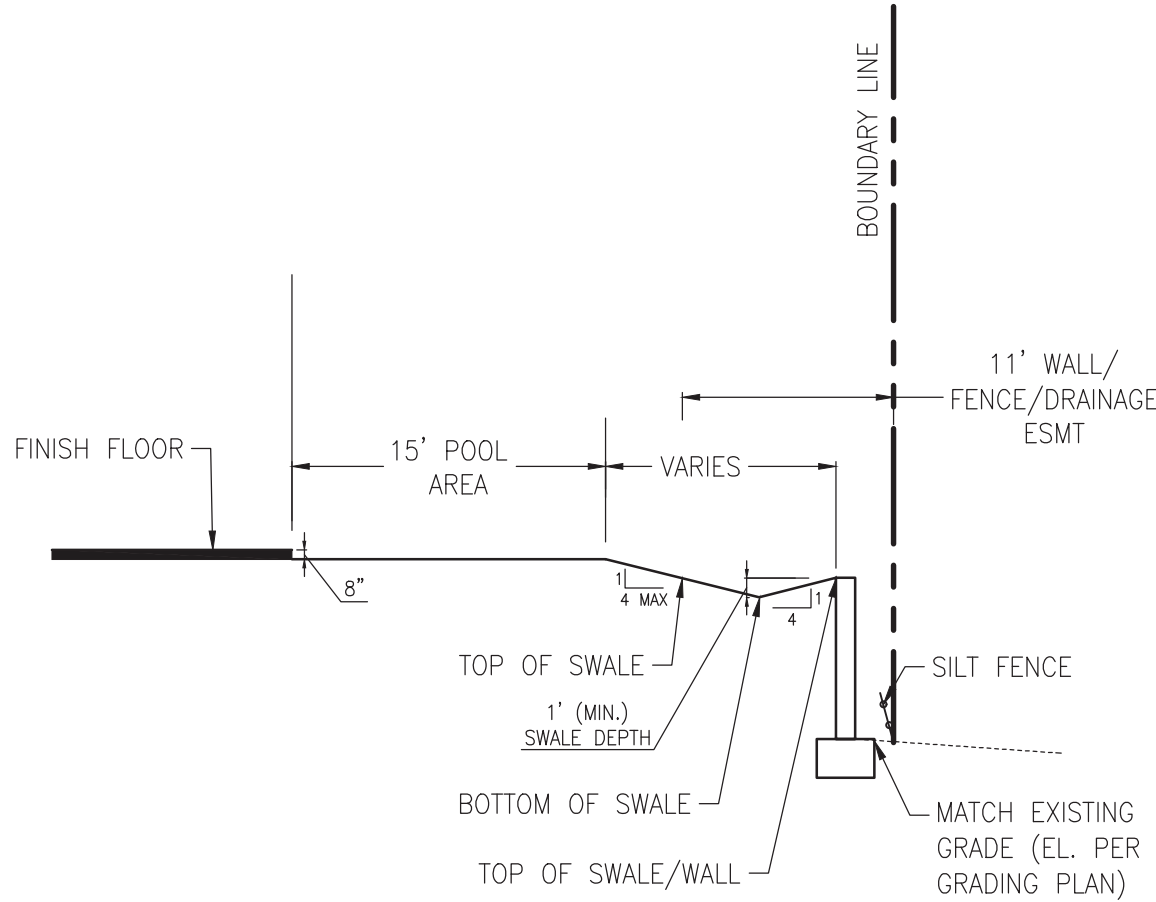
Sheet No.: **C4.10**

Seal:  
  
CHRISTINA M. BAXTER  
No. 67547  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
DATE: **June 18, 2019**

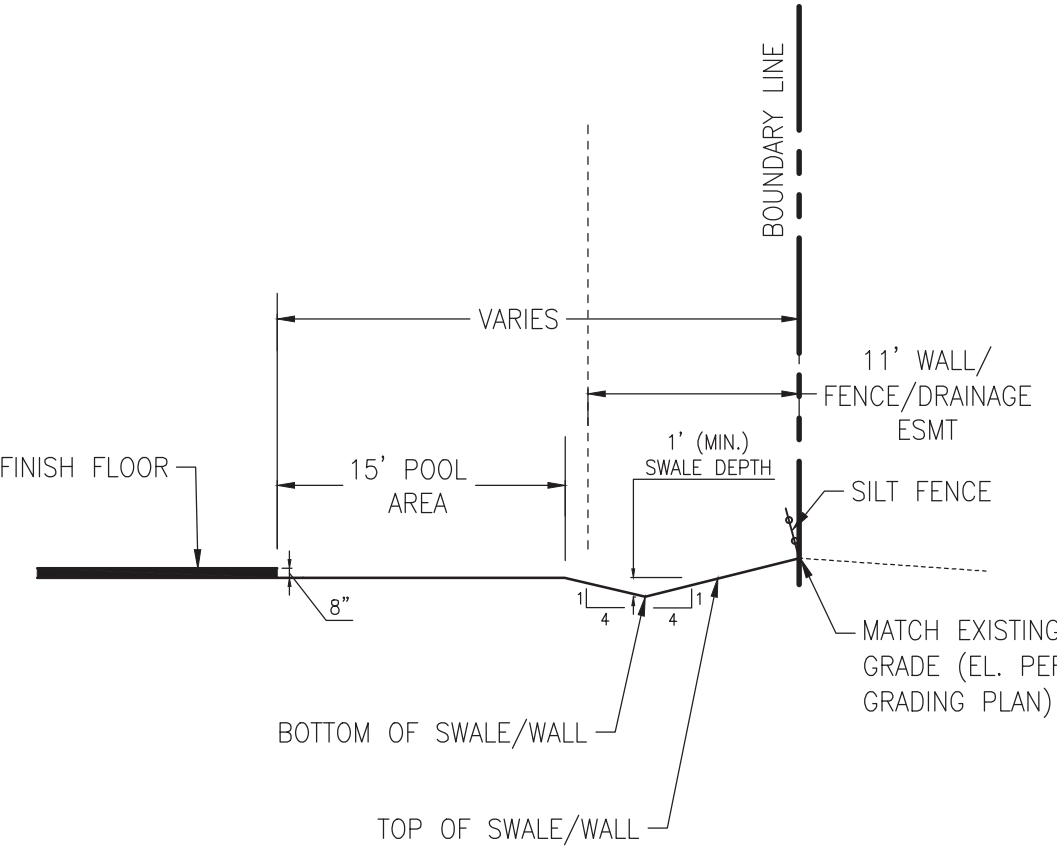
**POULOS & BENNETT**

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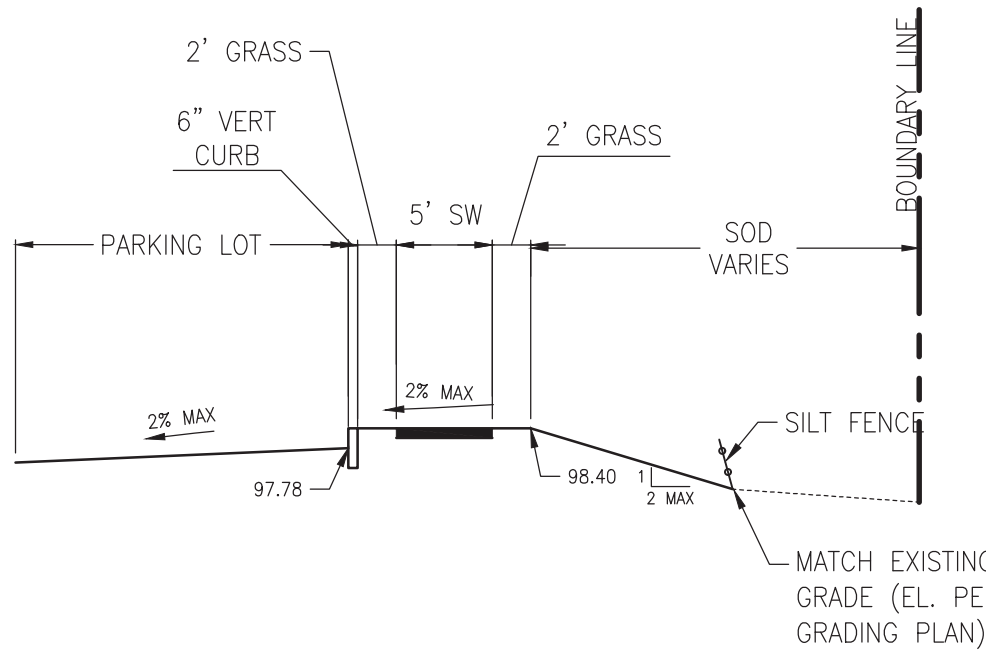
**A** REAR YARD GRADING SECTION WITH WALL



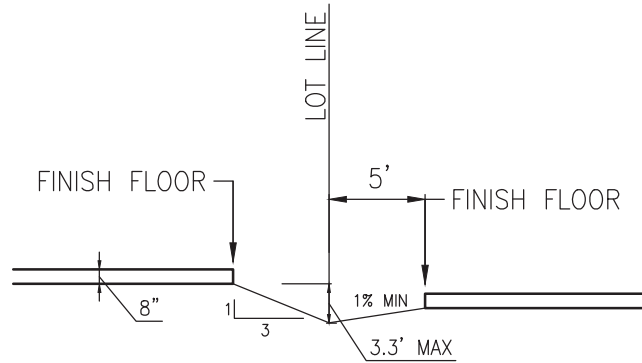
**B** REAR YARD GRADING SECTION WITHOUT WALL



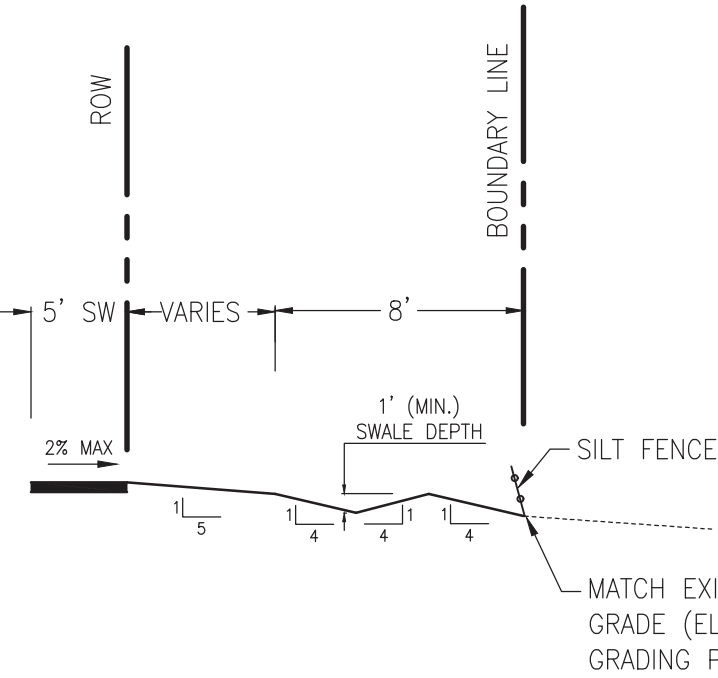
**C** TYPICAL GRADING SECTION



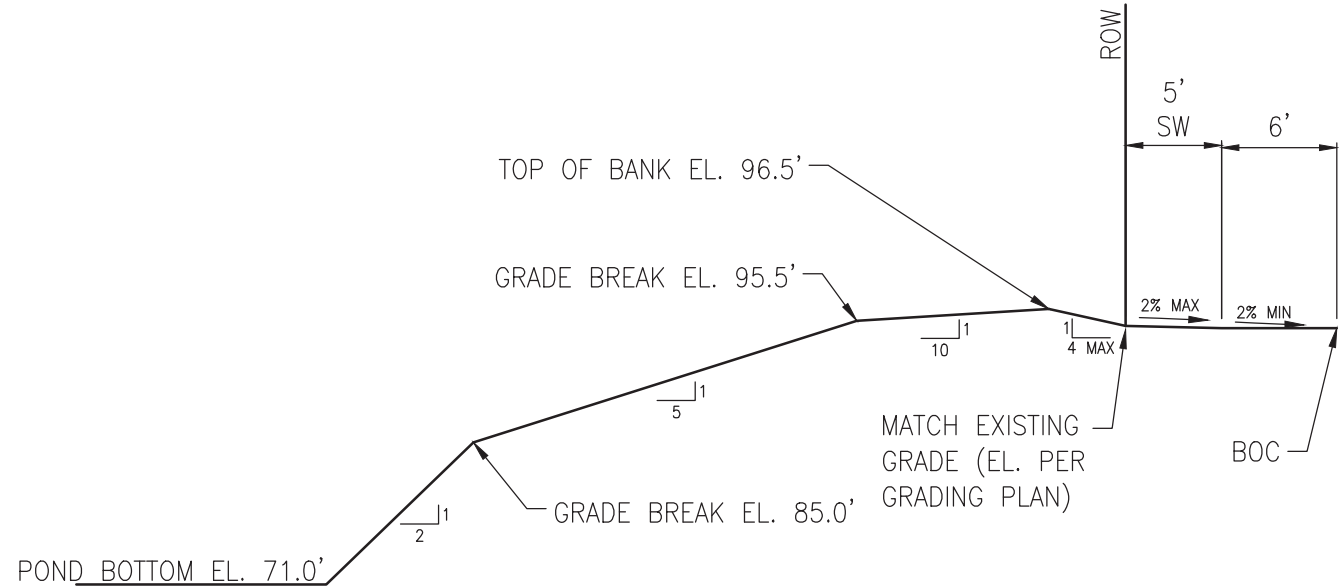
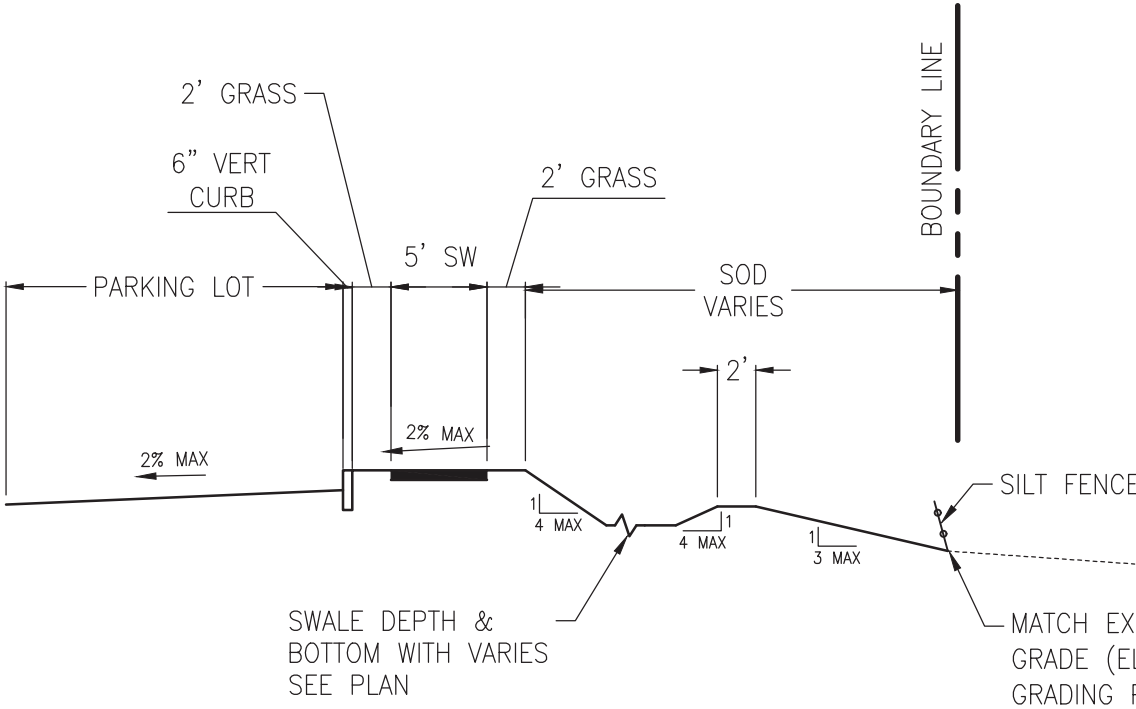
**G** TYPICAL GRADING SECTION



**H** TYPICAL GRADING SECTION



**F** TYPICAL GRADING SECTION



**J** TYPICAL GRADING SECTION

NOTE : POND IS CONSTRUCTED UNDER GRANDE PINES PHASE 2 SFWM APPLICATION NUMBER 190205-8.

**THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY FLORIDA, AND ANY SPECIAL REQUIREMENTS OF THE ORANGE COUNTY COMMISSION**

**APPROVED**

*Francisco J. Villar*

**FRANCISCO J. VILLAR, P.E.  
FOR THE ORANGE COUNTY ENGINEER**

Jun 18, 2021

DATE

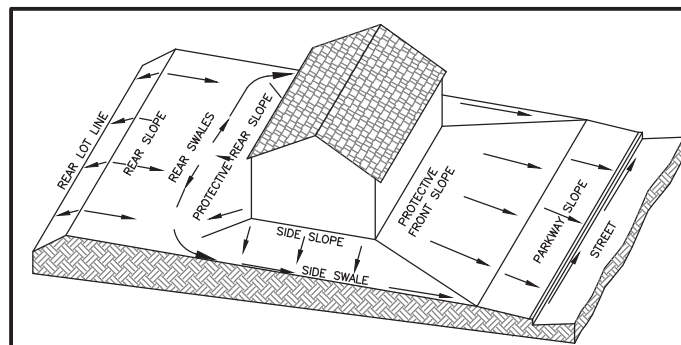
**APPROVED 6/1/2021**

*Fidan Chiotakis*

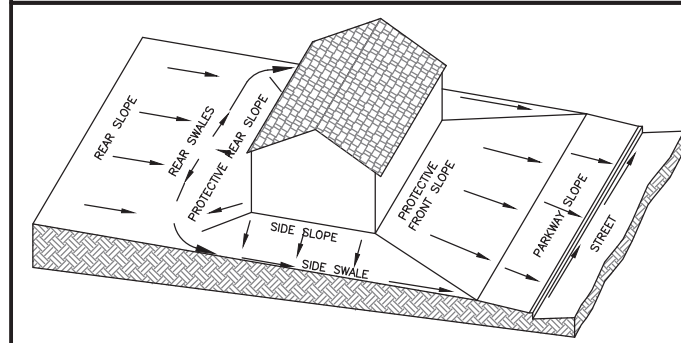
**Fidan Chiotakis, E.I.**

**FOR THE MANAGER,  
ENGINEERING DIVISION  
ORANGE COUNTY UTILITIES DEPARTMENT**

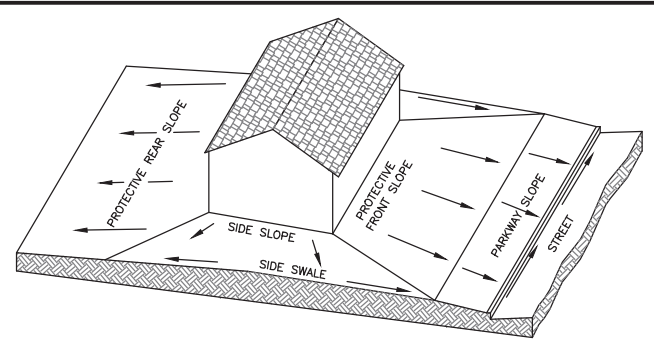
**THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY UTILITIES DIVISION STANDARDS AND SPECIFICATIONS.**



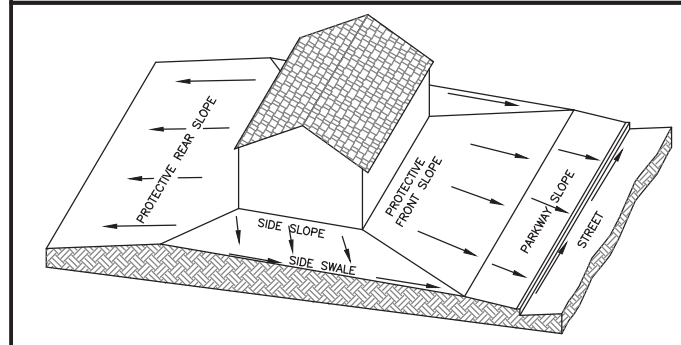
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N.T.S.



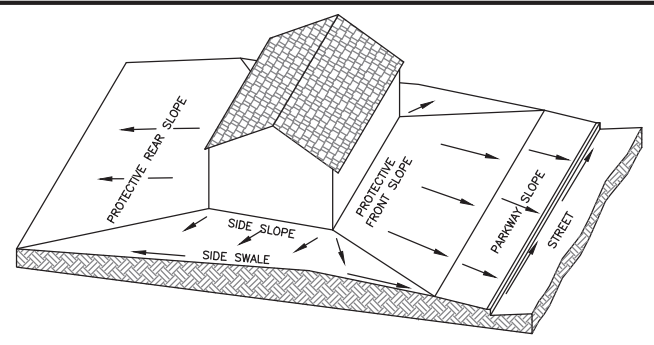
**TYPE 'A' LOT GRADING**  
N.T.S.



**TYPE 'B1' LOT GRADING**  
N.T.S.



**FHA TYPE 'B' LOT GRADING**  
N.T.S.

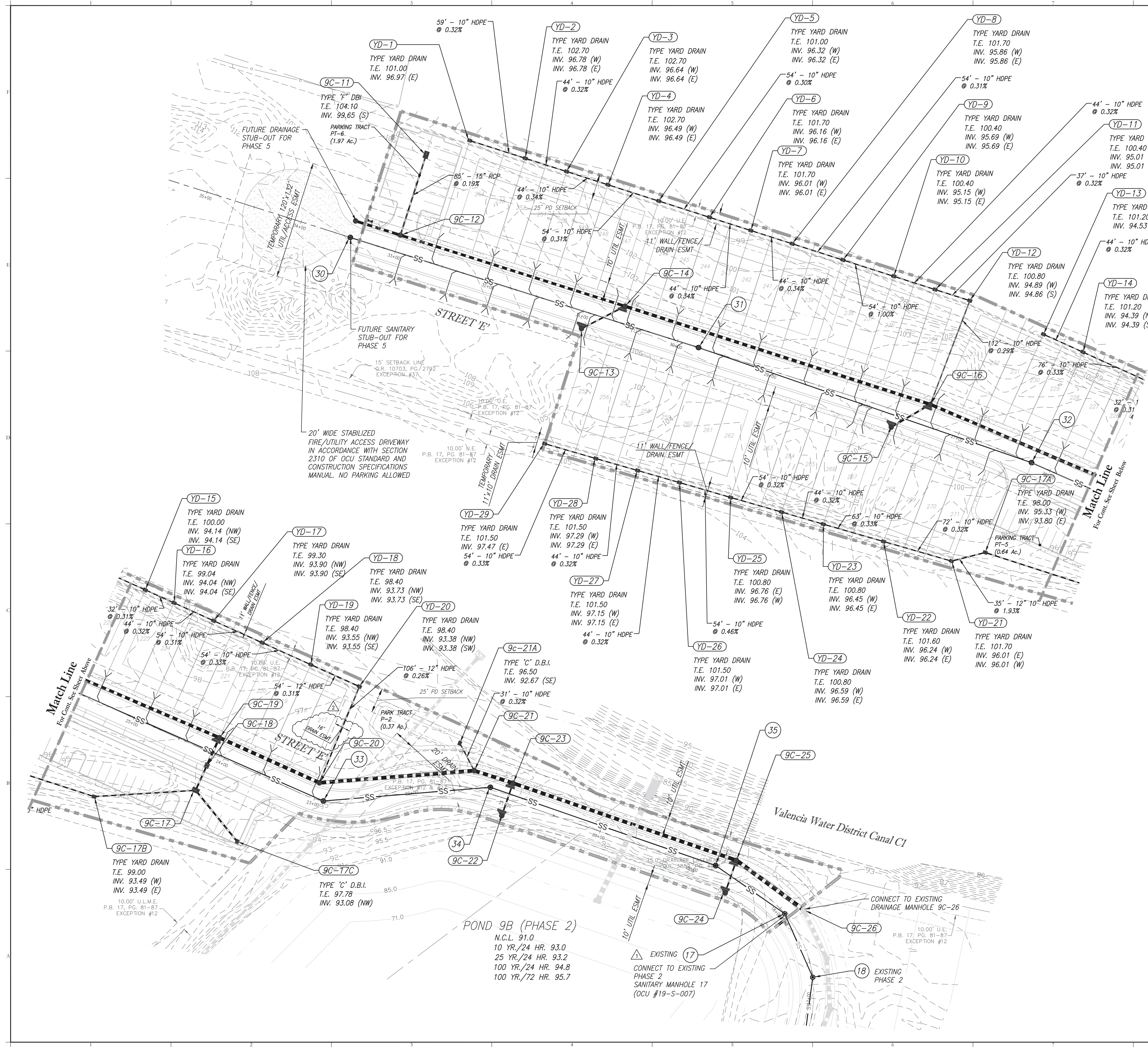


**TYPE 'B2' LOT GRADING**  
N.T.S.

**LOT GRADING TYPES**  
N.T.S.



Z:\2018\18-007 PARK SQUARE - GRANDE PINES SRF PHASE 4\CD\FINAL\COUNTY\18007-PH4-DWP



Utility Legend		
Existing	Utility Type	Proposed
	STORM PIPES	
	STORM DBI	
	STORM CURB INLETS	
	STORM MANHOLES	
	UNDERDRAIN LINES	
	SANITARY PIPES	
	SANITARY MANHOLES	
	FORCEMAINS	

NOTES:  
1. ALL PROPOSED GRAVITY SEWER SHALL BE 8" UNLESS OTHERWISE SPECIFIED.

Key Map:

Consultant:

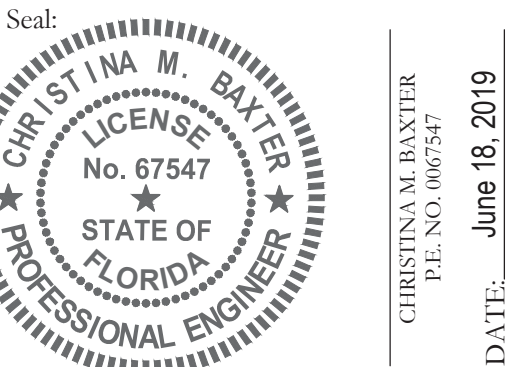
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02/03/17/21	RESUBMIT TO ORANGE COUNTY	
01/02/16/21	RESUBMIT TO ORANGE COUNTY/SFWD	
11/30/20	SUBMIT TO ORANGE COUNTY	
NO.	DATE	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		18-007
DESIGNED BY:		MB/DK
DRAWN BY:		CSL/ME
CHECKED BY:		MB/DK
APPROVED BY:		CMB
SCALE IN FEET:		1" = 50'

Project Name:  
**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 4**

Jurisdiction:  
**ORANGE COUNTY, FL**

Sheet Title:  
**DRAINAGE &  
WASTEWATER PLAN**

Sheet No.: **C5.00**



**Poulos & Bennett, LLC**  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2594 www.poulosandbennett.com  
Eng. Bus. No. 28567

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY FLORIDA, AND ANY SPECIAL REQUIREMENTS OF THE ORANGE COUNTY COMMISSION

APPROVED

FRANCISCO J. VILLAR, P.E.  
FOR THE ORANGE COUNTY ENGINEER  
Jun 18, 2021  
DATE

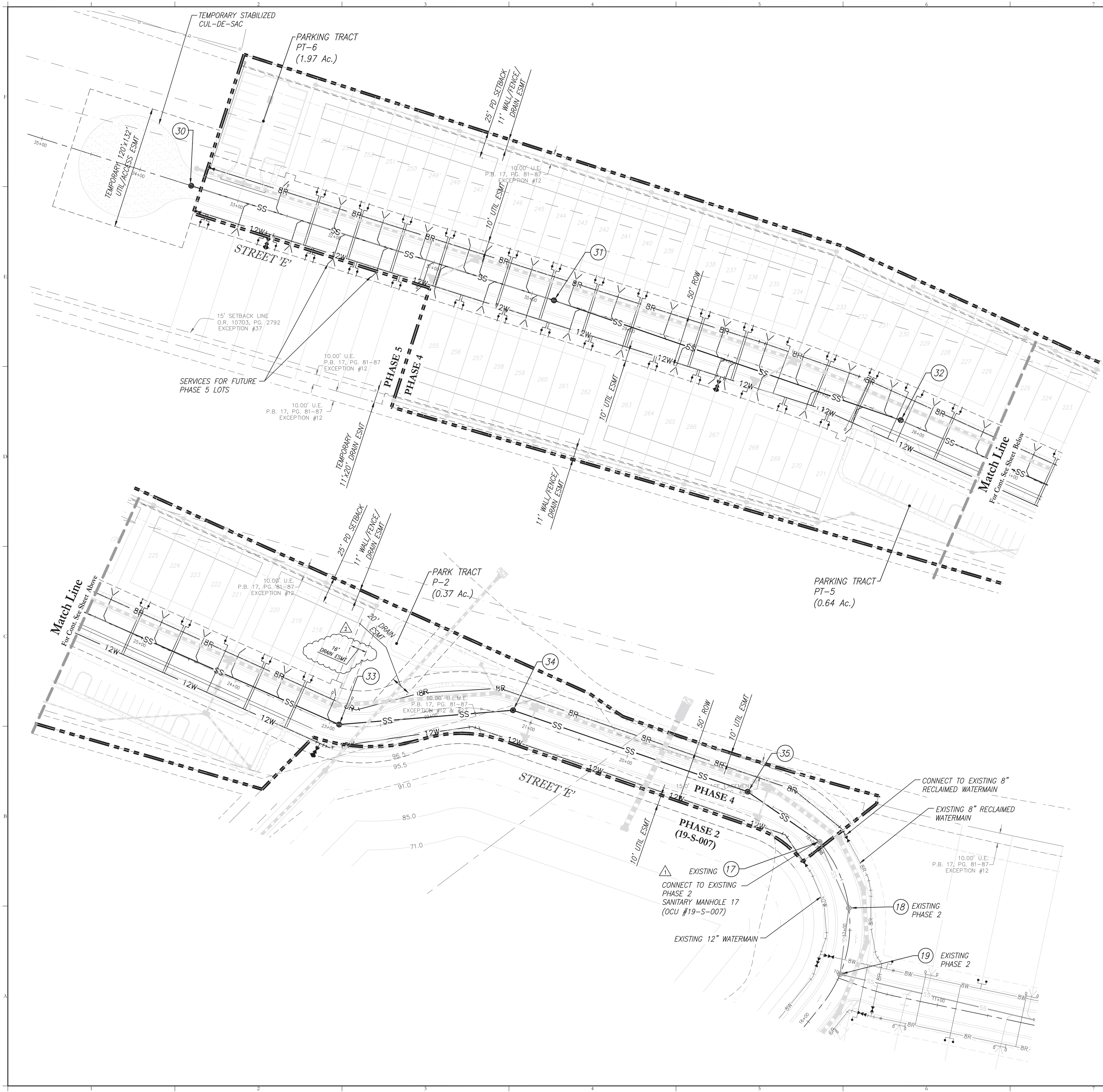
APPROVED 6/1/2021  
  
Fidan Chiotakis, E.I.

FOR THE MANAGER,  
ENGINEERING DIVISION  
ORANGE COUNTY UTILITIES DEPARTMENT

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Z:\2019\18-007 PARK SQUARE - GRANDE PINES SRV PHASE 4\CD\FINAL\COUNTY\18007-PH4-USP



Utility Legend		
Existing	Utility Type	Proposed
	STORM PIPES	
	STORM DBI	
	STORM CURB INLETS	
	STORM MANHOLES	
UD	UNDERDRAIN LINES	UD
SS	SANITARY PIPES	SS
	SANITARY MANHOLES	
FM	FORCEMAINS	FM
WM	WATER MAINS	WM
	FIRE HYDRANT	
FW	FIRE LINE	FW
RW	RECLAIM MAINS	RW
EL	ELECTRICAL LINES	EL
GAS	GAS LINES	GAS
FO	FIBER OPTIC LINES	FO
TEL	TELEPHONE LINES	TEL
TV	CABLE TV LINES	TV

- NOTES:
1. 10' UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL RIGHTS-OF-WAY WITH THE PLAT, EXCEPT WHERE A LARGER EASEMENT IS SPECIFIED ON THE PLANS OR AS REQUIRED BY OCU.
  2. ALL PROPOSED GRAVITY SEWER SHALL BE 8" UNLESS OTHERWISE SPECIFIED.
  3. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OCU INFRASTRUCTURE.
  4. ALL UTILITIES (INCLUDING PUMP STATIONS IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAY AND PUBLIC EASEMENT SHALL BE PRIVATELY AND MAINTAINED
  5. MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL PROPOSED WATER, WASTEWATER, AND RECLAIMED WATER LINES

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY FLORIDA, AND ANY SPECIAL REQUIREMENTS OF THE ORANGE COUNTY COMMISSION

APPROVED *Francisco J. Villar*

FRANCISCO J. VILLAR, P.E.  
FOR THE ORANGE COUNTY ENGINEER  
Jun 18, 2021  
DATE

APPROVED 6/1/2021

*Fidan Chiotakis*  
Fidan Chiotakis, E.I.  
FOR THE MANAGER,  
ENGINEERING DIVISION  
ORANGE COUNTY UTILITIES DEPARTMENT  
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Key Map:

Consultant:

05	04/20/21	RESUBMIT TO ORANGE COUNTY
02	03/17/21	RESUBMIT TO ORANGE COUNTY
01	02/16/21	RESUBMIT TO ORANGE COUNTY/SPWMD
	11/30/20	SUBMIT TO ORANGE COUNTY
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		18-007
DESIGNED BY:		MB/DK
DRAWN BY:		CSL/ME
CHECKED BY:		MB/DK
APPROVED BY:		CMB
SCALE IN FEET:		1" = 50'

Project Name:  
**GRANDE PINES ORANGEWOOD N-2 PD PARCEL 11D PHASE 4**

Jurisdiction:  
ORANGE COUNTY, FL  
Sheet Title:  
**UTILITY SITE PLAN**

Sheet No.: **C5.20**

Seal:  
CHRISTINA M. BAXTER  
LICENSE No. 67547  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
DATE: June 18, 2019

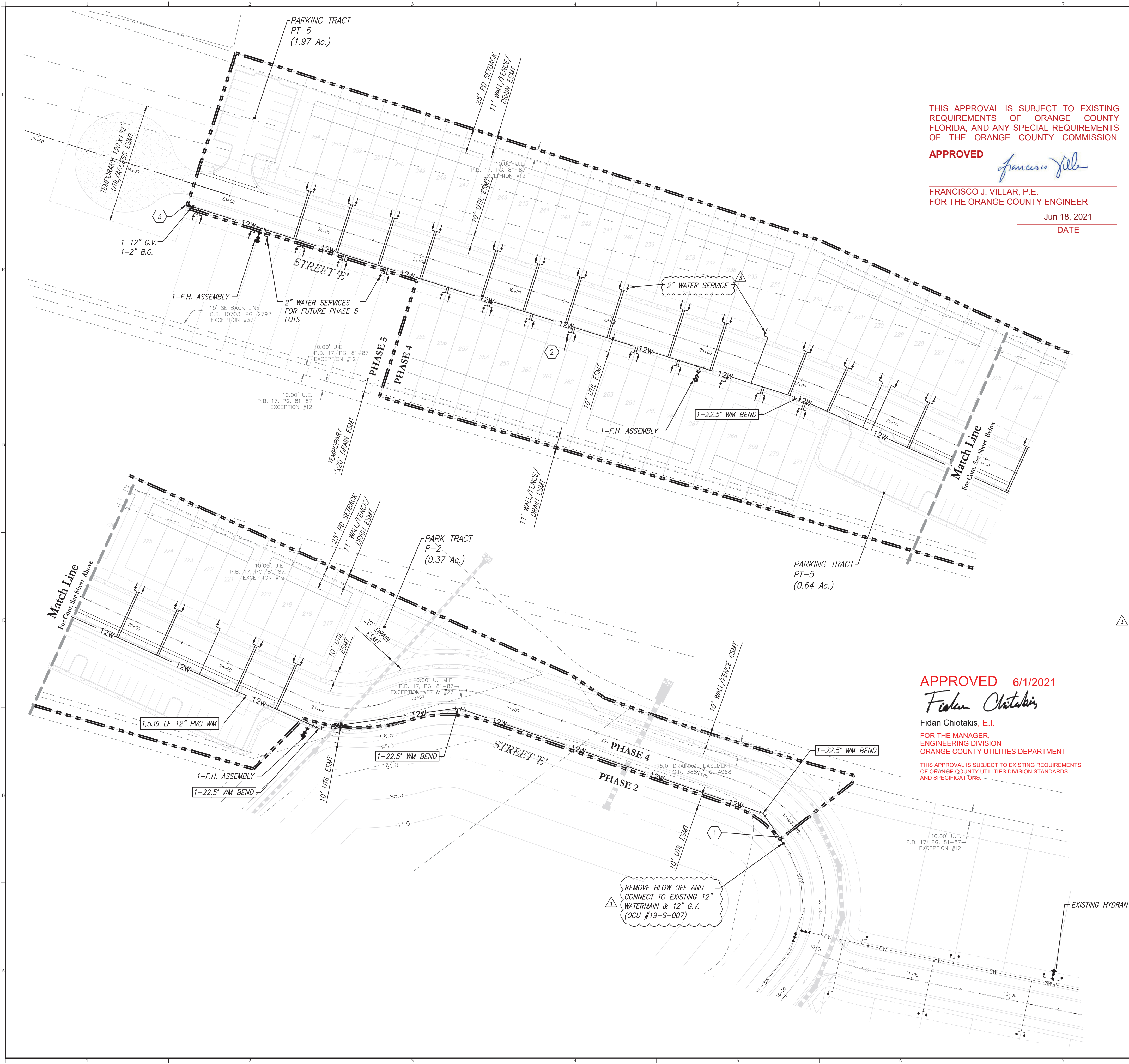
**POULOS & BENNETT**

Poulos & Bennett, LLC  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2394 www.poulosandbennett.com  
Eng. Bus. No. 28567

NOTES:  
1. PHASE 2 PSP 5-30-060 CDR-18-07-231



Z:\2019\18-007 PARK SQUARE - GRANDE PINES SRV PHASE 4\CD\FINAL\COUNTY\18007-PH4-WDP



THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY FLORIDA, AND ANY SPECIAL REQUIREMENTS OF THE ORANGE COUNTY COMMISSION

APPROVED

*Francisco J. Villar*

FRANCISCO J. VILLAR, P.E.  
FOR THE ORANGE COUNTY ENGINEER

Jun 18, 2021  
DATE

APPROVED 6/1/2021

*Fidan Chiotakis*

Fidan Chiotakis, E.I.  
FOR THE MANAGER,  
ENGINEERING DIVISION  
ORANGE COUNTY UTILITIES DEPARTMENT

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY UTILITIES DIVISION STANDARDS AND SPECIFICATIONS.

25' 0 50' 100'  
SCALE IN FEET

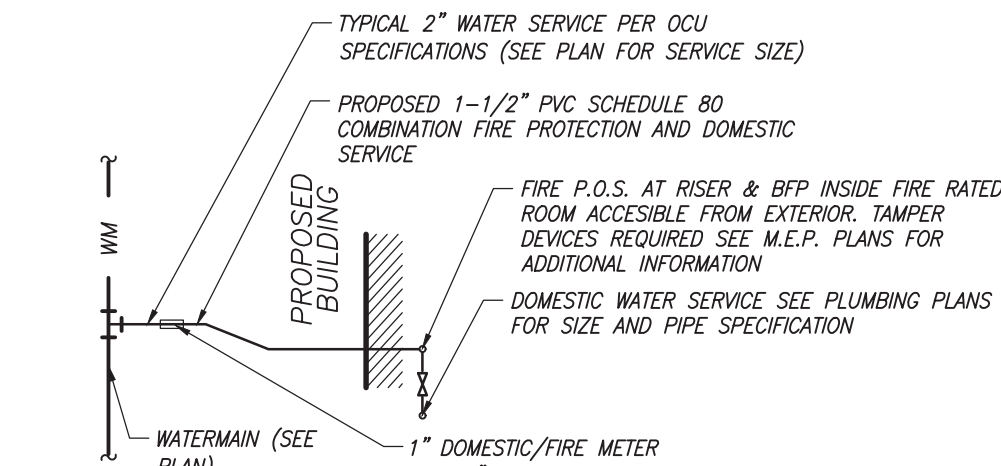


### Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN X" DIAMETER	WM
	SERVICE LINE	
	GATE VALVE (G.V.)	
	TEE	
	BENDS	
	REDUCER	
	FIRE HYDRANT ASSEMBLY	
	BT SAMPLE POINT	1

#### NOTES:

- 10' UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL RIGHT-OF-WAY WITH THE PLAT, EXCEPT WHERE A LARGER EASEMENT IS SPECIFIED ON THE PLANS OR AS REQUIRED BY OCU.
- ALL FIRE HYDRANTS TO BE CONSTRUCTED PER OCU DETAILS. VALVES SHOULD BE LOCATED BETWEEN TEE & BEND.
- THE OFFICE OF THE FIRE MARSHAL RECOGNIZES STREETS AS REQUIRED FIRE DEPARTMENT ACCESS AND "NO PARKING" SIGNAGE SHALL BE INSTALLED. SEE SHEET C3.10 FOR LOCATION.
- THE NEEDED FIRE FLOW (NFF) IS 2,000 GPM FOR TOWNHOMES UNITS.
- POTABLE WATER PIPE MATERIAL IS PVC UNLESS OTHERWISE NOTED.
- FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATION MEET THE REQUIREMENTS IN THE ORANGE COUNTY SUBDIVISION REGULATIONS AND FLORIDA FIRE PREVENTION CODE 6TH ED. COMPRISED OF NFPA 1 & 101 (2015 EDITIONS) WITH FLORIDA AMENDMENTS.
- FIRE ACCESS SHALL BE FROM THE FRONT OF THE PROPOSED DWELLING UNITS. ACCESS SHALL BE IN ACCORDANCE WITH CHAPTER 18 OF THE NFPA 1, 2015 EDITION (FFPC 6TH EDITION).
- ANY COMMERCIAL STRUCTURE OR RESIDENTIAL BUILDING OF THREE OR MORE STORIES MAY BE REQUIRED TO HAVE AN AUTOMATIC FIRE SPRINKLER PROTECTION DEPENDING UPON THE BUILDING CONSTRUCTION TYPE, OCCUPANCY CLASSIFICATION, AND ADDITIONAL BUILDING AND/OR FIRE CODE REQUIREMENTS.
- TOWNHOME BUILDINGS WITH FIRE SPRINKLERS SHALL HAVE NFPA 13D FIRE SPRINKLERS SYSTEM.
- ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OCU INFRASTRUCTURE (OCU MANUAL SECTION 2111 3.03 G).
- ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENT SHALL BE PRIVATELY AND MAINTAINED.
- MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL PROPOSED WATER, WASTEWATER, AND RECLAIMED WATER LINES.



### 13D UNITS

#### NOTES:

- CIVIL SCOPE FOR THE FIRE WATER SERVICE INSTALLATION ENDS 3 FEET FROM THE BUILDING FOUNDATION. MEP AND/OR FIRE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PERMITTING OF THE CONNECTION TO THE FIRE RISER PIPE. SEE MEP PLANS FOR CONTINUATION.
- THE PRIVATE DEDICATED UNDERGROUND FIRE MAINS AND FIRE HYDRANTS MUST BE INSTALLED BY A LICENSED FIRE CONTRACTOR CLASS I, II, OR IV. COMBINATION FIRE MAINS (SHARED DOMESTIC AND FIRE PROTECTION SERVICE) AND FIRE HYDRANTS UP TO THE DEDICATED FIRE PROTECTION SYSTEM. "POINT OF SERVICE" CAN BE INSTALLED BY A LICENSED UNDERGROUND UTILITY/EXCAVATION CONTRACTOR, GENERAL CONTRACTOR, OR PLUMBING CONTRACTOR. (FLORIDA STATUTES 633.021, 633.539, 489.105)

### FIRE PROTECTION AND DOMESTIC SERVICE LATERAL DETAIL

#### NOTES:

1. PHASE 2 PSP 5-30-060 CDR-18-07-231

Key Map:

Consultant:

05 04/20/21 RESUBMIT TO ORANGE COUNTY

02 03/17/21 RESUBMIT TO ORANGE COUNTY

01 02/16/21 RESUBMIT TO ORANGE COUNTY/SPWMD

11/30/20 SUBMIT TO ORANGE COUNTY

NO. DATE DESCRIPTIONS

SUBMISSIONS/REVISIONS

VERTICAL DATUM: NAVD 88

JOB NO.: 18-007

DESIGNED BY: MB/DK

DRAWN BY: CSL/ME

CHECKED BY: MB/DK

APPROVED BY: CMB

SCALE IN FEET: 1" = 50'

Project Name:

**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 4**

Jurisdiction:

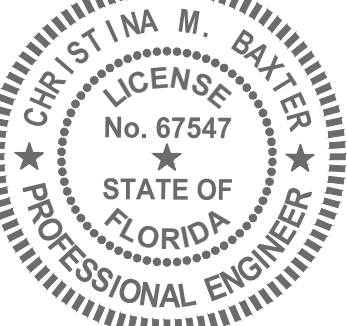
ORANGE COUNTY, FL

Sheet Title:

**WATER  
DISTRIBUTION PLAN**

Sheet No.: **C5.30**

Seal:



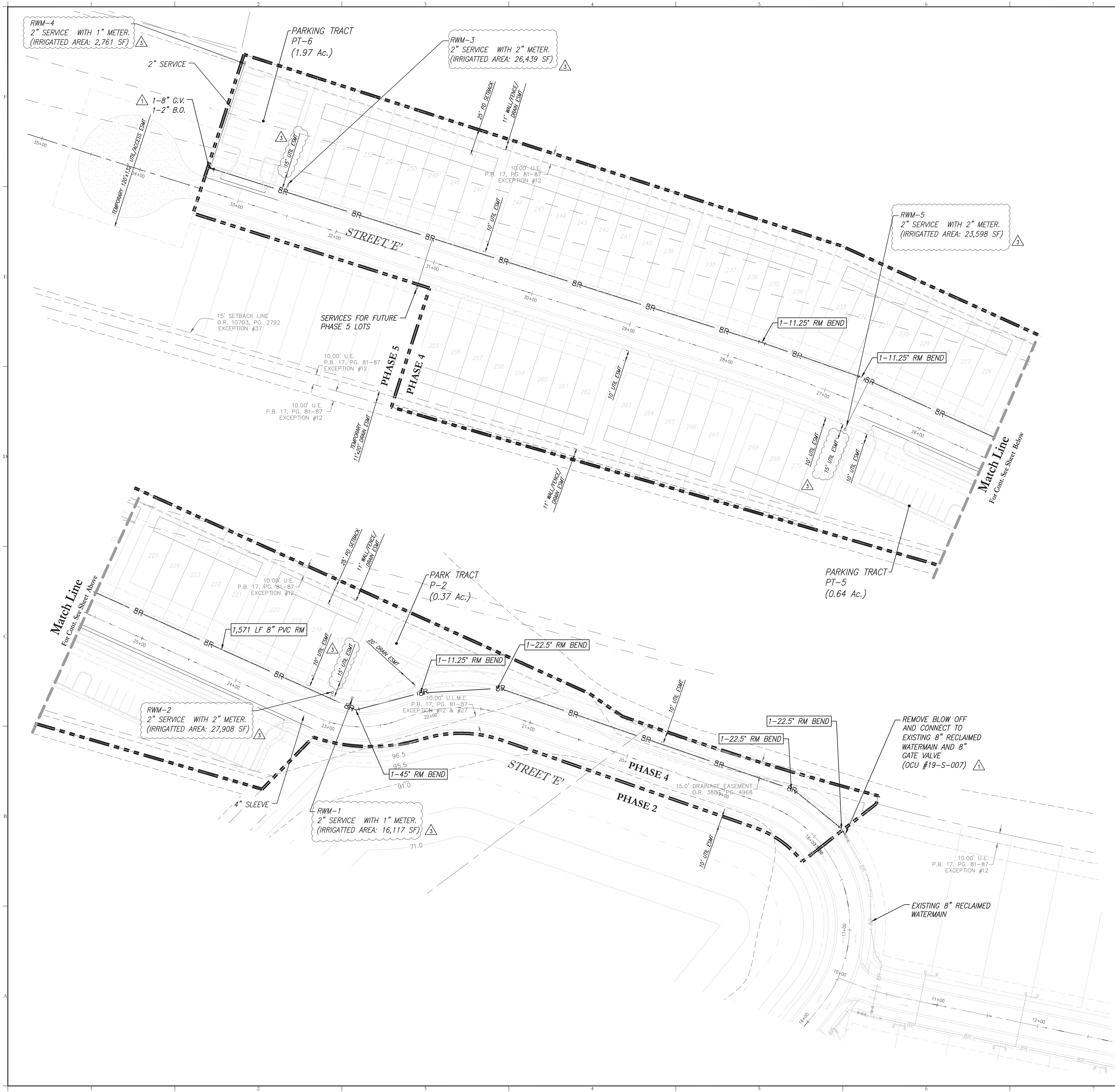
CHRISTINA M. BAKER  
P.E. NO. 67547

DATE: June 18, 2019

**POULOS & BENNETT**

**Poulos & Bennett, LLC**  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2394 www.poulosandbennett.com  
Eng. Bus. No. 28567







Utility Legend		
Existing	Utility Type	Proposed
	RECLAIM MAINS (RM)	
	SERVICE LINE	
	GATE VALVE (G.V.)	
	TEE	
	BENDS	
	REDUCER	

- NOTES:
- RECLAIM WATER METERS SHALL BE LOCATED WITHIN THE 10 FT UTILITY EASEMENT ADJACENT TO THE ROW
  - SERVICES TO BE OWNED AND MAINTAINED BY OCU MUST BE ONE OF THE FOLLOWING SIZES AND MATERIAL  
1" OR 2" POLYETHYLENE  
4", 6", 8" OR 12" DIP/PVC  
(SECTION 2210, PARTS B)
  - SEE IRRIGATION PLANS FOR FLOW CALCULATIONS SUPPORTING METER SIZE
  - ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OCU INFRASTRUCTURE (OCU MANUAL SECTION 2111 3.03 G)
  - ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENT SHALL BE PRIVATELY AND MAINTAINED
  - MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL PROPOSED WATER, WASTEWATER, AND RECLAIMED WATER LINES
  - REFER TO LANDSCAPING AND IRRIGATION PLAN SHEET L520 FOR DETAILS.

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY FLORIDA, AND ANY SPECIAL REQUIREMENTS OF THE ORANGE COUNTY COMMISSION

APPROVED   
FRANCISCO J. VILLAR, P.E.  
FOR THE ORANGE COUNTY ENGINEER  
Jun 18, 2021  
DATE

APPROVED 6/1/2021

  
Fidan Chiotakis, E.I.  
FOR THE MANAGER,  
ENGINEERING DIVISION  
ORANGE COUNTY UTILITIES DEPARTMENT

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY UTILITIES DIVISION STANDARDS AND SPECIFICATIONS.

- NOTES:
- PHASE 2 PSP 5-30-060 CDR-18-07-231

Key Map:

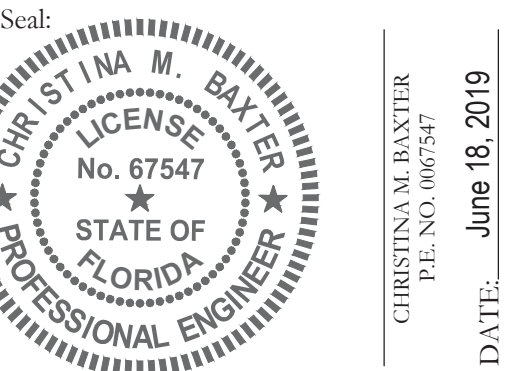
Consultant:

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VERTICAL DATUM:		NAVD 88
JOB NO.:		18-007
DESIGNED BY:		MB/DK
DRAWN BY:		CSL/ME
CHECKED BY:		MB/DK
APPROVED BY:		CMB
SCALE IN FEET:		1" = 50'

Project Name:  
**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 4**

Jurisdiction:  
ORANGE COUNTY, FL  
Sheet Title:  
**RECLAIM WATER  
DISTRIBUTION PLAN**

Sheet No.: **C5.40**



**Poulos & Bennett, LLC**  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2594 www.poulosandbennett.com  
Eng. Bus. No. 28567



NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		

Project Name:

Jurisdiction:  
ORANGE COUNTY, FL

## UTILITY ASSET TABLE

## C5.50

A circular professional engineer seal for Christina M. Baxter. The outer ring contains the text "CHRISTINA M. BAXTER" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the text "LICENSE" at the top, "No. 67547" in the center, and "STATE OF FLORIDA" at the bottom, also separated by two stars. The seal is surrounded by a dashed border.

CHRISTINA M. BAXTER  
P.E. NO. 0067547

[illegible][illegible][illegible][illegible]

Fishes Chitabins

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS  
OF ORANGE COUNTY UTILITIES DIVISION STANDARDS  
AND SPECIFICATIONS.

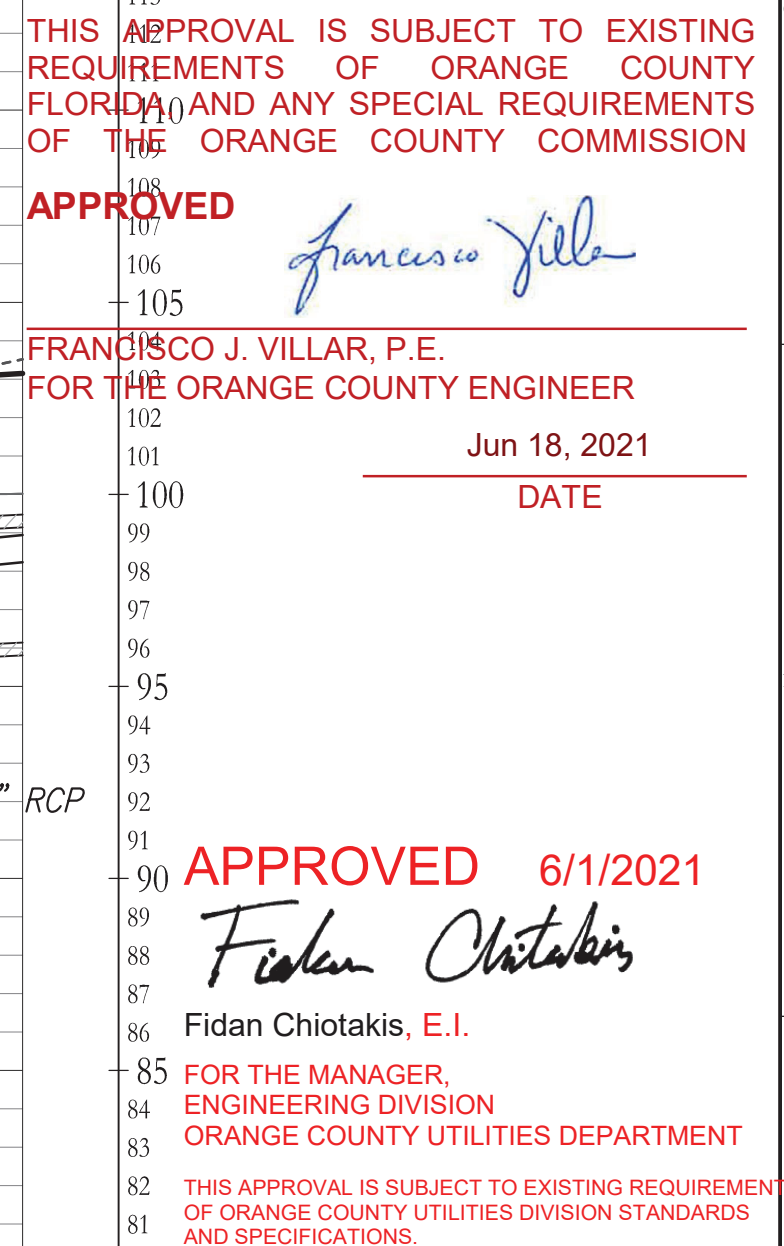
**APPROVED**

Jun 18, 2021

DATE \_\_\_\_\_

NOTE:  
ASSET TABLE SHALL BE COMPLETED IN ACCORDANCE WITH OCU  
STANDARDS AND SPECIFICATIONS MANUAL AND SHALL BE  
SUBMITTED WITH THE RECORD DRAWINGS PRIOR TO  
CERTIFICATION OF COMPLETION.





**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 4**

---


Jurisdiction:  
**ORANGE COUNTY, FL**

---

Sheet Title:  
**PLAN &  
PROFILES**

Sheet No.: **C6.00**

Seal:



CHRISTINA M. BAXTER  
LICENSE  
No. 67547  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER

CHRISTINA M. BAXTER  
P.E. NO. 0067547

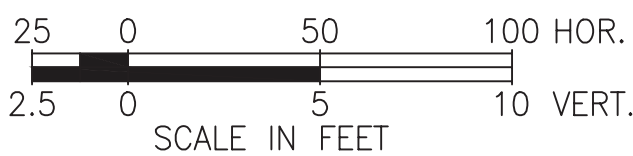
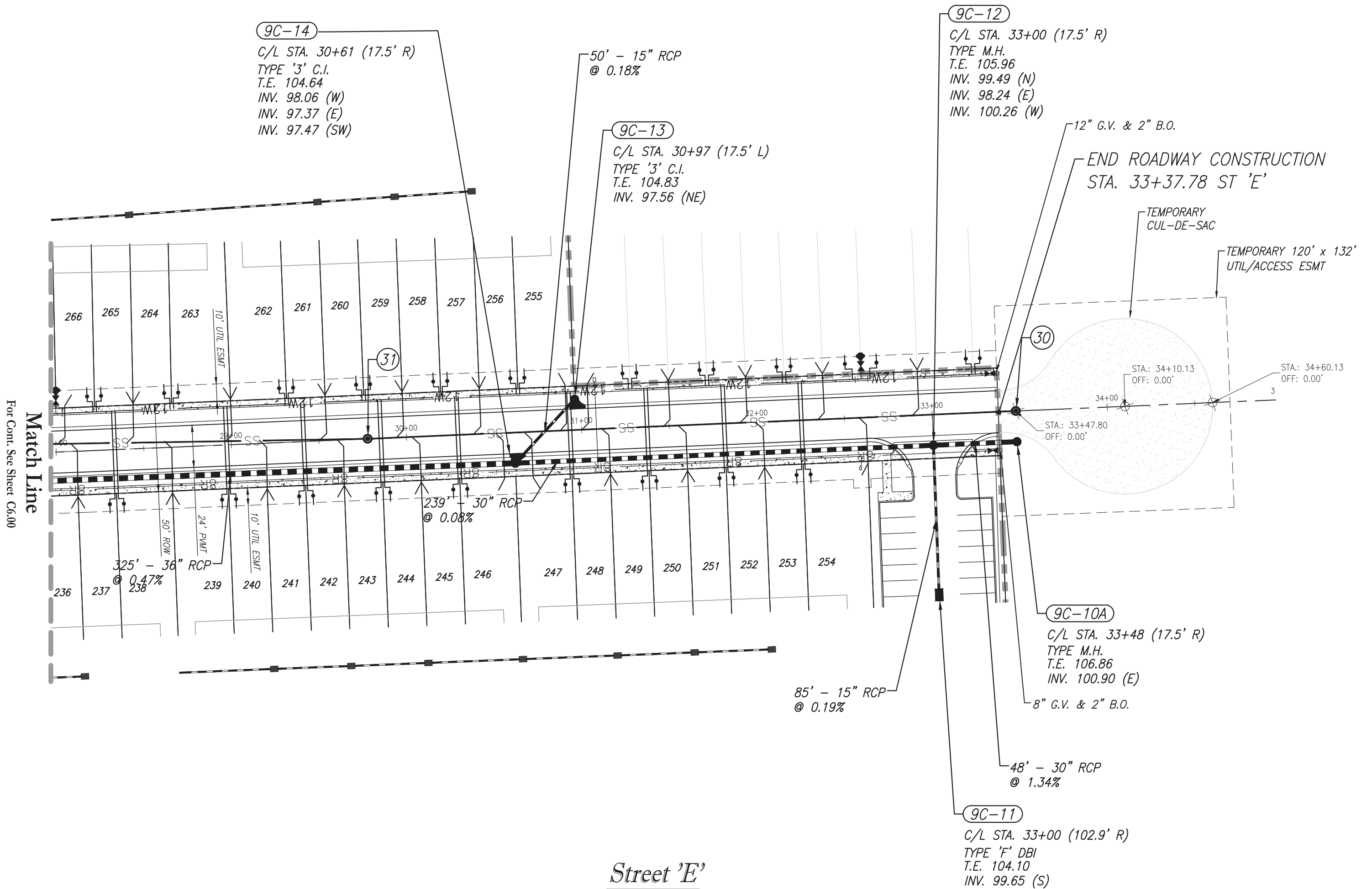
DATE: June 18, 2019

POULOS & BENNETT

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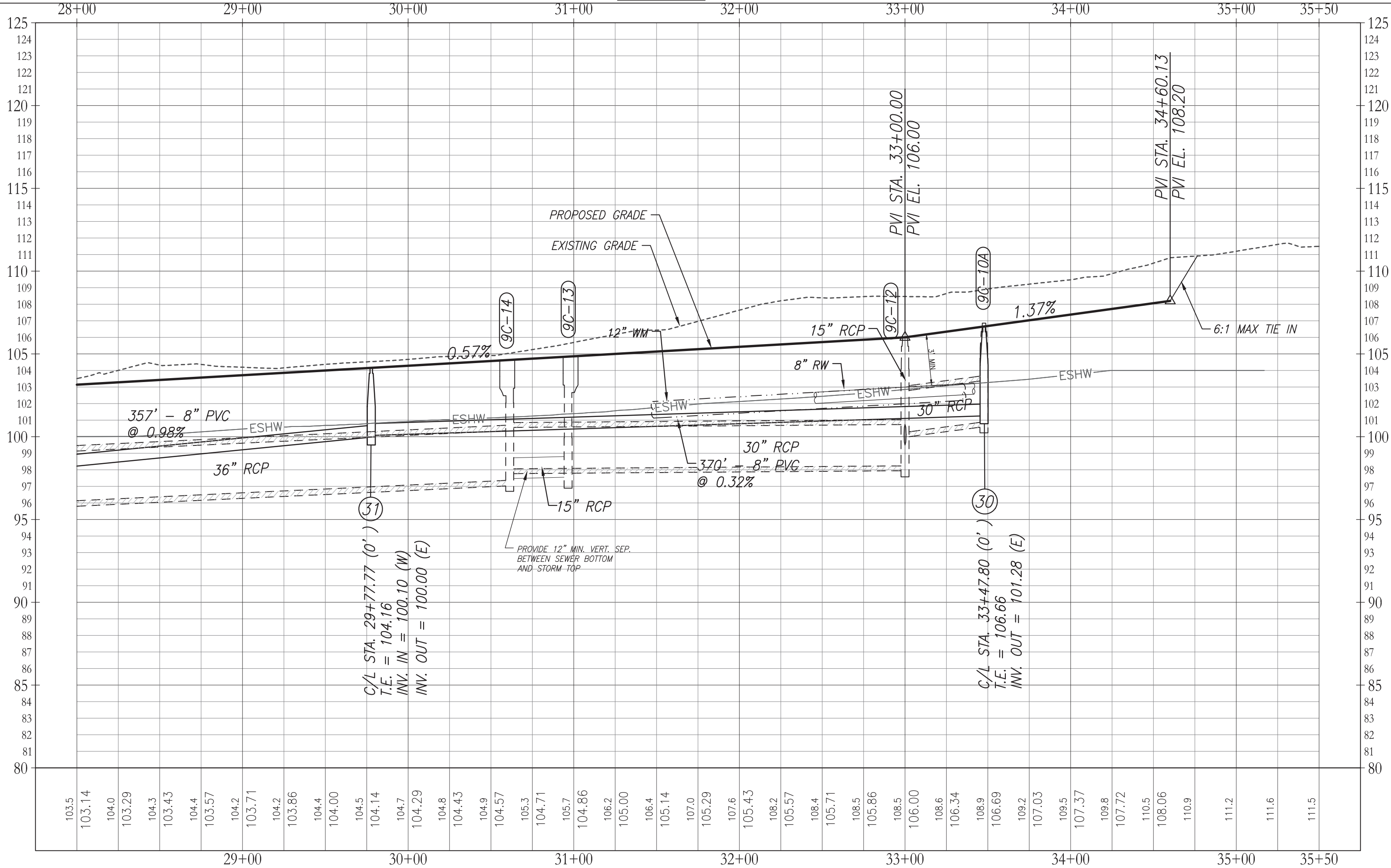


Z:\2019\18-007 PARK SQUARE - GRANDE PINES\PHASE 4\CAD\FINAL\COUNTY\18007-PH4-PP1



NOTES:

1. PROVIDE 3' MIN. HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND EDGE OF PAVEMENT.
2. 3' MIN. HORIZONTAL SEPARATION BETWEEN WATERMAINS/RECLAIMED WATERMAINS & STORM.



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APPROVED

*Francisco J. Villar*

FRANCISCO J. VILLAR, P.E.  
FOR THE ORANGE COUNTY ENGINEER

Jun 18, 2021  
DATE

APPROVED 6/1/2021

*Fidan Chiotakis*

Fidan Chiotakis, E.I.

FOR THE MANAGER,  
ENGINEERING DIVISION  
ORANGE COUNTY UTILITIES DEPARTMENT

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Key Map:

Consultant:

03	04/20/21	RESUBMIT TO ORANGE COUNTY
02	03/17/21	RESUBMIT TO ORANGE COUNTY
01	02/16/21	RESUBMIT TO ORANGE COUNTY/SFWM
	11/30/20	SUBMIT TO ORANGE COUNTY

NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		18-007
DESIGNED BY:		MB/DK
DRAWN BY:		CSL/ME
CHECKED BY:		MB/DK
APPROVED BY:		CMB
SCALE IN FEET:		1" = 50'

Project Name:

**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 4**

Jurisdiction:

ORANGE COUNTY, FL

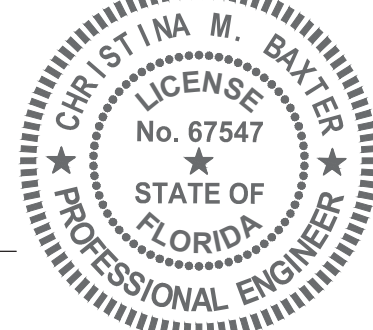
Sheet Title:

**PLAN &  
PROFILES**

Sheet No.:

**C6.01**

Seal:



CHRISTINA M. BAXTER  
P.E. NO. 67547

DATE: June 18, 2019

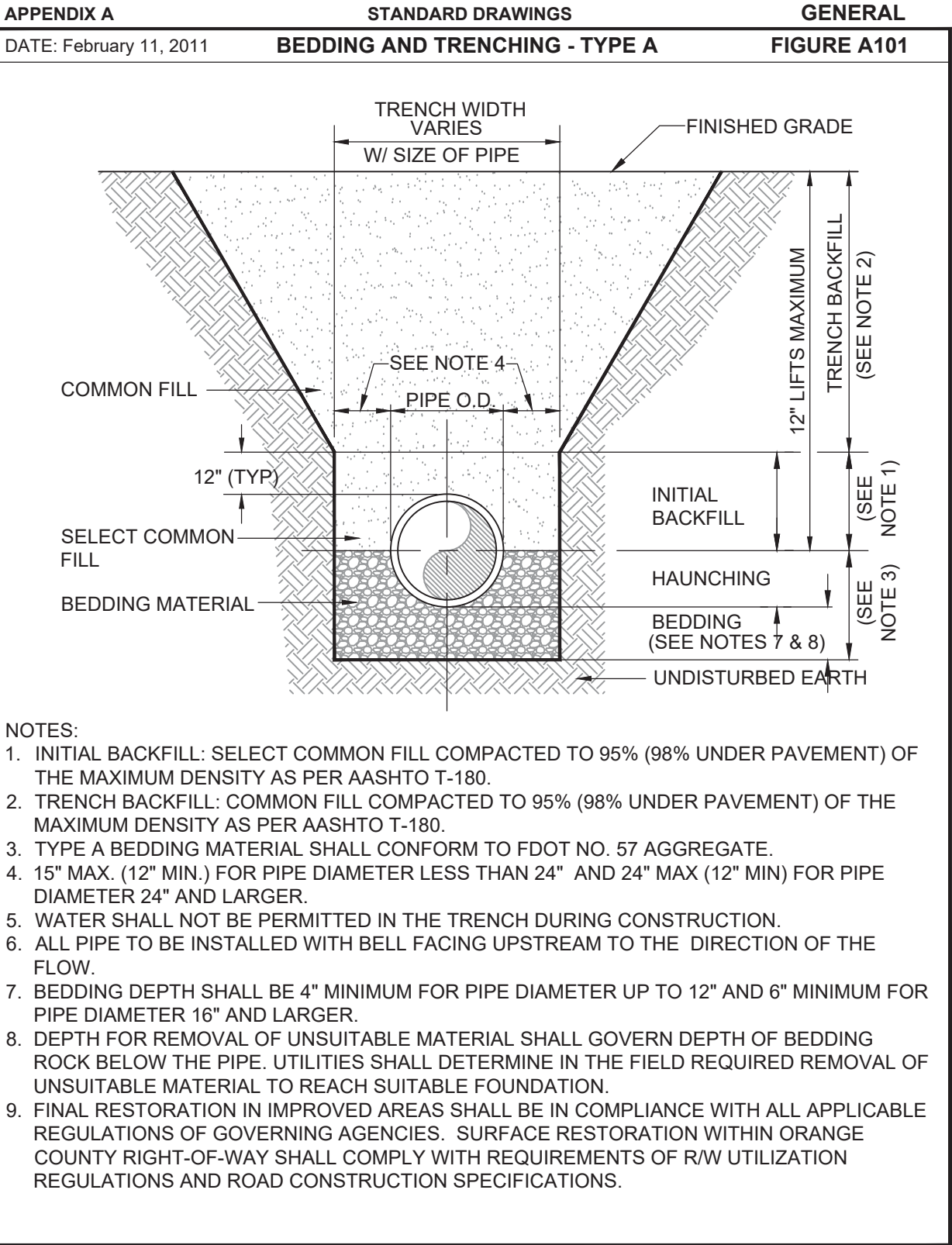
**POULOS & BENNETT**

**Poulos & Bennett, LLC**  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2594 www.poulosandbennett.com  
Eng. Bus. No. 28567



Z:\2019\18-307 PARK SQUARE - GRANDE PINES SERV PHASE 4\CAD\FINAL\COUNTY\18007-PH4-COT1.S

ORANGE COUNTY UTILITIES  
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL



THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY FLORIDA, AND ANY SPECIAL REQUIREMENTS OF THE ORANGE COUNTY COMMISSION

APPROVED

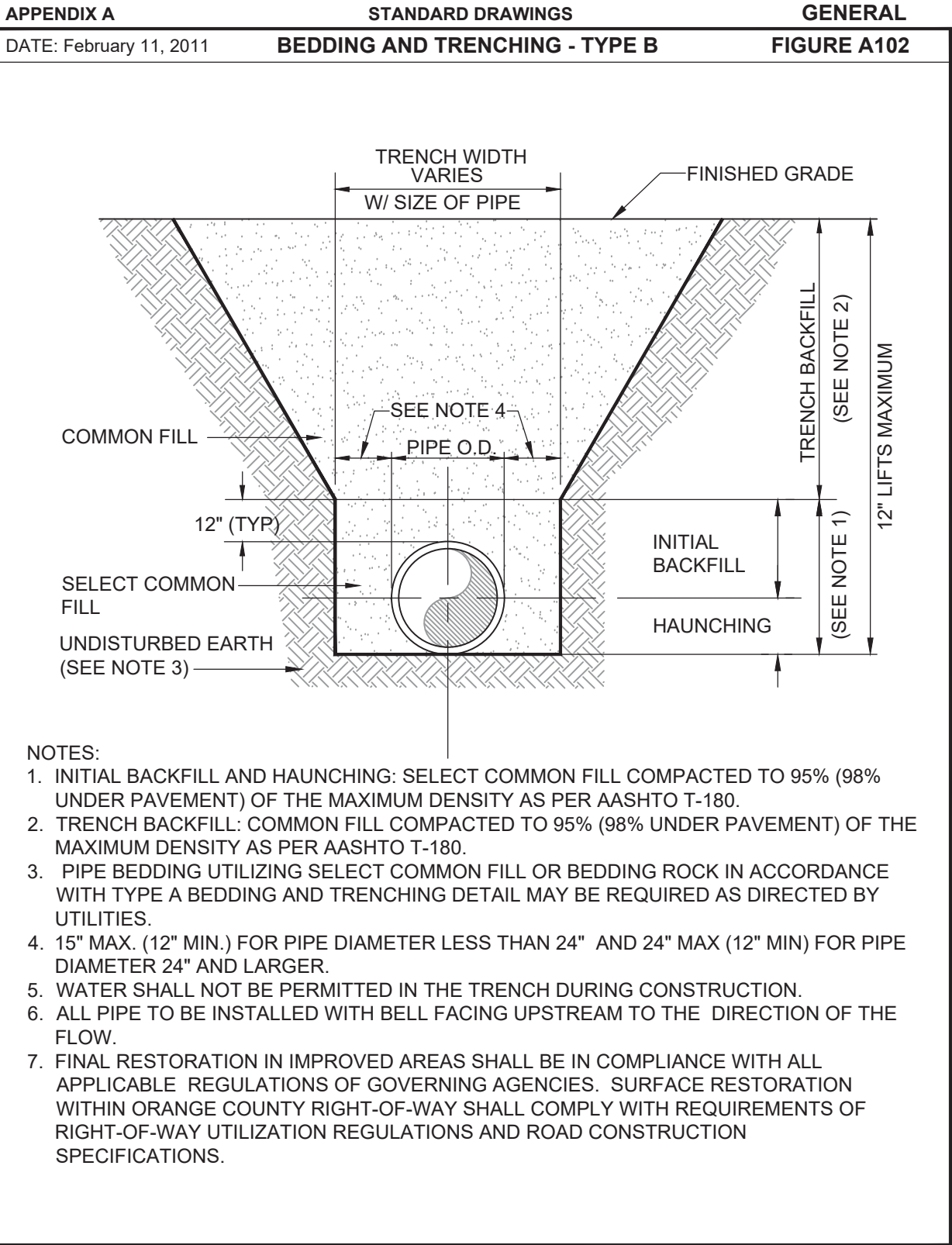
FRANCISCO J. VILLAR, P.E.  
FOR THE ORANGE COUNTY ENGINEER  
Jun 18, 2021  
DATE

APPROVED 6/1/2021

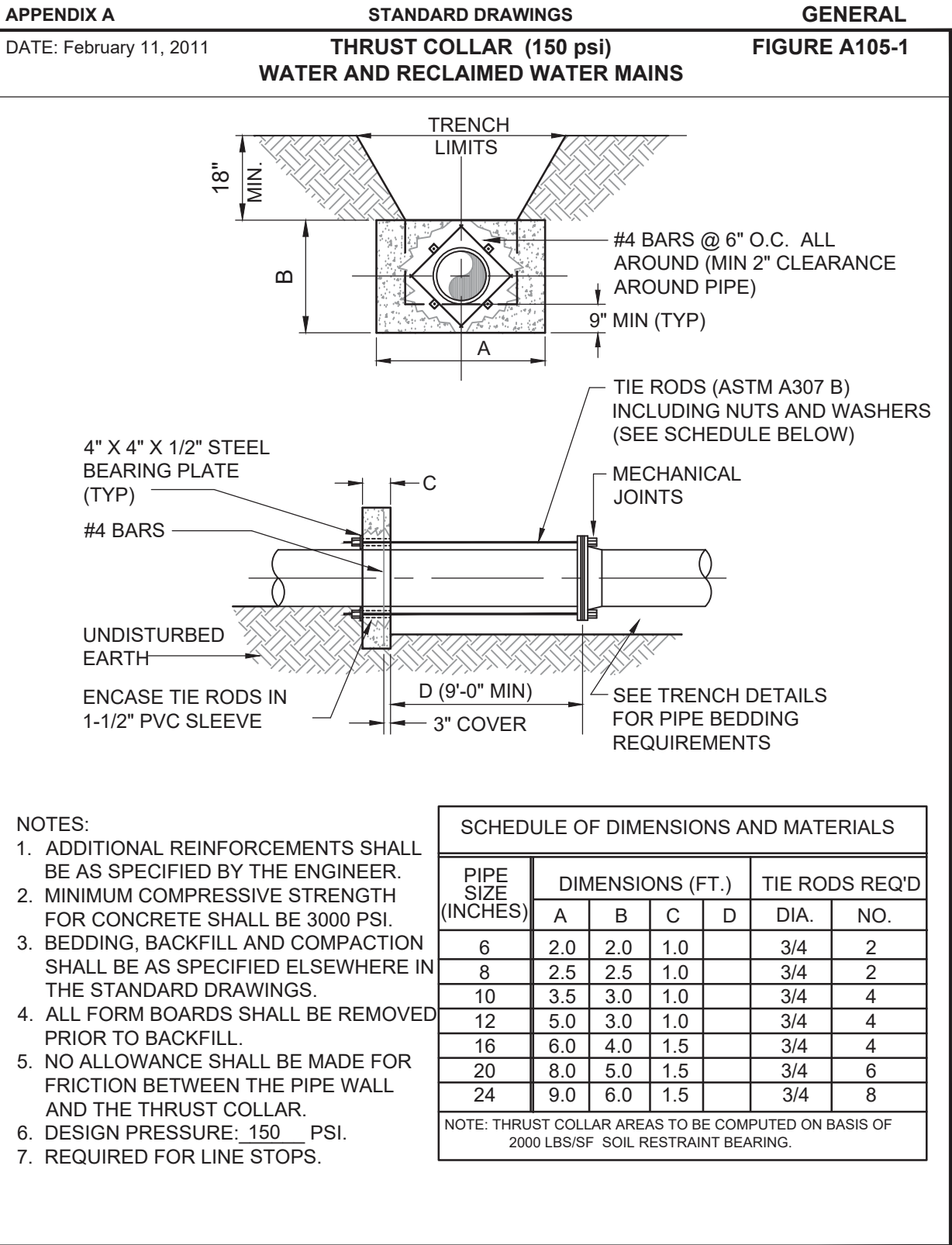
Fidan Chiotakis, E.I.  
FOR THE MANAGER,  
ENGINEERING DIVISION  
ORANGE COUNTY UTILITIES DEPARTMENT

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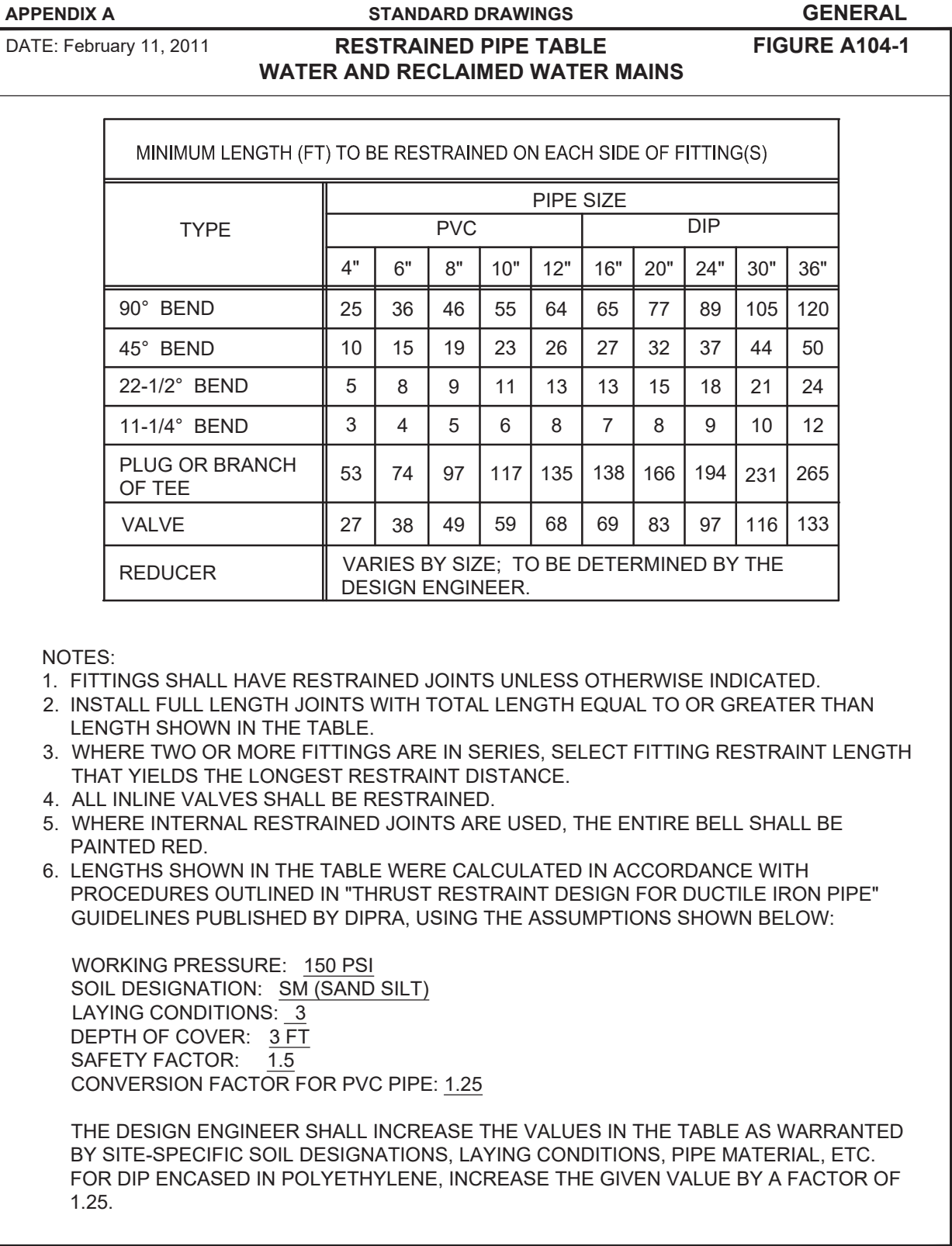
ORANGE COUNTY UTILITIES  
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL



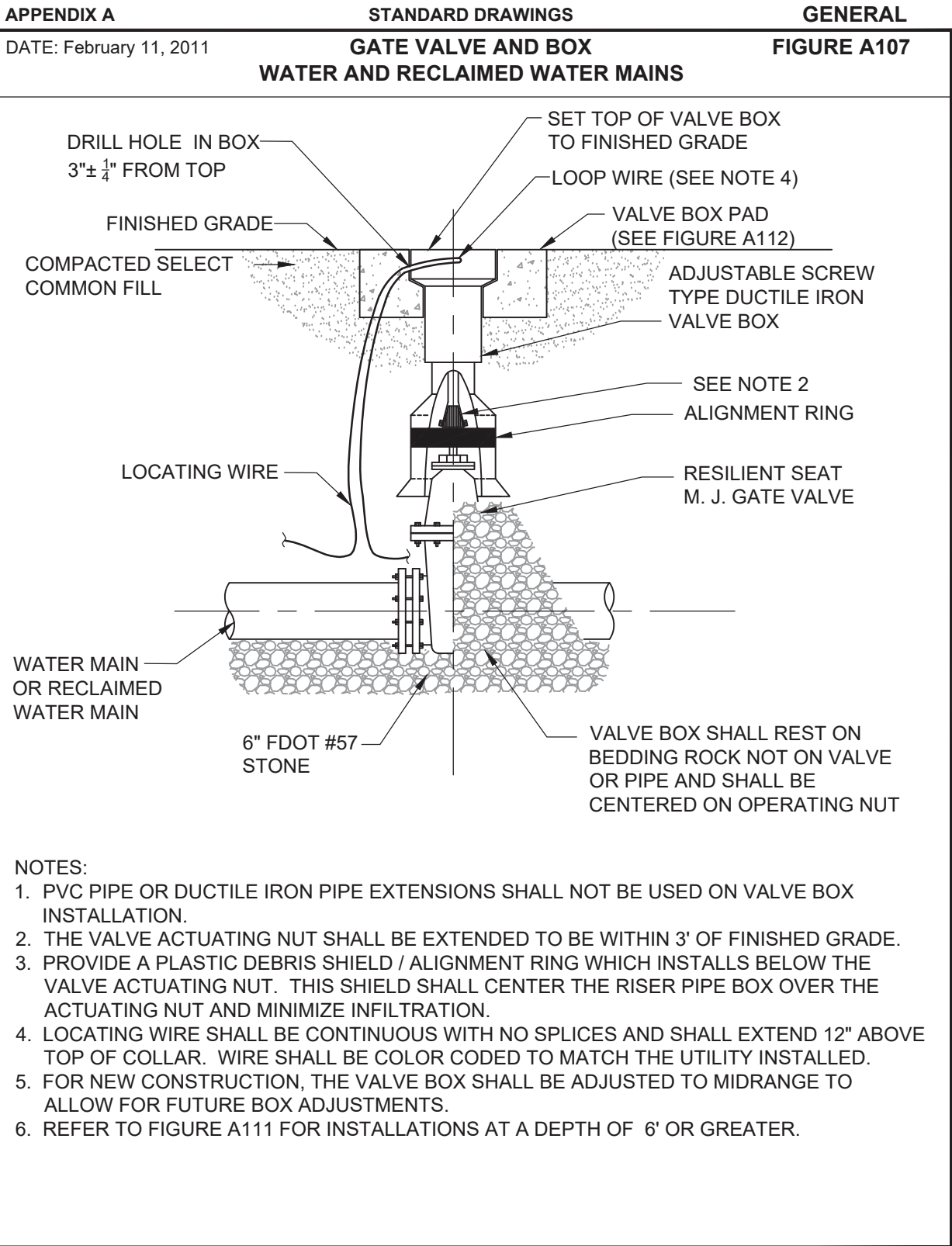
ORANGE COUNTY UTILITIES  
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL



ORANGE COUNTY UTILITIES  
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL



ORANGE COUNTY UTILITIES  
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL



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	DRAWN BY:	CSL/ME
	CHECKED BY:	MB/DK
	APPROVED BY:	CMB
	SCALE IN FEET:	N.T.S.

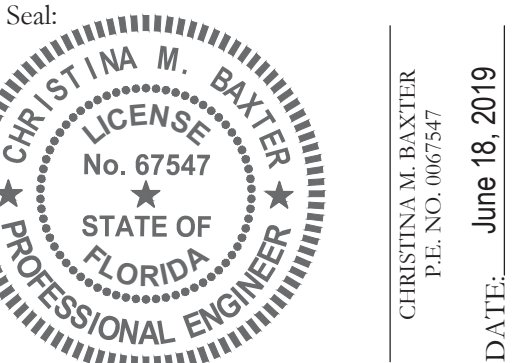
Project Name:

GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 4

Jurisdiction:  
ORANGE COUNTY, FL

Sheet Title:  
GENERAL  
CONSTRUCTION  
DETAILS

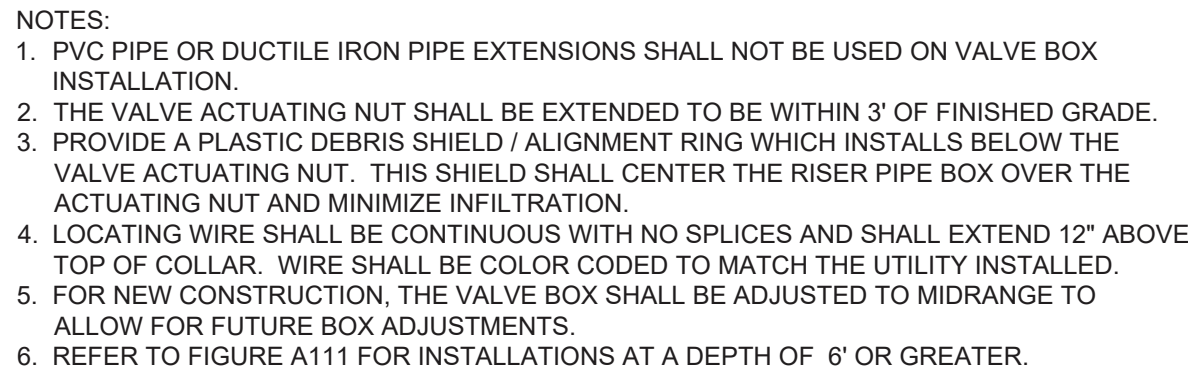
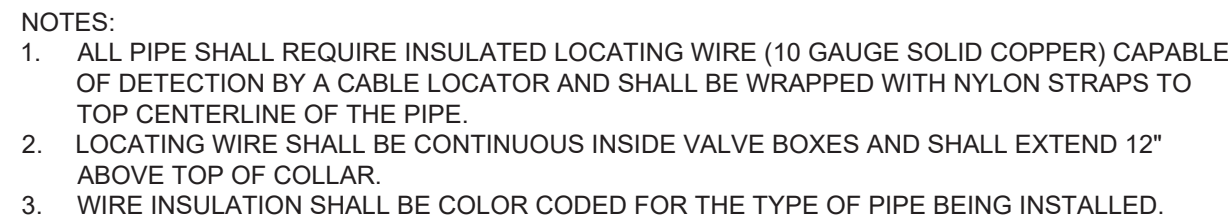
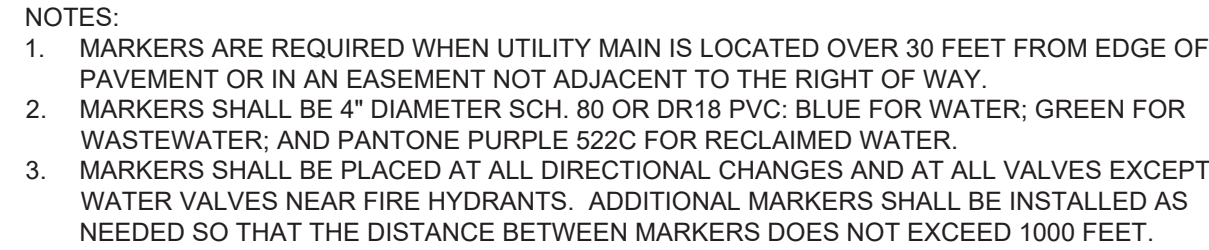
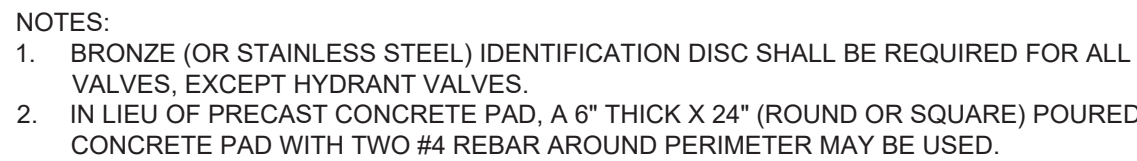
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C9.10



POULOS & BENNETT

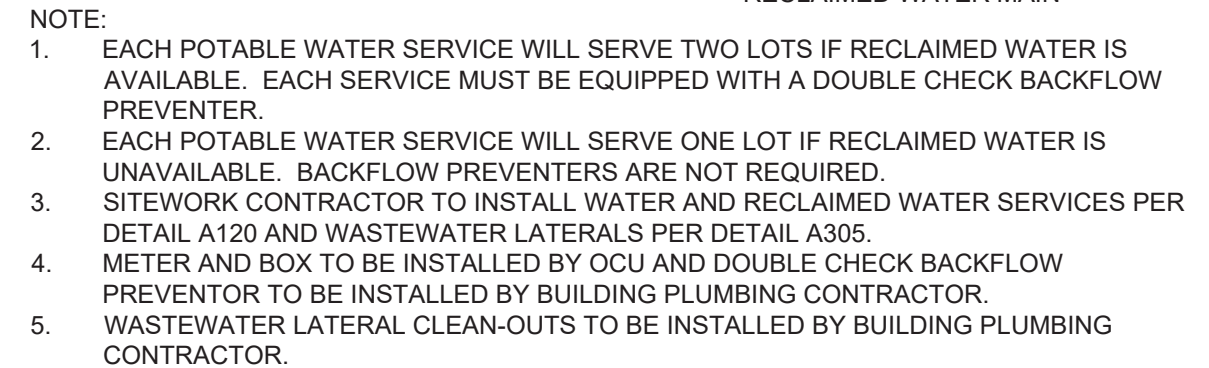
Poulos & Bennett, LLC  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2594 www.poulosandbennett.com  
Eng. Bus. No. 28567





NOTES:

1. THIS SEPARATION REQUIREMENT IS TO PROVIDE ACCESSIBILITY FOR CONSTRUCTION AND MAINTENANCE. THREE FEET OF HORIZONTAL SEPARATION IS THE MINIMUM FOR PIPES WITH THREE FEET OF COVER. FOR PIPES INSTALLED AT GREATER DEPTHS, PROVIDE AN ADDITIONAL FOOT OF SEPARATION FOR EACH ADDITIONAL FOOT OF DEPTH.
2. THE 18-INCH SEPARATION REQUIREMENT APPLIES WHEN THE STORM PIPE CROSSES ABOVE THE OCU MAIN, AND WHEN THE STORM PIPE HAS A DIAMETER EQUAL TO OR GREATER THAN 24 INCHES. OTHERWISE, THE REQUIRED SEPARATION IS 12 INCHES.
3. THIS SEPARATION REQUIREMENT COMPLIES WITH MINIMUM FDEP SEPARATION REQUIREMENTS OUTLINED IN 62-555.314, FAC. VARIANCES FROM THE FDEP REQUIREMENTS MUST COMPLY WITH 62-555.314(f), FAC AND MUST BE APPROVED INDIVIDUALLY BY BOTH FDEP AND OCU.
4. DISTANCES GIVEN ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
5. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF SANITARY OR STORM WATER MANHOLE OR STRUCTURE.



**APPROVED**

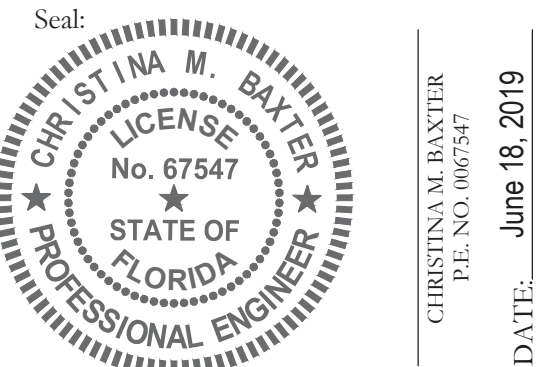
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01	04/20/21	RESUBMIT TO ORANGE COUNTY
02	03/17/21	RESUBMIT TO ORANGE COUNTY
01	02/16/21	RESUBMIT TO ORANGE COUNTY/SPWM
	11/20/20	SUBMIT TO ORANGE COUNTY
NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO:		18-007
DESIGNED BY:		MB/DK
DRAWN BY:		CSL/ME
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APPROVED BY:		CMB
SCALE IN FEET:		N.T.S.

GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 4

Sheet Title:

**GENERAL  
CONSTRUCTION  
DETAILS**

Sheet No.: **C9.11**

POULOS & BENNETT

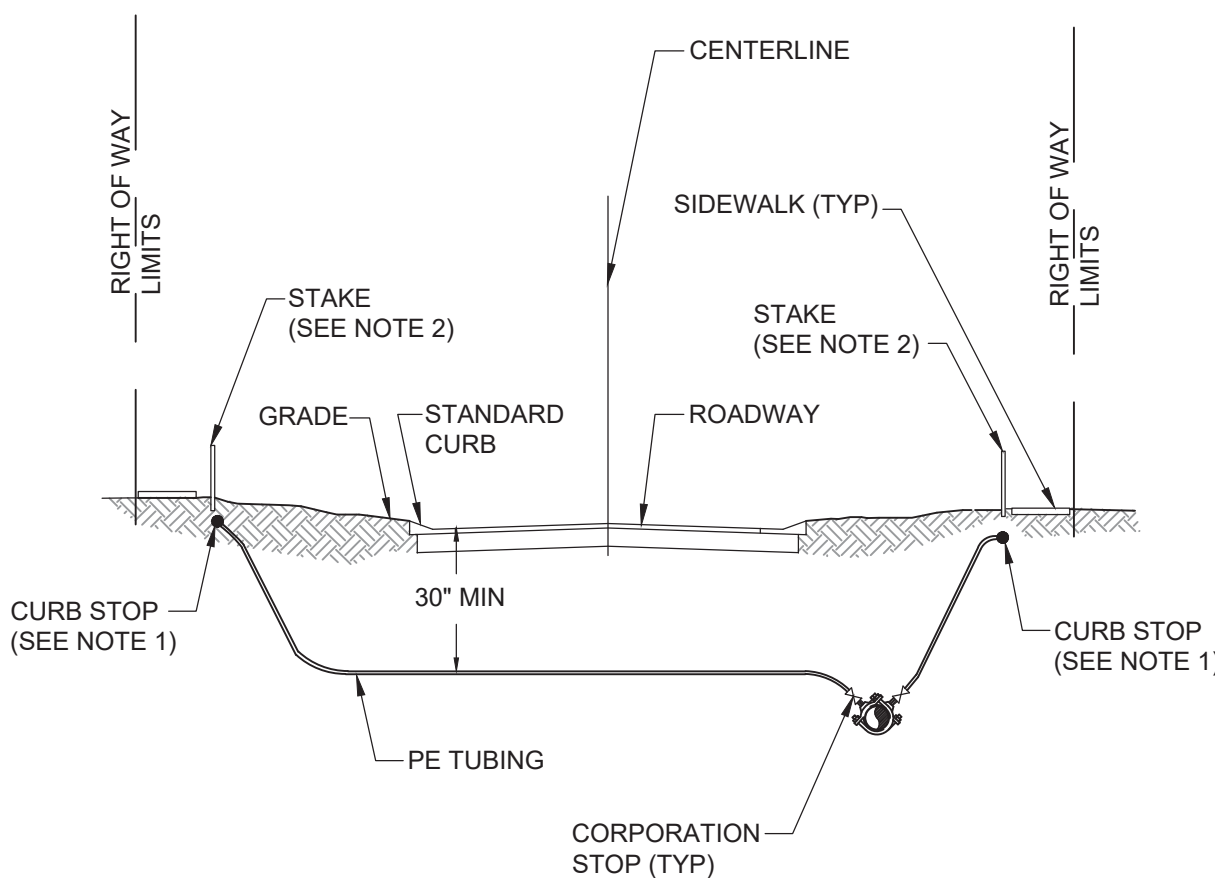
**Poulos & Bennett, LLC**  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2594 [www.poulosandbennett.com](http://www.poulosandbennett.com)  
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ORANGE COUNTY UTILITIES  
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

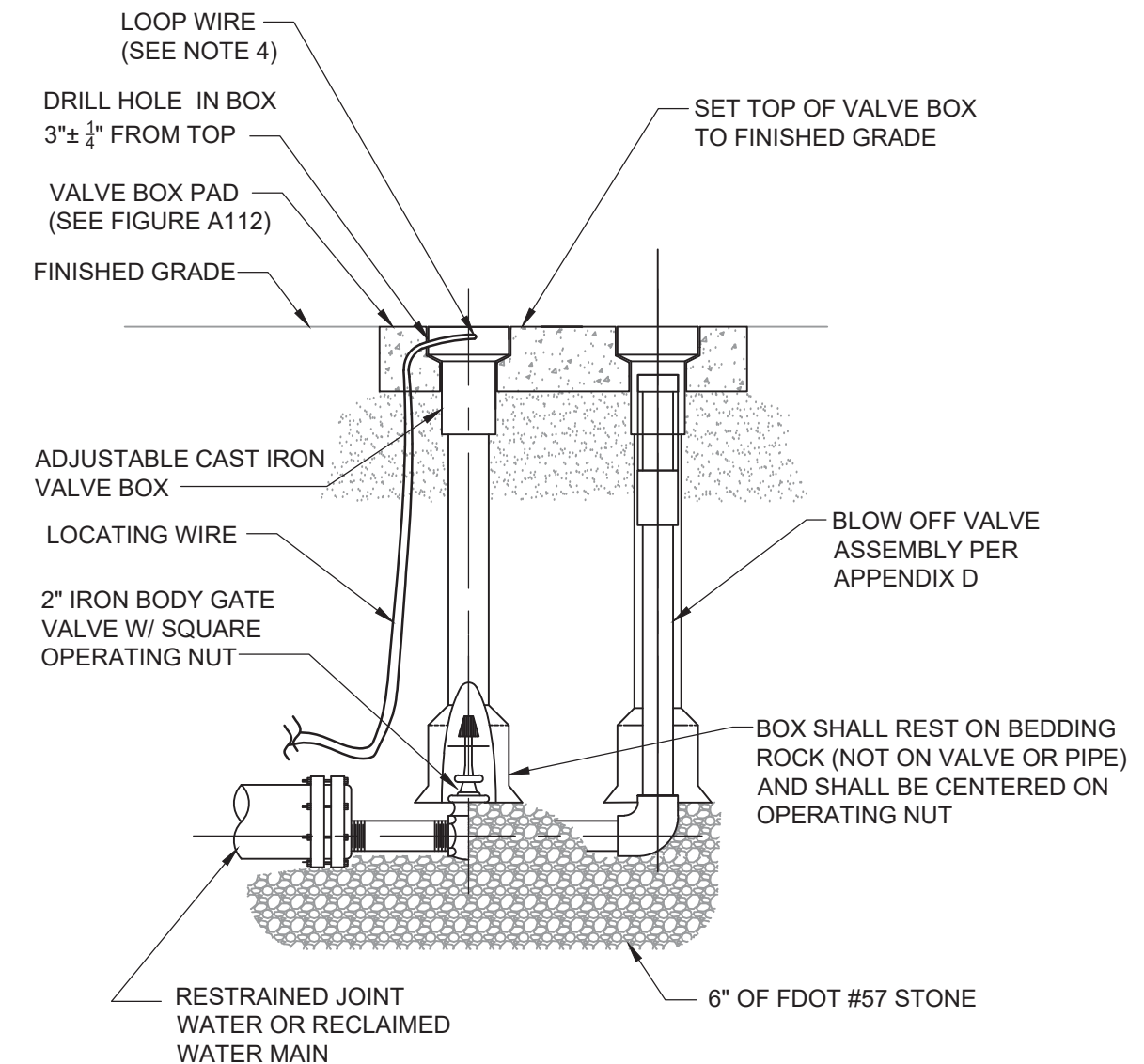
APPENDIX A STANDARD DRAWINGS GENERAL  
DATE: February 11, 2011 WATER AND RECLAIMED WATER SERVICES FIGURE A120  
(TYPICAL)



- NOTES:
1. CURB STOP SHALL BE INSTALLED ON STREET SIDE OF THE SIDEWALK BETWEEN SIDEWALK AND CURB.
  2. CONTRACTOR TO LOCATE CURB STOP BY PLACING A 2" X 2" SQUARE STAKE RISING 24" ABOVE THE GROUND. TOP OF STAKE SHALL BE PAINTED THE COLOR OF THE UTILITY SERVICE AND LABELED WITH THE LOT NUMBER(S) IT SERVES.

ORANGE COUNTY UTILITIES  
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

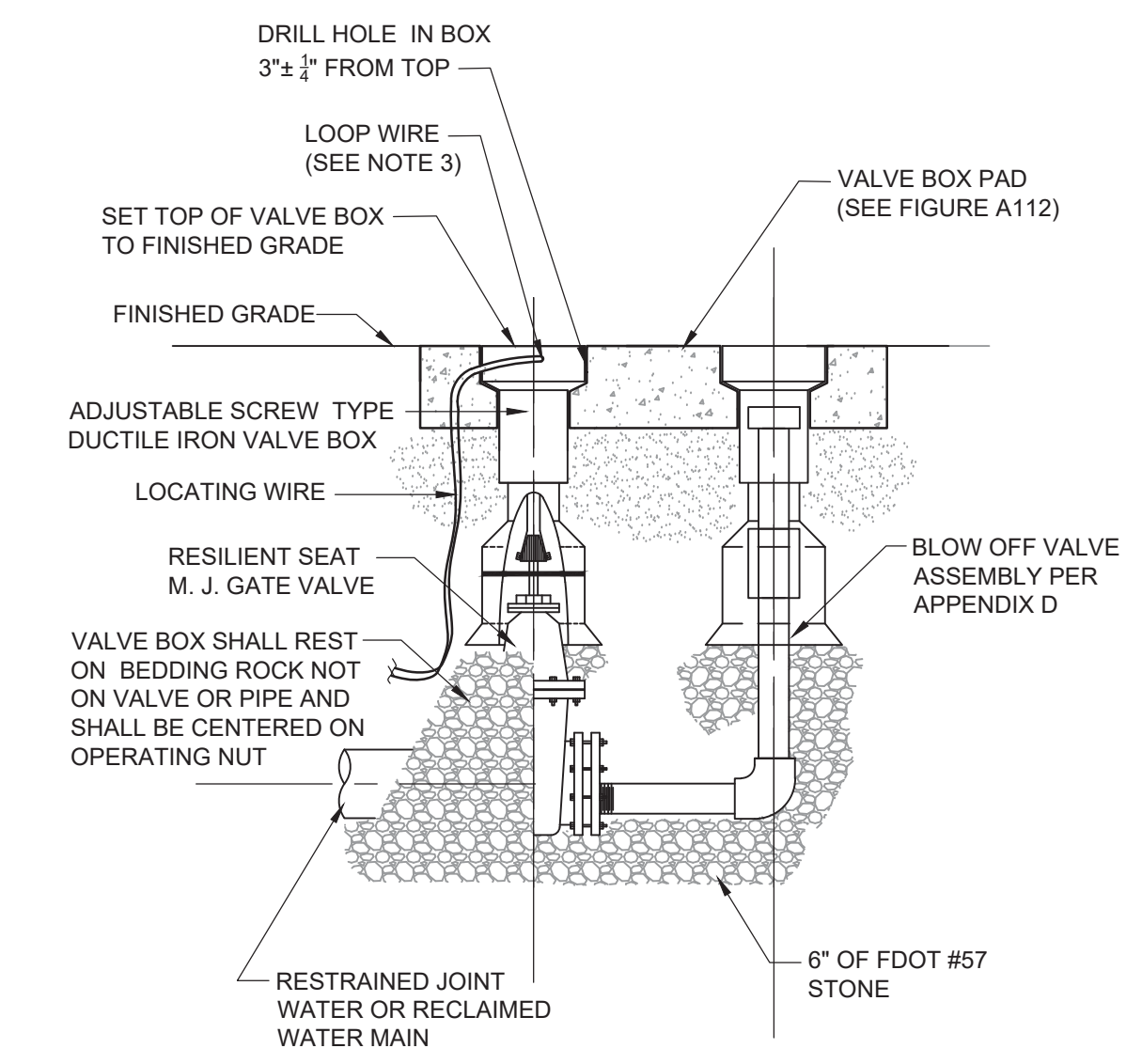
APPENDIX A STANDARD DRAWINGS GENERAL  
DATE: February 11, 2011 PERMANENT BLOW OFF VALVE, MANUALLY OPERATED, WATER AND RECLAIMED WATER FIGURE A122-1



- NOTES:
1. INSTALL MANUFACTURED BLOW OFF BOXES AS DEPICTED IN APPENDIX D. BRING VALVE BOX TO GRADE AND INSTALL CONCRETE COLLAR.
  2. FOR USE AT PERMANENT WATER AND RECLAIMED WATER DEAD-ENDS, SUCH AS CUL-DE-SACS.
  3. LOCATING WIRE SHALL BE CONTINUOUS INSIDE THE VALVE BOX AND SHALL EXTEND 12" ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED.

ORANGE COUNTY UTILITIES  
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

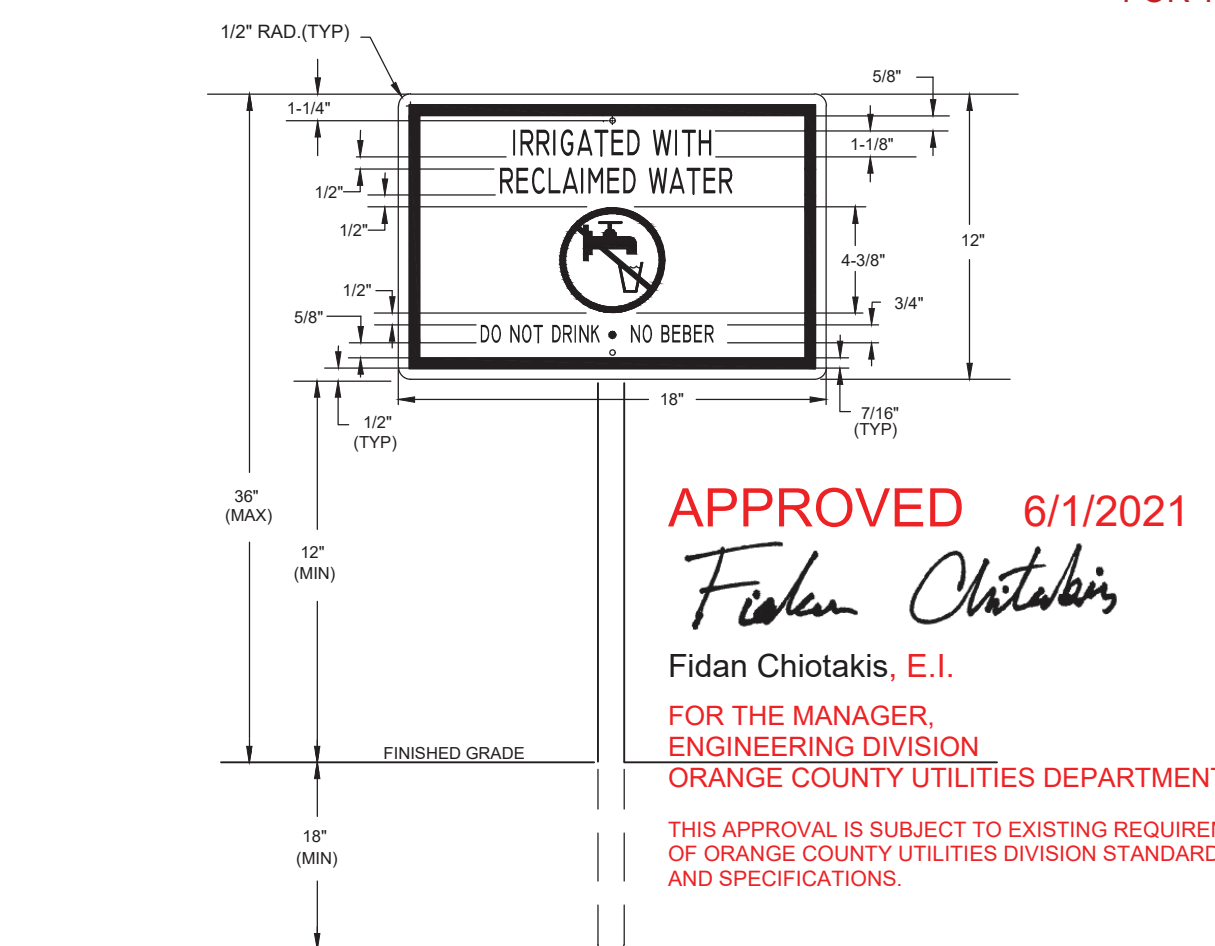
APPENDIX A STANDARD DRAWINGS GENERAL  
DATE: February 11, 2011 TEMPORARY BLOW OFF VALVE, MANUALLY OPERATED, WATER AND RECLAIMED WATER FIGURE A122-2



- NOTES:
1. FOR USE AT PHASE LINES OR TEMPORARY TERMINATION POINTS.
  2. LOCATING WIRE SHALL BE CONTINUOUS INSIDE THE VALVE BOX AND SHALL EXTEND 12" ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED.

ORANGE COUNTY UTILITIES  
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A STANDARD DRAWINGS GENERAL  
DATE: February 11, 2011 RECLAIMED WATER SIGNAGE "DO NOT DRINK WATER" FIGURE A121



- NOTES:
1. SIGN TO BE PROVIDED BY OCU.
  2. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE PLANT TYPES. IN ALL CASES, THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
  3. BACKGROUND SHALL BE WHITE, LETTERS SHALL BE BLACK (HELvetica, SWISS 721 COREL OR ACCEPTABLE EQUAL) AND BORDER SHALL BE PANTONE PURPLE 522C.
  4. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
  5. SIGN MATERIAL SHALL BE OF 0.040 GAUGE METAL.
  6. POST SHALL BE 2-3/8" OD ALUMINUM PIPE, HOT DIP GALVANIZED PER ASTM A-123. POST TO BE PROVIDED BY CUSTOMER.
  7. MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
  8. SIGNS SHALL BE PLACED BY THE CONTRACTOR IN ACCORDANCE WITH CHAPTER 62-610 "ACCESS CONTROL AND ADVISORY SIGNS", FAC. THE COUNTY APPROVED ENGINEERING PLANS AND/OR AS APPROVED BY THE UTILITIES.

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY FLORIDA, AND ANY SPECIAL REQUIREMENTS OF THE ORANGE COUNTY COMMISSION

APPROVED

*Francisco J. Villar*

FRANCISCO J. VILLAR, P.E.  
FOR THE ORANGE COUNTY ENGINEER

Jun 18, 2021

DATE

Consultant:

03/04/2021 RESUBMIT TO ORANGE COUNTY

02/03/17/21 RESUBMIT TO ORANGE COUNTY

01/02/16/21 RESUBMIT TO ORANGE COUNTY/SPWMD

11/30/20 SUBMIT TO ORANGE COUNTY

NO. DATE DESCRIPTIONS  
SUBMISSIONS/REVISIONS

VERTICAL DATUM: NAVD 88

JOB NO.: 18-007

DESIGNED BY: MB/DK

DRAWN BY: CSL/ME

CHECKED BY: MB/DK

APPROVED BY: CMB

SCALE IN FEET: N.T.S.

Project Name:

GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 4

Jurisdiction:

ORANGE COUNTY, FL

Sheet Title:

GENERAL  
CONSTRUCTION  
DETAILS

Sheet No.: C9.12

Seal:

CHRISTINA M. BAXTER  
LICENSE  
No. 67547  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER

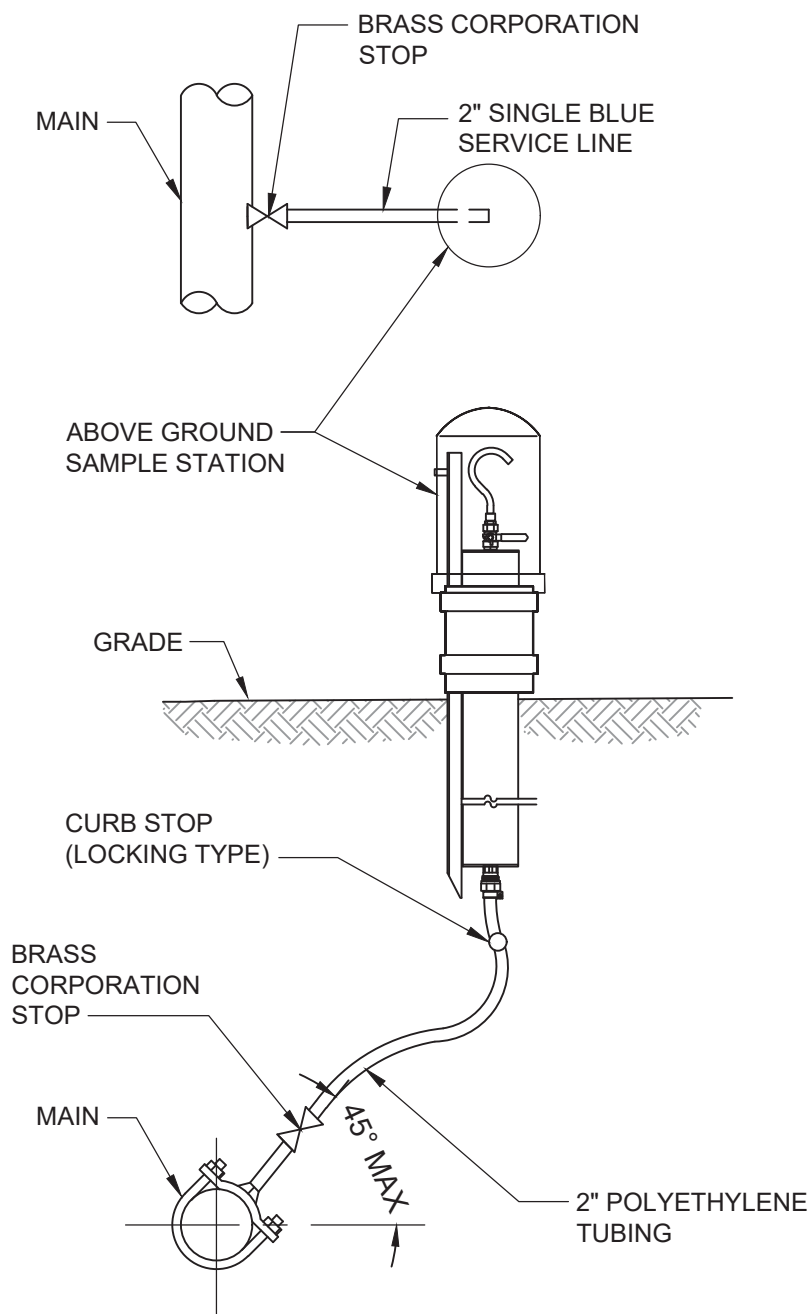
CHRISTINA M. BAXTER  
TEL. NO. 667-547  
DATE: June 18, 2019

POULOS & BENNETT

Poulos & Bennett, LLC  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2394 www.poulosandbennett.com  
Eng. Bus. No. 28567

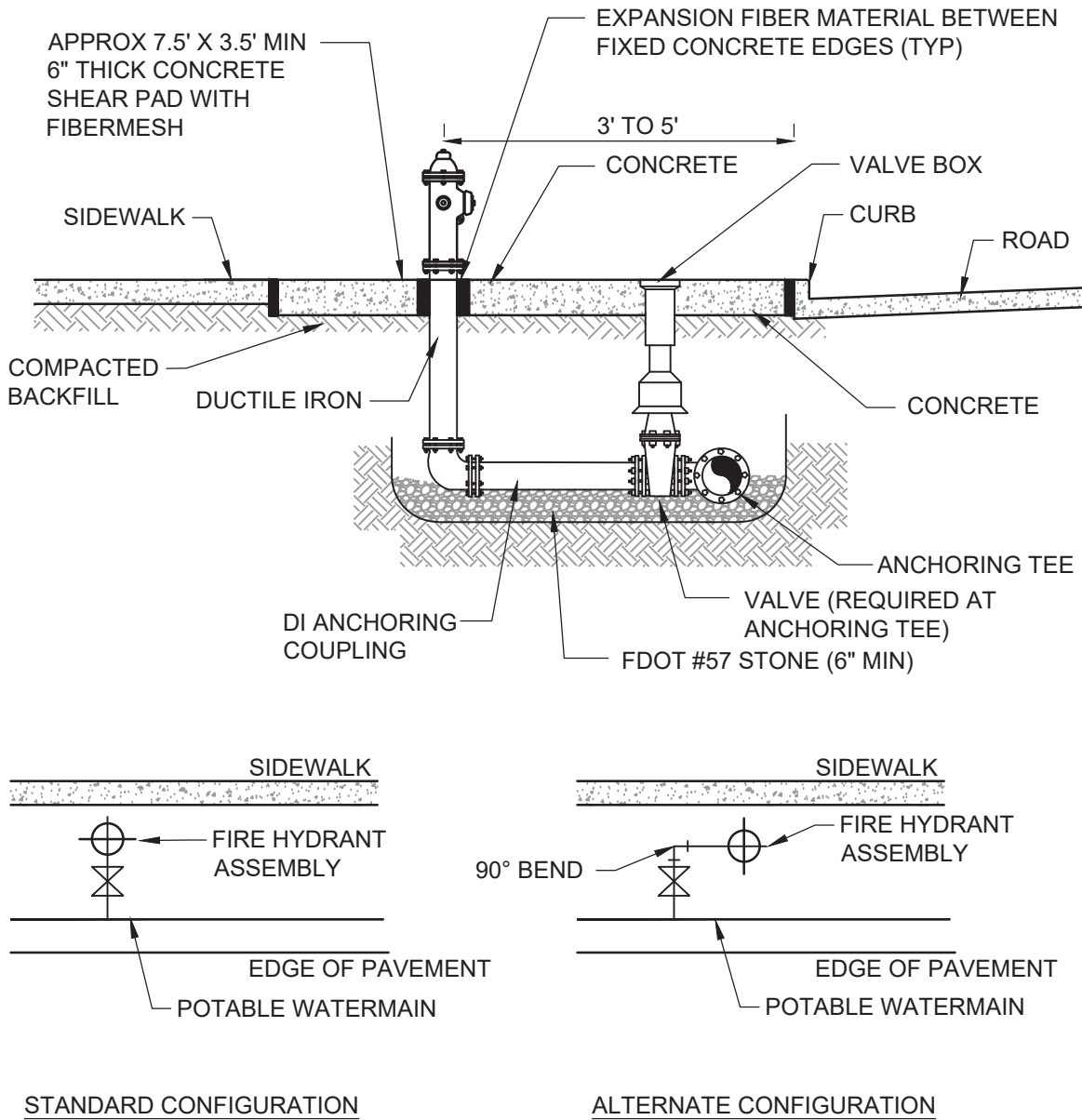


APPENDIX A STANDARD DRAWINGS GENERAL  
DATE: February 11, 2011 WATER SAMPLE STATION FIGURE A201



NOTES:  
1. A 2 INCH SAMPLE STATION INSTALLED AT THE END OF A CUL-DE-SAC CAN ALSO SERVE AS A BLOW -OFF VALVE WHEN BOTH ARE REQUIRED.

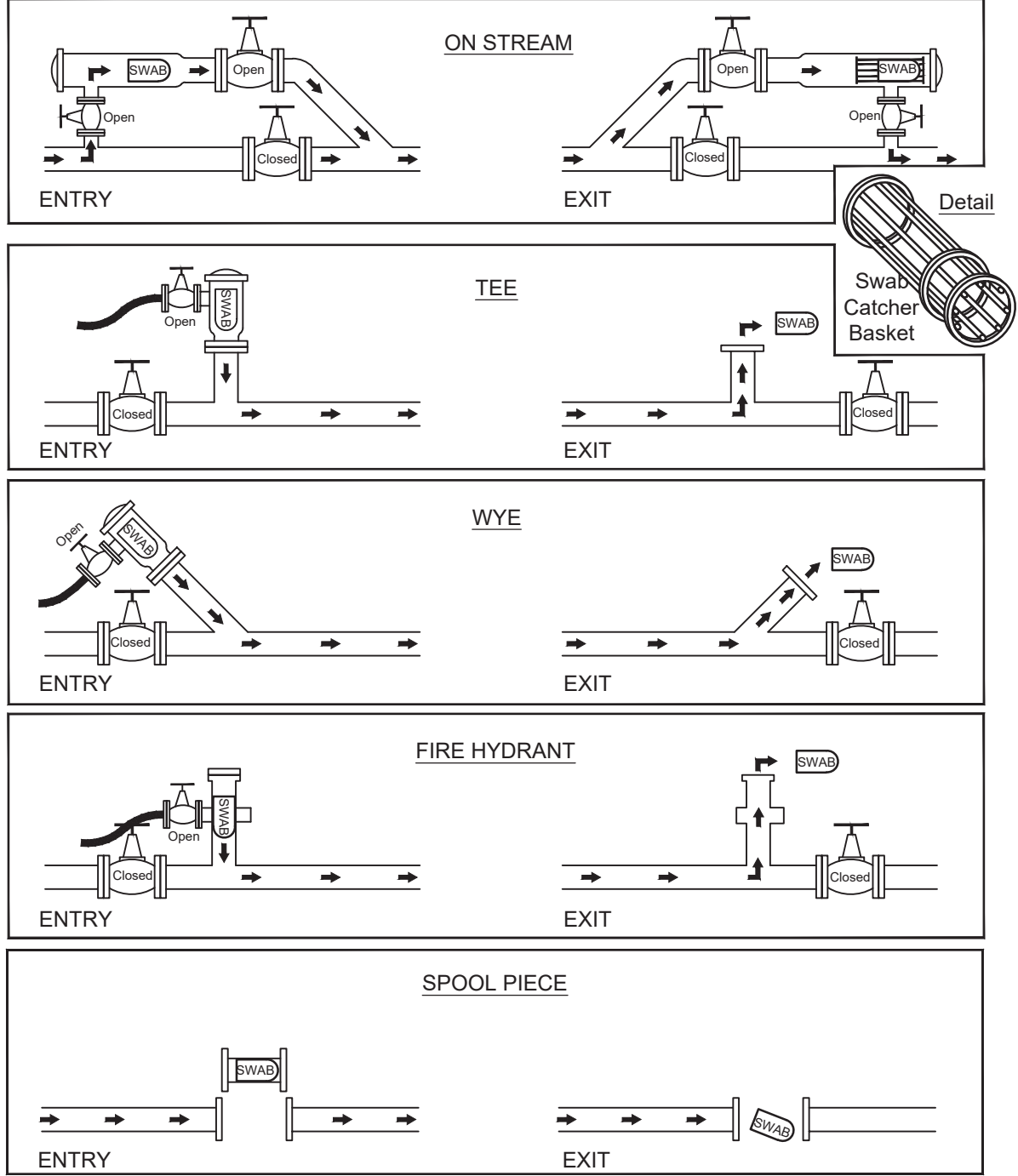
APPENDIX A STANDARD DRAWINGS GENERAL  
DATE: February 11, 2011 FIRE HYDRANT ASSEMBLY FIGURE A203



NOTES:

- CENTER OF THE FLANGE CONNECTION SHALL BE 5" FROM THE TOP OF THE SLAB.
- BARREL COLORS: PRIVATE HYDRANTS - RED; PUBLIC HYDRANTS - SILVER.
- BONNET COLORS: TO BE DETERMINED BY FLOW TEST.

APPENDIX A STANDARD DRAWINGS GENERAL  
DATE: February 11, 2011 SWABBING ACCESS POINTS FIGURE A205



NOTES:

- FOAM SWAB.
- SUGGESTED FOR WATER AND RECLAIMED WATER MAINS OF ALL SIZES. REQUIRED FOR WATER AND RECLAIMED WATER MAINS 16" DIAMETER AND GREATER.

THIS APPROVAL IS SUBJECT TO EXISTING  
REQUIREMENTS OF ORANGE COUNTY  
FLORIDA, AND ANY SPECIAL REQUIREMENTS  
OF THE ORANGE COUNTY COMMISSION

APPROVED

*Francisco Villar*

FRANCISCO J. VILLAR, P.E.  
FOR THE ORANGE COUNTY ENGINEER

Jun 18, 2021

DATE

APPROVED 6/1/2021

*Fidan Chiotakis*

Fidan Chiotakis, E.I.

FOR THE MANAGER,  
ENGINEERING DIVISION  
ORANGE COUNTY UTILITIES DEPARTMENT

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS  
OF ORANGE COUNTY UTILITIES DIVISION STANDARDS  
AND SPECIFICATIONS.

Key Map:

Consultant:

03 04/20/21 RESUBMIT TO ORANGE COUNTY

02 03/17/21 RESUBMIT TO ORANGE COUNTY

01 02/16/21 RESUBMIT TO ORANGE COUNTY/SFWM

11/20/20 SUBMIT TO ORANGE COUNTY

NO. DATE DESCRIPTIONS

SUBMISSIONS/REVISIONS

VERTICAL DATUM: NAVD 88

JOB NO.: 18-007

DESIGNED BY: MB/DK

DRAWN BY: CSL/ME

CHECKED BY: MB/DK

APPROVED BY: CMB

SCALE IN FEET: N.T.S.

Project Name:  
**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 4**

Jurisdiction:  
ORANGE COUNTY, FL

Sheet Title:  
**STANDARD WATER  
DETAILS**

Sheet No.: **C9.20**

Seal:  
  
CHRISTINA M. BAXTER  
LICENSE  
No. 67547  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER  
DATE: June 18, 2019

**POULOS & BENNETT**

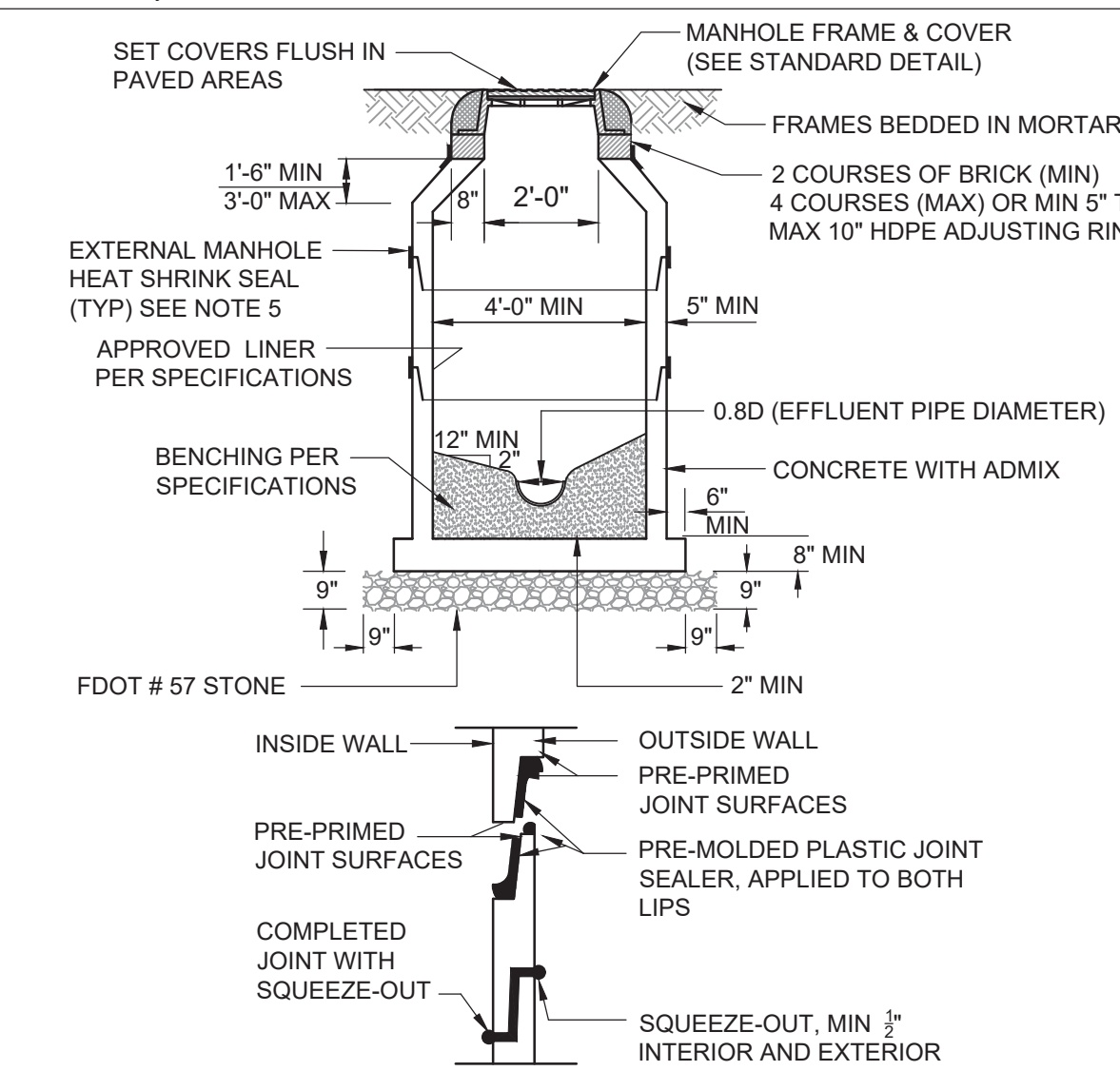
**Poulos & Bennett, LLC**  
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ORANGE COUNTY UTILITIES  
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

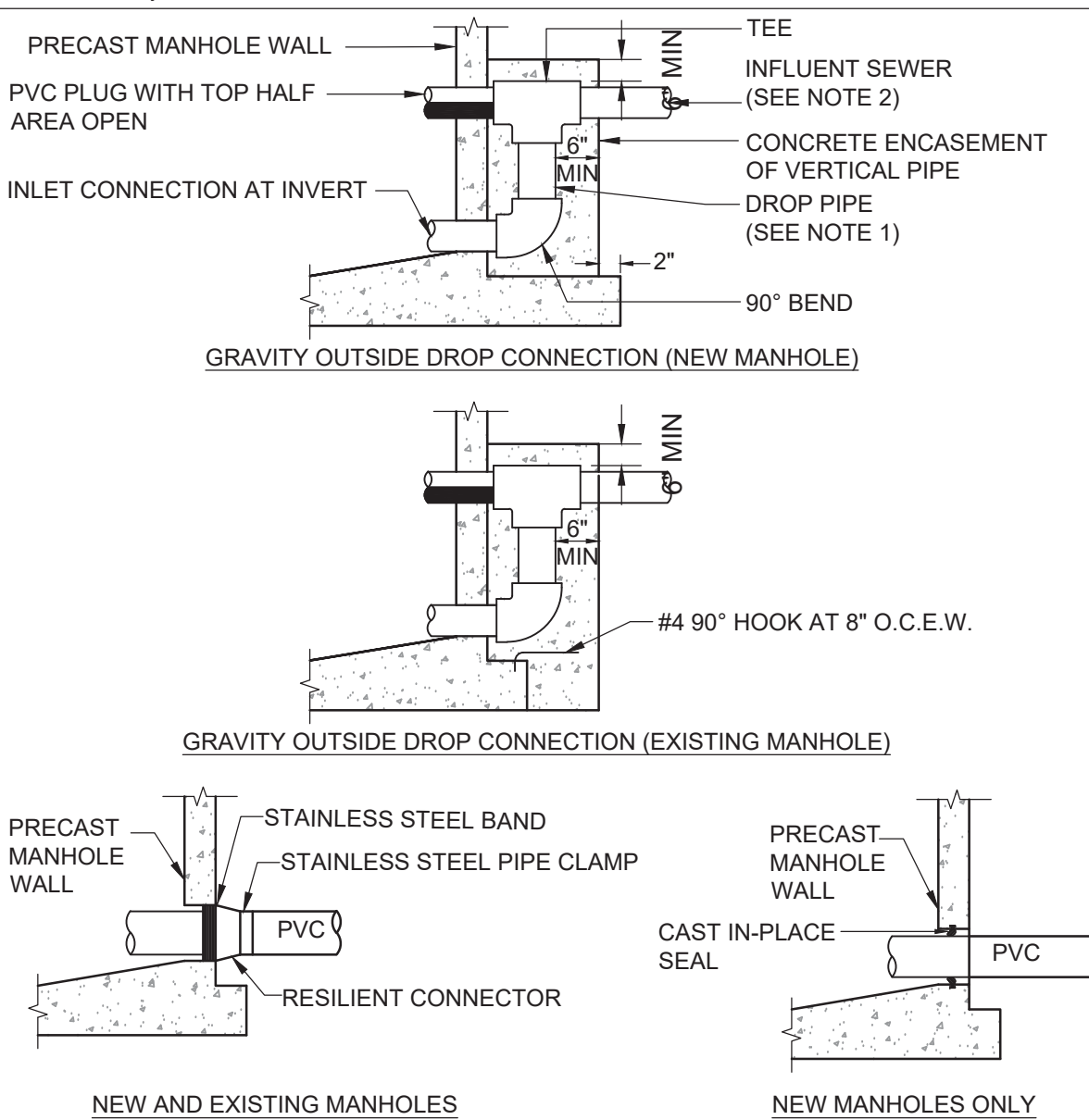
APPENDIX A STANDARD DRAWINGS GENERAL  
DATE: February 11, 2011 PRECAST CONCRETE MANHOLE FIGURE A301



- NOTES:
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAIL.
  2. ECCENTRIC CONE DESIGN MAY BE USED FOR CONFLICT RESOLUTION WITH OCU APPROVAL.
  3. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
  4. LIFT HOLES THROUGH STRUCTURE ARE NOT PERMITTED.
  5. WRAP TIGHTLY AROUND CASTING JOINTS AND APPLY HIGH INTENSITY PROPANE TORCH TO EFFECTIVELY SEAL THEM FROM GROUND WATER INFILTRATION.
  6. HDPE ADJUSTING RINGS MAY BE SUBSTITUTED FOR BRICK RISERS.
  7. SECTION HEIGHTS VARY AS REQUIRED, AND AS AVAILABLE, FROM APPROVED MANUFACTURERS LISTED IN APPENDIX D.

ORANGE COUNTY UTILITIES  
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

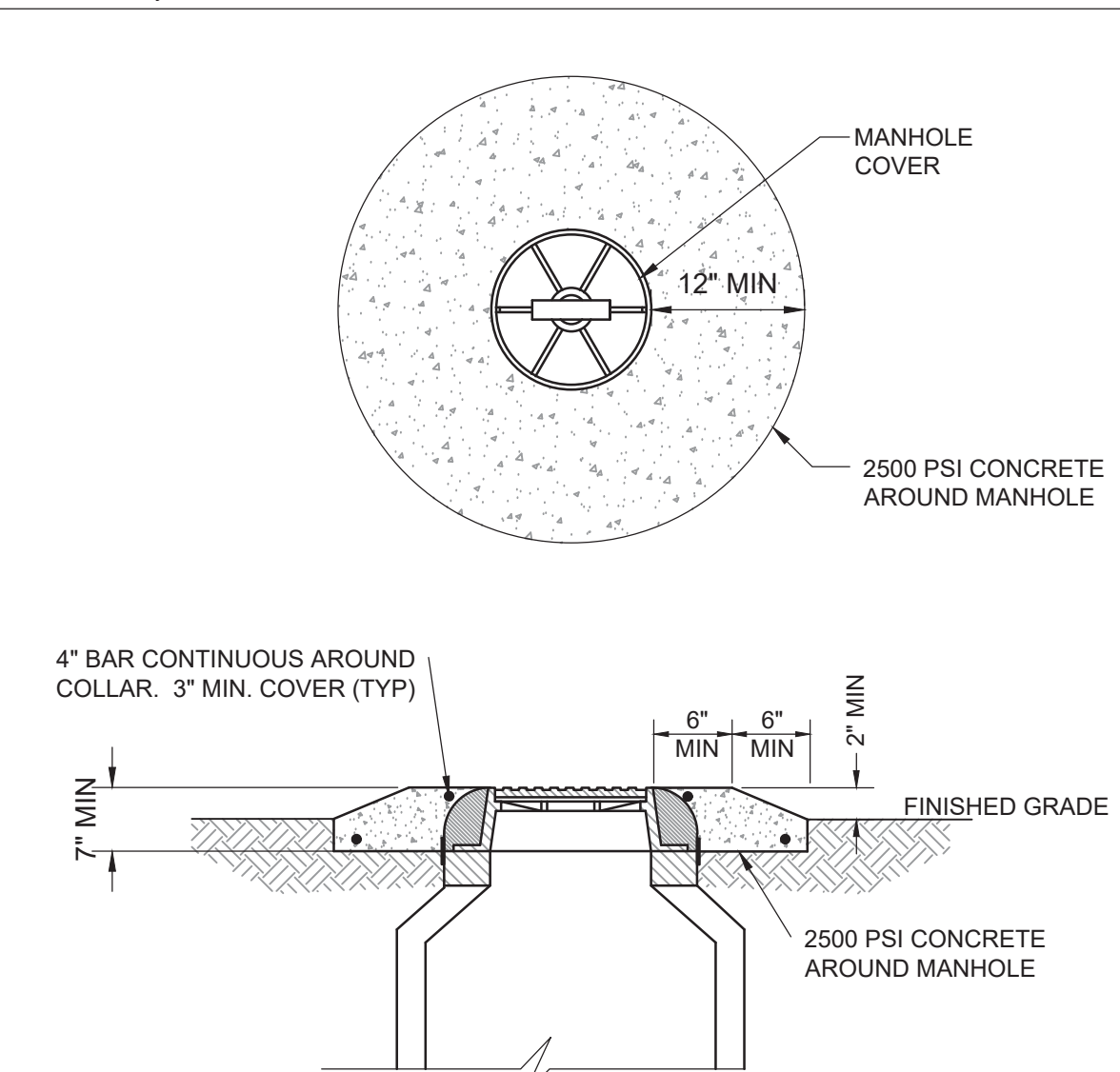
APPENDIX A STANDARD DRAWINGS GENERAL  
DATE: February 11, 2011 GRAVITY MANHOLE CONNECTION FIGURE A302



- NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
  2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT LINES WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT.
  3. CONTRACTOR TO COORDINATE THE PRESENCE OF UTILITIES INSPECTOR DURING CORING AND CONNECTIONS TO EXISTING MANHOLES.

ORANGE COUNTY UTILITIES  
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

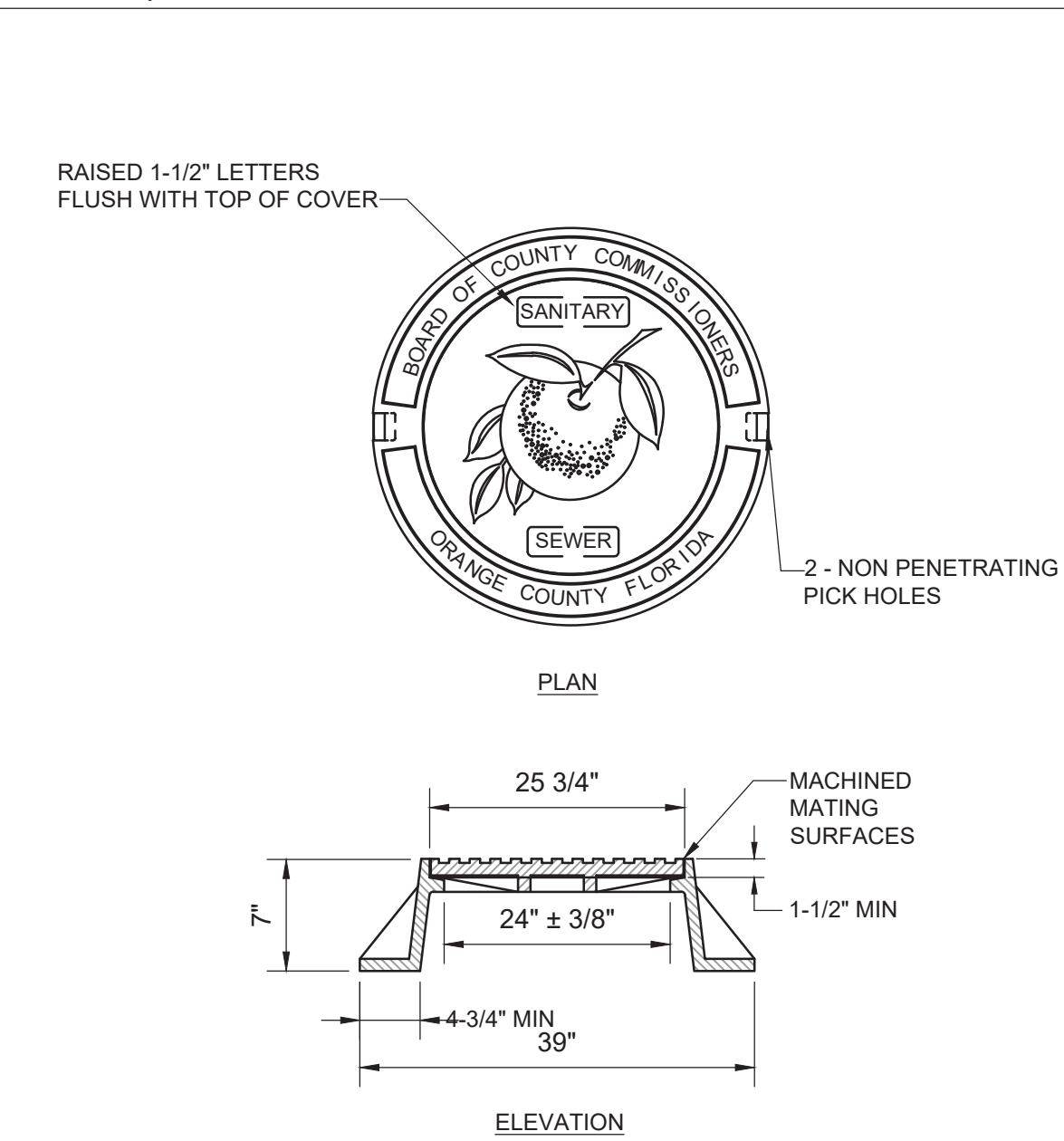
APPENDIX A STANDARD DRAWINGS GENERAL  
DATE: February 11, 2011 MANHOLE IN GRASS AREA FIGURE A303



- NOTES:
1. CLEARANCE OF 30" FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
  2. AREAS SUPPORTING CONCRETE COLLAR OR SLAB SHALL BE PROPERLY COMPACTED.
  3. TOP OF MANHOLE SHALL BE 2" ABOVE FINISHED GRADE, CROWN OF ADJACENT ROADWAY, OR 100 YEAR FLOOD ELEVATION, WHICHEVER IS GREATER.

ORANGE COUNTY UTILITIES  
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

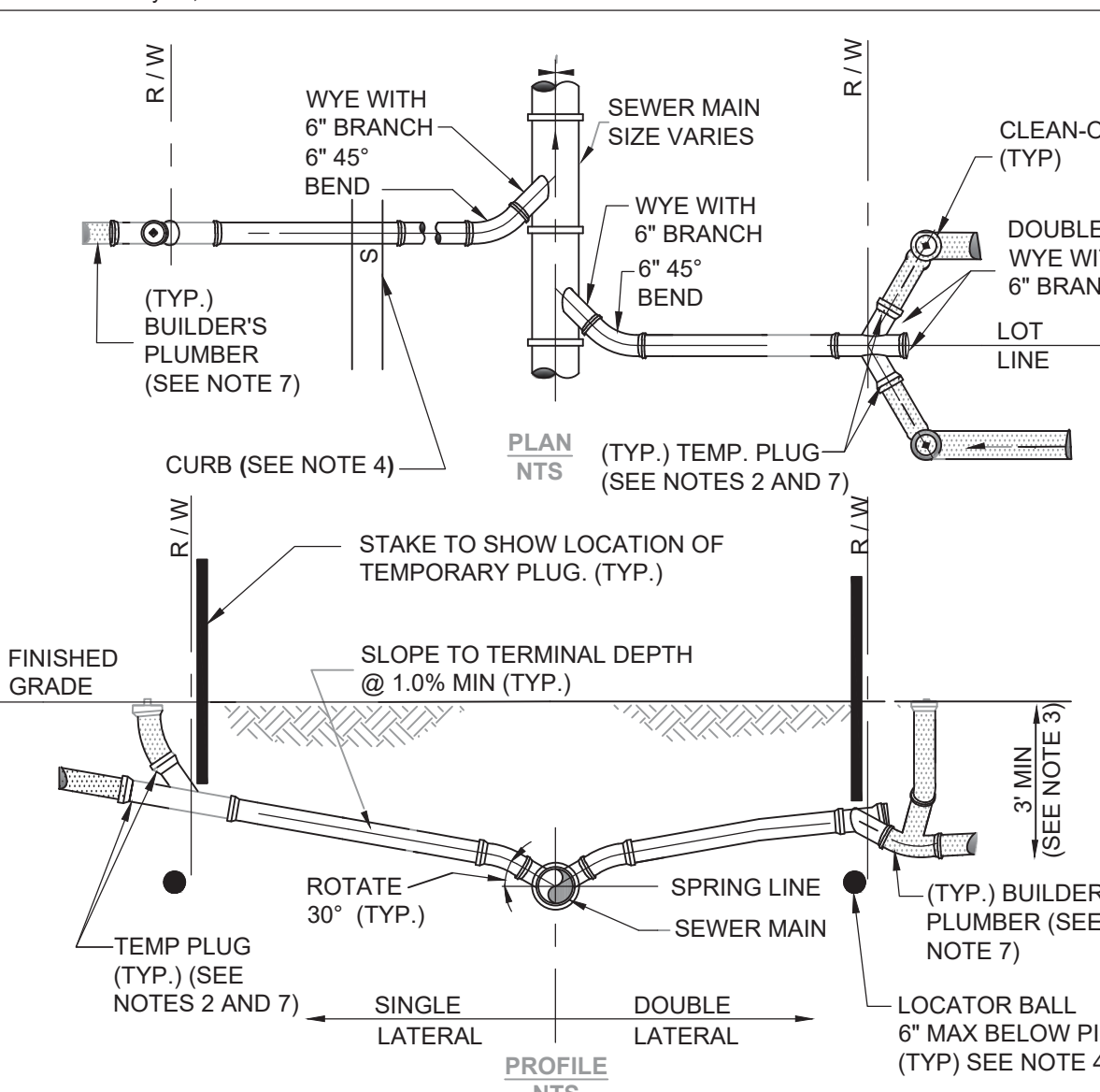
APPENDIX A STANDARD DRAWINGS GENERAL  
DATE: February 11, 2011 STANDARD MANHOLE FRAME AND COVER FIGURE A304



- NOTES:
1. ONLY APPLIES TO UTILITIES OWNED AND MAINTAINED MANHOLES. "ORANGE COUNTY" SHALL NOT APPEAR ON PRIVATE MANHOLES.

ORANGE COUNTY UTILITIES  
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

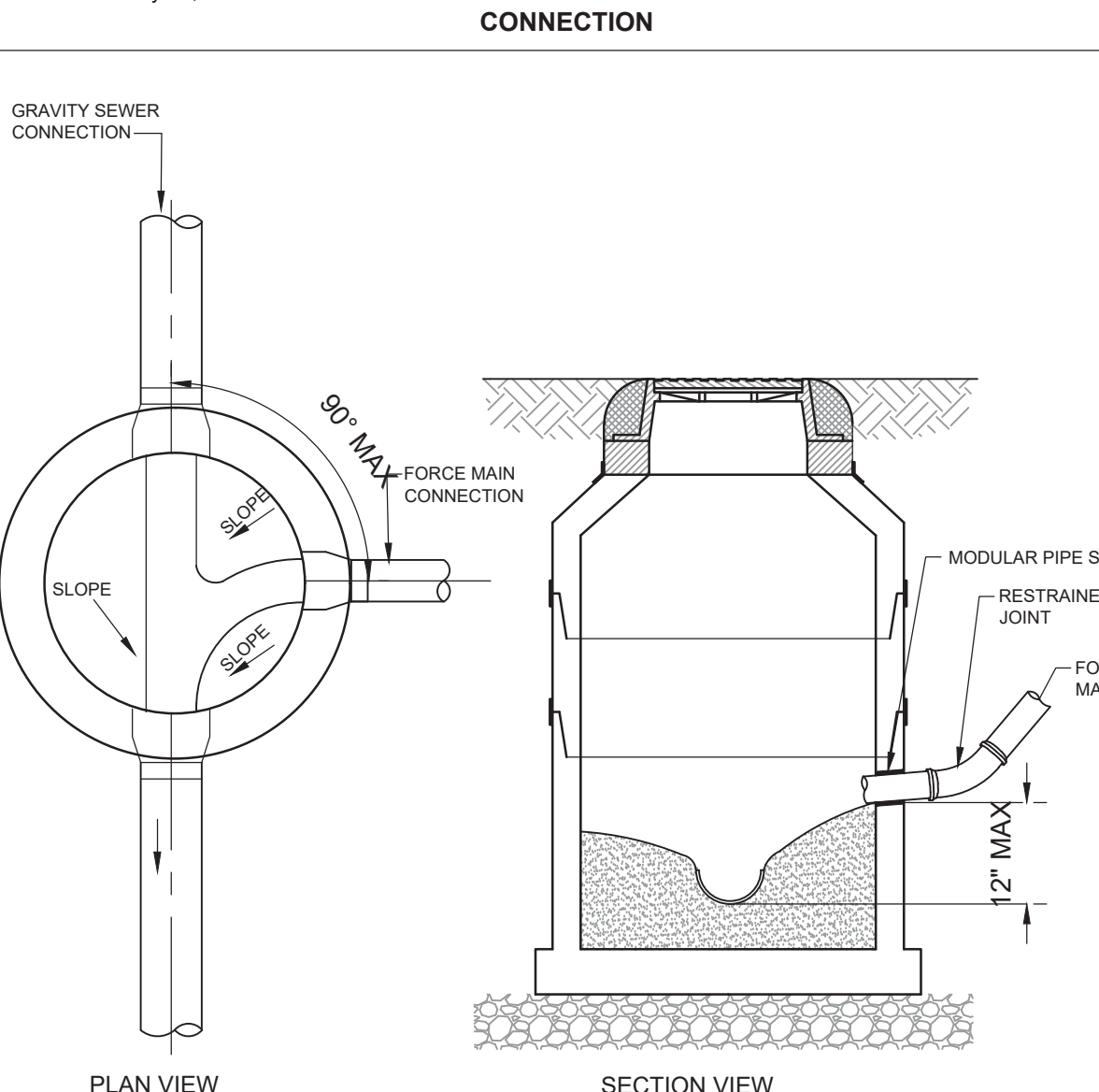
APPENDIX A STANDARD DRAWINGS GENERAL  
DATE: February 11, 2011 SERVICE LATERAL FIGURE A305



- NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
  2. SERVICE LATERAL SHALL BE CAPPED BY DEVELOPER'S SITE-WORK CONTRACTOR.
  3. WYE TO BE NO SHALLOWER THAN 3-FEET AND NO DEEPER THAN 5-FEET.
  4. LOCATOR BALLS TO BE INSTALLED BY DEVELOPER'S SITE-WORK CONTRACTOR, ONE PER SERVICE.
  5. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
  6. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY CUTTING AN "S" IN THE CURB DIRECTLY OVER THE LATERAL.
  7. BUILDER'S PLUMBER WILL REMOVE PLUG, INSTALL CLEANOUT, AND CONNECT SERVICE LATERAL TO HOUSE.

ORANGE COUNTY UTILITIES  
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A STANDARD DRAWINGS GENERAL  
DATE: February 11, 2011 FORCE MAIN TO GRAVITY SEWER CONNECTION FIGURE A306



- NOTES:
1. FORCE MAIN ORIENTED TO FACILITATE FLOW AND SHALL ENTER MANHOLE WITHIN 1' ABOVE INVERT OF THE EFFLUENT PIPE.
  2. BENCH AS REQUIRED FOR NEW FORCE MAIN.
  3. MANHOLE RECEIVING FORCE MAIN AND NEXT MANHOLE SHALL BE LINED. FOR CONNECTIONS TO EXISTING MANHOLES, MANHOLE RECEIVING FORCE MAIN AND NEXT MANHOLE SHALL BE COATED OR LINED PER APPENDIX D.
  4. CONTRACTOR TO COORDINATE THE PRESENCE OF UTILITIES INSPECTOR DURING CORING AND CONNECTIONS TO EXISTING MANHOLES.

APPROVED 6/1/2021

*Fidan Chiotakis*

Fidan Chiotakis, E.I.

FOR THE MANAGER,  
ENGINEERING DIVISION  
ORANGE COUNTY UTILITIES DEPARTMENT

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS  
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AND SPECIFICATIONS.

THIS APPROVAL IS SUBJECT TO EXISTING  
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APPROVED

*Francisco J. Villar*

FRANCISCO J. VILLAR, P.E.  
FOR THE ORANGE COUNTY ENGINEER

Jun 18, 2021

DATE

Key Map:

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	APPROVED BY:	CMB
	SCALE IN FEET:	N.T.S.

Project Name:

GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 4

Jurisdiction:

ORANGE COUNTY, FL

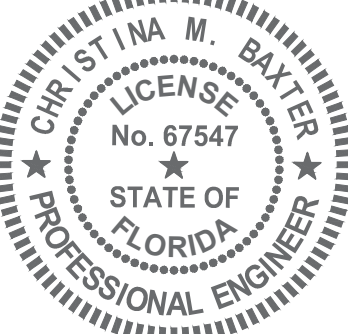
Sheet Title:

STANDARD  
WASTEWATER  
DETAILS

Sheet No.:

C9.30

Seal:



CHRISTINA M. BAXTER  
P.E. NO. 67547  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
DATE: June 18, 2019

POULOS & BENNETT

Poulos & Bennett, LLC  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2394 www.poulosandbennett.com  
Eng. Bus. No. 28567

*Section 4*  
*Bill of Sale Infrastructure*

**BILL OF SALE ABSOLUTE AND AGREEMENT**  
Grande Pines Community Development District – Utility Improvements  
(Parcel 11D Phase 4 (20-S-091))

**THIS BILL OF SALE ABSOLUTE AND AGREEMENT** (the “**Agreement**”) is made as of this 10 day of MARCH, 2023, is given to the **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “**District**”), a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, by **PARK SQUARE GRANDE PINES, LLC**, a Florida Limited Liability Company (hereinafter referred to as the “**Developer**”), whose address is 5200 Vineland Road, Suite 200, Orlando, Florida 32811.

**RECITALS**

**WHEREAS**, Developer owns certain real property (the “**Land**”) and has constructed infrastructure improvements (collectively, the “**Improvements**”) on the Land, as more fully described in the attached **Exhibit “A,”** and

**WHEREAS**, both the Developer and the District find it to be in the best interest of both parties for the District to own, operate and maintain the Improvements for the benefit of the District’s landowners; and

**WHEREAS**, the Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

**WITNESSETH**

**KNOW ALL MEN BY THESE PRESENTS** that the Developer, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt of which is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Developer’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Developer from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and agreements, to have and to hold unto District, its successors and assigns, to and for its or their use, forever.

1. Developer agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by the

Developer (and, if required, performed by the Developer on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

2. The Developer represents and warrants to the District that the Developer has good and lawful right, title and interest in the Improvements and that the Improvements are free and clear of any and all liens or encumbrances, that the Improvements are in good working condition, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

3. The above recitals are true and correct and are incorporated herein by reference.

4. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

***[SIGNATURES ON FOLLOWING PAGE]***



**COUNTERPART SIGNATURE PAGE TO  
BILL OF SALE ABSOLUTE AND AGREEMENT**  
Grande Pines Community Development District – Utility Improvements  
(Parcel 11D Phase 4 (20-S-091))



**IN WITNESS WHEREOF**, the Developer has executed this Bill of Sale and Agreement as of the date first above written


**DEVELOPER:**

**WITNESSES:**

**PARK SQUARE GRANDE PINES, LLC,**  
a Florida Limited Liability Company

Signed, sealed and delivered in the presence of:

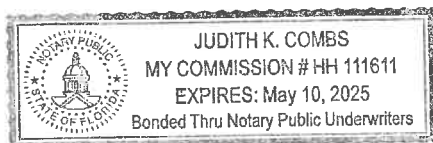
  
Print Name: Judith Combs  
  
Print Name: Tiffany Barker


By:   
Name: Vishaal Gupta  
Title: Manager

**STATE OF FLORIDA**

**COUNTY OF** Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of March, 2023, by Vishaal Gupta, as Manager of **PARK SQUARE GRANDE PINES, LLC**, a Florida Limited Liability Company. Said person is ☐ personally known to me or ☐ have produced \_\_\_\_\_ as identification.



  
Notary Public; State of Florida  
Print Name: Judith Combs  
My Commission Expires: 5/10/25  
My Commission No.: HH111611

(NOTARY SEAL)

**COUNTERPART SIGNATURE PAGE TO  
BILL OF SALE ABSOLUTE AND AGREEMENT**  
Grande Pines Community Development District – Utility Improvements  
(Parcel 11D Phase 4 (20-S-091))

IN WITNESS WHEREOF, the District has accepted and agreed, and executed this Bill of Sale and Agreement as of the date first above written.

**DISTRICT:**

**ATTEST:**

**GRANDE PINES COMMUNITY  
DEVELOPMENT DISTRICT**

Suhel Rojas  
Print Name: Suhel Rojas  
Secretary/Assistant Secretary

By: Amanda Whitney  
Name: Amanda Whitney  
Title: Chair

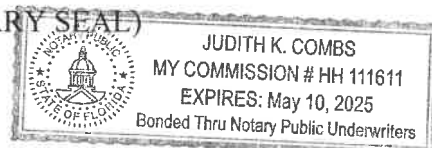
**STATE OF FLORIDA**

**COUNTY OF** Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of March, 2023, by Amanda Whitney as Chair of the Board of Supervisors of the **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT**, and was attested to by Suhel Rojas, as Secretary/Assistant Secretary of the **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT**, both for and on behalf of the District. Said person is ☒ personally known to me or ☐ have produced \_\_\_\_\_ as identification.

Judith Combs  
Notary Public; State of Florida  
Print Name: Judith Combs  
My Commission Expires: 5/10/25  
My Commission No.: HH11611

(NOTARY SEAL)



## **EXHIBIT "A"**

### **DESCRIPTION OF THE IMPROVEMENTS**

#### **The Phase 4 Improvements**

All pipes, lines, valves, valve boxes, fittings, equipment, manholes, lift station, and other goods which comprise the water, reclaimed water, and wastewater collection/transmission system, and related improvements.

On the land described as follows:

A parcel of land comprising a portion of Golf Course Parcels 1 and 3 together with a portion of Lake 9, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Northwest corner of Golf Course Parcel 1, run South 72°13'51" East along the North line of said Golf Course Parcel 1 for a distance of 1595.00 feet to the POINT OF BEGINNING; thence continuing along said North line of Golf Course Parcel 1 run South 72°13'51" East for a distance of 610.59 feet; thence run South 65°40'02" East for a distance of 661.67 feet to a point on a non tangent curve, concave Northeasterly having a radius of 1137.00 feet, with a chord bearing of South 55°09'04" East, and a chord distance of 26.30 feet, thence run Southeasterly along the arc of said curve through a central angle of 01°19'32" for a distance of 26.30 feet to a point of tangency; thence run South 55°48'50" East for a distance of 12.73 feet; thence run South 70°42'36" East for a distance of 31.76 feet to the point of curvature of a curve, concave Northeasterly having a radius of 2814.51 feet, with a chord bearing of South 73°02'24" East, and a chord distance of 228.88 feet, thence run Southeasterly along the arc of said curve through a central angle of 04°39'38" for a distance of 228.94 feet to a point on a non tangent line; thence run South 14°37'46" West for a distance of 8.00 feet; thence run South 52°00'27" West for a distance of 91.30 feet to a point on a non tangent curve, concave Southwesterly having a radius of 100.00 feet, with a chord bearing of North 54°25'15" West, and a chord distance of 56.83 feet, thence run Northwesterly along the arc of said curve through a central angle of 33°00'55" for a distance of 57.62 feet to a point of tangency; thence run North 70°55'42" West for a distance of 259.79 feet to the point of curvature of a curve, concave Southerly having a radius of 125.00 feet, with a chord bearing of South 88°27'37" West, and a chord distance of 88.01 feet, thence run Westerly along the arc of said curve through a central angle of 41°13'22" for a distance of 89.93 to a point of reverse curvature of a curve concave Northerly having a radius of 130.00 feet, with a chord bearing of North 89°25'08" West, and a chord distance of 100.47 feet, thence run Westerly along the arc of said curve through a central angle of 45°27'53" for a distance of 103.16 feet to a point on a non tangent line; thence run South 44°29'36" West for a distance of 64.71 feet; thence run North 73°52'37" West for a distance of 752.00 feet; thence run North 17°46'09" East for a distance of 121.56 feet; thence run North 72°27'20" West

for a distance of 241.29 feet; thence run North 17°46'09" East for a distance of 162.32 feet to the POINT OF BEGINNING.

Contains 6.54 acres, more or less.

TOGETHER WITH a parcel of land comprising of Conservation Area #2, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Northwest corner of Golf Course Parcel 1, run South 72°13'51" East along the North line of said Golf Course Parcel 1 for a distance of 1595.00 feet to the POINT OF BEGINNING; thence continuing along said North line of Golf Course Parcel 1 run South 72°13'51" East for a distance of 610.59 feet; thence run South 65°40'02" East for a distance of 661.67 feet to a point on a non tangent curve, concave Northeasterly having a radius of 1137.00 feet, with a chord bearing of South 55°09'04" East, and a chord distance of 26.30 feet, said point being on the south line of Canal C-1 of the Valencia Drainage District as recorded in Official Records Book 2593, Pages 1260 through 1264, public records of Valencia County, Florida; thence run the following courses along said south line: run Southeasterly along the arc of said curve through a central angle of 01°19'32" for a distance of 26.30 feet to a point of tangency; thence run South 55°48'50" East for a distance of 12.73 feet; thence run South 70°42'36" East for a distance of 31.76 feet to the point of curvature of a curve, concave Northeasterly having a radius of 2814.51 feet, with a chord bearing of South 73°02'24" East, and a chord distance of 228.88 feet, thence run Southeasterly along the arc of said curve through a central angle of 04°39'38" for a distance of 228.94 feet to a point on a non tangent line; thence run South 14°37'46" West for a distance of 8.00 feet to a point on a non tangent curve, concave Northeasterly having a radius of 2822.51 feet, with a chord bearing of South 76°51'03" East, and a chord distance of 145.83 feet; thence run South 78°19'52" East for a distance of 506.47 feet; thence run North 11°40'08" East a distance of 10.00 feet; thence departing said south line run North 11°41'51" East for a distance of 85.00 feet to the North line of said Canal C-1; thence run South 78°19'52" East along said North line for a distance of 25.21 feet to the most westerly corner of said Conservation Area #2 and the Point of Beginning; thence run along the northwesterly line of said Conservation Area #2 the following courses: run North 77°12'49" East for a distance of 515.90 feet; thence run North 62°02'17" East for a distance of 232.63 feet; thence run North 77°31'00" East for a distance of 295.62 feet; thence run North 01°34'14" East for a distance of 77.12 feet to the north line of said Canal C-1; Thence departing said Northwesterly line run North 89°51'11" East along said North line for a distance of 457.30 feet to the west line of Canal C-5 of the Valencia Drainage District as recorded in Official Records Book 2593, Pages 1268 through 1270, public records of Valencia County, Florida; thence run South 00°06'50" East along said west line for a distance of 706.45 feet to the north line of said Canal C-1; thence run the along said north line the following courses: run North 65°54'36" West for a distance of 144.44 feet to the point of curvature of a curve , concave southwesterly having a radius of 983.96 feet with a chord bearing of North 71°09'56" West and a chord distance of 180.26 feet; thence run northwesterly through a central angle of 10°30'40" along the arc of said curve for a distance of 180.51 feet to a point on a non-tangent line; thence run South 13°34'44"



West for a distance of 5.00 feet to a point on a non-tangent curve, concave southwesterly, having a radius of 978.93 feet with a chord bearing of North 77°22'36" West and a chord distance of 32.65 feet; thence run northwesterly through a central angle of 01°54'39" along the arc of said curve for a distance of 32.65 feet to the point of tangency; thence run North 78°19'55" West for a distance of 319.36 feet; thence run South 11°48'44" West for a distance of 10.01 feet; thence run North 78°19'52" West for a distance of 824.77 feet to the Point of Beginning.

Contains 12.00 acres, more or less.

**BILL OF SALE**

**Potable Water Distribution System, Reclaim Water Distribution System,  
and Sanitary Sewer Collection System**

Grande Pines Community Development District, c/o Governmental Management Services – Central Florida, LLC, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 219 E. Livingston Street, Orlando, Florida, (ATTN: District Manager), County of Orange, State of Florida, Seller, for and in consideration of the sum of one (\$1.00) dollar and other valuable consideration paid to Seller by Orange County, a charter county and political subdivision of the State of Florida, Buyer, receipt of which is hereby acknowledged does grant, sell, transfer, convey and deliver to Buyer all pipes, lines, valves, valve boxes, fittings, equipment, manholes and other goods which comprise the water, reclaimed water, and sanitary sewer collection system installed by Seller and located on the following County easements or right-of-way as shown on the recorded drawings, more specifically described as follows:

PROJECT: **Grande Pines Orangewood N-2 PD Parcel 11D Phase 4 (20-S-091)**

Exhibit "A" Legal  
Description Attached

Buyer shall have all rights and title to the goods in itself and its assigns.

Seller warrants that it is the lawful owner of the goods and the goods are free from all liens and encumbrances. Seller has good right to sell the goods and will warrant and defend the right against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Seller has executed this Agreement at Orange County,  
Florida on March 20, 2023.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

By: Amanda Whitney  
Seller Signature

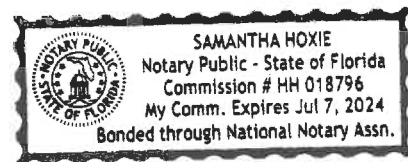
Samantha Hoxie  
Notary Signature

Amanda Whitney 3-20-23  
Print Seller Name and Date

Samantha Hoxie 3-20-23  
Print Notary Name and Date

Chair  
Print Company Title

STATE OF Florida  
COUNTY OF Orange



The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 20th day of March, 2023 by Amanda Whitney, of Grande Pines CDD, a Chairman, on behalf of the company, who is [☒] personally known to me or [☐] has produced \_\_\_\_\_ as identification.

**NOTE: Must be an Officer of Company authorized to sign on Company's behalf**

**AGREEMENT REGARDING TAXES**

Grande Pines Community Development District – Utility Improvements  
(Parcel 11D Phase 4 (20-S-091))

**THIS AGREEMENT REGARDING TAXES** (“Agreement”) is entered into this 10 day of March, 2023, by and between **PARK SQUARE GRANDE PINES, LLC**, a Florida limited liability company, whose address is 5200 Vineland Road, Suite 200, Orlando, Florida 32811 (“Developer”), and **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”).

**WITNESSETH**

**WHEREAS**, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit “A” attached hereto and incorporated herein by reference (the “Property”); and

**WHEREAS**, Developer is the owner and developer of infrastructure improvements and/or personal property, made in, on, over, under and through the Property, as described on Exhibit “A” attached hereto and incorporated herein by reference (the “Improvements”); and

**WHEREAS**, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Improvements to the District by Bill of Sale Absolute and Agreement; and

**WHEREAS**, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Orange County Property Appraiser because of the District’s status as a governmental entity; and

**WHEREAS**, in conjunction with the conveyance of the Improvements from Developer to District, Developer and District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments.

**NOW, THEREFORE**, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.
2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Improvements, or any portion thereof, for tax year 2022 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Improvements for the tax year 2023.

4. Subsequent to the District's acceptance of the Improvements, and only in the event the Improvements are not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Improvements, as applicable, or in the alternative, shall seek a minimal valuation of the Improvements, from the Orange County Property Appraiser, as applicable, and subsequent to tax year 2023, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Improvements, as applicable.

*[SIGNATURE PAGE FOLLOWS]*



**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

WITNESSES:

X Judith Combs  
Print: Judith Combs  
X Tiffany Barbour  
Print: Tiffany Barbour

**PARK SQUARE GRANDE PINES, LLC**, a  
Florida limited liability company

By: Vishal Gupta  
Print: Vishal Gupta  
Title: Manager

**GRANDE PINES COMMUNITY  
DEVELOPMENT DISTRICT**,  
a Florida community development district

ATTEST:

X \_\_\_\_\_  
Print: \_\_\_\_\_  
Secretary/Asst. Secretary

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

WITNESSES:

**PARK SQUARE GRANDE PINES, LLC**, a  
Florida limited liability company

X \_\_\_\_\_

By: \_\_\_\_\_

Print: \_\_\_\_\_

Print: \_\_\_\_\_

X \_\_\_\_\_

Title: \_\_\_\_\_

Print: \_\_\_\_\_

**GRANDE PINES COMMUNITY  
DEVELOPMENT DISTRICT**,  
a Florida community development district

ATTEST:

X Suhnel Rojas

By: Amanda Whitney

Print: Suhnel Rojas  
Secretary/Asst. Secretary

Print: Amanda Whitney

Title: Chair

## **EXHIBIT "A"**

### **DESCRIPTION OF THE IMPROVEMENTS**

#### **The Phase 4 Improvements**

All pipes, lines, valves, valve boxes, fittings, equipment, manholes, lift station, and other goods which comprise the water, reclaimed water, and wastewater collection/transmission system, and related improvements.

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Contains 12.00 acres, more or less.

### **OWNER'S AFFIDAVIT**

Grande Pines Community Development District – Utility Improvements  
(Parcel 11D Phase 4 (20-S-091))

#### **STATE OF FLORIDA COUNTY OF ORANGE**

**BEFORE ME**, the undersigned authority, personally appeared Vishaal Gupta (“Affiant”) as Manager of Park Square Grande Pines, LLC, a Florida limited liability company, authorized to do business in Florida, whose principal address is 5200 Vineland Road, Suite 200, Orlando, Florida 32811 (the “Owner”), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that the Owner is the owner of certain infrastructure improvements (the “Improvements”) on land located in Orange County, Florida, as more particularly described in Exhibit “A” attached hereto, and that Affiant as Manager of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Improvements, as described in the Bill of Sale and Assignment, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title set forth in the plat of Orangewood Neighborhood-2, as recorded in Plat Book 17, Page 81, of the Official Records of Orange County, Florida (collectively, the “Plat”).

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Improvements might be disputed or questioned, or by reason of which any claim to any part of the Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Improvements which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Improvements which is now pending in any state or federal court in the United States affecting the Improvements, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Improvements.

7. Affiant knows of no special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Grande Pines Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Improvements to the District and for the District's future conveyances to Orange County, Florida.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Improvements between the effective date of the Plat and the effective date of the Bill of Sale and Assignment for this conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of N/A; (v) has a mailing address of 5200 Vineland Road, Suite 200, Orlando, Florida 32811. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that Buyer and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

*[SIGNATURES ON FOLLOWING PAGE]*

FURTHER AFFIANT SAYETH NAUGHT.

DATED: March 10, 2023

Signed, sealed and delivered in our presence:

Judith Combs  
(Signature)  
Judith Combs  
(Print Name)  
[Signature]  
(Signature)  
Tiffany Barbaw  
(Print Name)

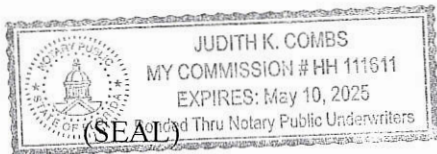
PARK SQUARE GRANDE PINES, LLC,  
a Florida limited liability company

By: Vishal Gupta  
Print: Vishal Gupta  
Title: Manager

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of March, 2023, by Vishal Gupta, as manager of Park Square Grande Pines, LLC, a Florida limited liability company, on behalf of the limited liability company. Said person is ☒ personally known to me or ☐ has produced \_\_\_\_\_ as identification.



Judith Combs  
Notary Public; State of Florida  
Print Name: Judith Combs  
Comm. Exp.: 5/10/25; Comm. No.: HH111611



## **EXHIBIT "A"**

### **DESCRIPTION OF THE IMPROVEMENTS**

#### **The Phase 4 Improvements**

All pipes, lines, valves, valve boxes, fittings, equipment, manholes, lift station, and other goods which comprise the water, reclaimed water, and wastewater collection/transmission system, and related improvements.

On the land described as follows:

A parcel of land comprising a portion of Golf Course Parcels 1 and 3 together with a portion of Lake 9, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Northwest corner of Golf Course Parcel 1, run South  $72^{\circ}13'51''$  East along the North line of said Golf Course Parcel 1 for a distance of 1595.00 feet to the POINT OF BEGINNING; thence continuing along said North line of Golf Course Parcel 1 run South  $72^{\circ}13'51''$  East for a distance of 610.59 feet; thence run South  $65^{\circ}40'02''$  East for a distance of 661.67 feet to a point on a non tangent curve, concave Northeasterly having a radius of 1137.00 feet, with a chord bearing of South  $55^{\circ}09'04''$  East, and a chord distance of 26.30 feet, thence run Southeasterly along the arc of said curve through a central angle of  $01^{\circ}19'32''$  for a distance of 26.30 feet to a point of tangency; thence run South  $55^{\circ}48'50''$  East for a distance of 12.73 feet; thence run South  $70^{\circ}42'36''$  East for a distance of 31.76 feet to the point of curvature of a curve, concave Northeasterly having a radius of 2814.51 feet, with a chord bearing of South  $73^{\circ}02'24''$  East, and a chord distance of 228.88 feet, thence run Southeasterly along the arc of said curve through a central angle of  $04^{\circ}39'38''$  for a distance of 228.94 feet to a point on a non tangent line; thence run South  $14^{\circ}37'46''$  West for a distance of 8.00 feet; thence run South  $52^{\circ}00'27''$  West for a distance of 91.30 feet to a point on a non tangent curve, concave Southwesterly having a radius of 100.00 feet, with a chord bearing of North  $54^{\circ}25'15''$  West, and a chord distance of 56.83 feet, thence run Northwesterly along the arc of said curve through a central angle of  $33^{\circ}00'55''$  for a distance of 57.62 feet to a point of tangency; thence run North  $70^{\circ}55'42''$  West for a distance of 259.79 feet to the point of curvature of a curve, concave Southerly having a radius of 125.00 feet, with a chord bearing of South  $88^{\circ}27'37''$  West, and a chord distance of 88.01 feet, thence run Westerly along the arc of said curve through a central angle of  $41^{\circ}13'22''$  for a distance of 89.93 to a point of reverse curvature of a curve concave Northerly having a radius of 130.00 feet, with a chord bearing of North  $89^{\circ}25'08''$  West, and a chord distance of 100.47 feet, thence run Westerly along the arc of said curve through a central angle of  $45^{\circ}27'53''$  for a distance of 103.16 feet to a point on a non tangent line; thence run South  $44^{\circ}29'36''$  West for a distance of 64.71 feet; thence run North  $73^{\circ}52'37''$  West for a distance of 752.00 feet; thence run North  $17^{\circ}46'09''$  East for a distance of 121.56 feet; thence run North  $72^{\circ}27'20''$  West

for a distance of 241.29 feet; thence run North 17°46'09" East for a distance of 162.32 feet to the POINT OF BEGINNING.

Contains 6.54 acres, more or less.

TOGETHER WITH a parcel of land comprising of Conservation Area #2, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Northwest corner of Golf Course Parcel 1, run South 72°13'51" East along the North line of said Golf Course Parcel 1 for a distance of 1595.00 feet to the POINT OF BEGINNING; thence continuing along said North line of Golf Course Parcel 1 run South 72°13'51" East for a distance of 610.59 feet; thence run South 65°40'02" East for a distance of 661.67 feet to a point on a non tangent curve, concave Northeasterly having a radius of 1137.00 feet, with a chord bearing of South 55°09'04" East, and a chord distance of 26.30 feet, said point being on the south line of Canal C-1 of the Valencia Drainage District as recorded in Official Records Book 2593, Pages 1260 through 1264, public records of Valencia County, Florida; thence run the following courses along said south line: run Southeasterly along the arc of said curve through a central angle of 01°19'32" for a distance of 26.30 feet to a point of tangency; thence run South 55°48'50" East for a distance of 12.73 feet; thence run South 70°42'36" East for a distance of 31.76 feet to the point of curvature of a curve, concave Northeasterly having a radius of 2814.51 feet, with a chord bearing of South 73°02'24" East, and a chord distance of 228.88 feet, thence run Southeasterly along the arc of said curve through a central angle of 04°39'38" for a distance of 228.94 feet to a point on a non tangent line; thence run South 14°37'46" West for a distance of 8.00 feet to a point on a non tangent curve, concave Northeasterly having a radius of 2822.51 feet, with a chord bearing of South 76°51'03" East, and a chord distance of 145.83 feet; thence run South 78°19'52" East for a distance of 506.47 feet; thence run North 11°40'08" East a distance of 10.00 feet; thence departing said south line run North 11°41'51" East for a distance of 85.00 feet to the North line of said Canal C-1; thence run South 78°19'52" East along said North line for a distance of 25.21 feet to the most westerly corner of said Conservation Area #2 and the Point of Beginning; thence run along the northwesterly line of said Conservation Area #2 the following courses: run North 77°12'49" East for a distance of 515.90 feet; thence run North 62°02'17" East for a distance of 232.63 feet; thence run North 77°31'00" East for a distance of 295.62 feet; thence run North 01°34'14" East for a distance of 77.12 feet to the north line of said Canal C-1; Thence departing said Northwesterly line run North 89°51'11" East along said North line for a distance of 457.30 feet to the west line of Canal C-5 of the Valencia Drainage District as recorded in Official Records Book 2593, Pages 1268 through 1270, public records of Valencia County, Florida; thence run South 00°06'50" East along said west line for a distance of 706.45 feet to the north line of said Canal C-1; thence run the along said north line the following courses: run North 65°54'36" West for a distance of 144.44 feet to the point of curvature of a curve , concave southwesterly having a radius of 983.96 feet with a chord bearing of North 71°09'56" West and a chord distance of 180.26 feet; thence run northwesterly through a central angle of 10°30'40" along the arc of said curve for a distance of 180.51 feet to a point on a non-tangent line; thence run South 13°34'44"

West for a distance of 5.00 feet to a point on a non-tangent curve, concave southwesterly, having a radius of 978.93 feet with a chord bearing of North 77°22'36" West and a chord distance of 32.65 feet; thence run northwesterly through a central angle of 01°54'39" along the arc of said curve for a distance of 32.65 feet to the point of tangency; thence run North 78°19'55" West for a distance of 319.36 feet; thence run South 11°48'44" West for a distance of 10.01 feet; thence run North 78°19'52" West for a distance of 824.77 feet to the Point of Beginning.

Contains 12.00 acres, more or less.



## **CERTIFICATE OF DISTRICT ENGINEER**

Grande Pines Community Development District – Utility Improvements  
(Parcel 11D Phase 4 (20-S-091))

I, **Christina Baxter, P.E. of Poulos & Bennett, LLC**, a Florida limited liability company, authorized to transact business in Florida, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 67547, with offices located at 2602 E. Livingston Street, Orlando, Florida 32803 (“Poulos”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Poulos, currently serve as District Engineer to the Grande Pines Community Development District (the “District”).

2. That the District proposes to accept from **Park Square Grande Pines, LLC**, a Florida limited liability company (“Developer”) and subsequently proposes to transfer to **Orange County, Florida**, a charter county and political subdivision of the State of Florida (“Orange County”) for ownership, operation and maintenance, certain infrastructure improvements and personal property described in Exhibit “A” attached hereto and incorporated herein by reference (collectively, the “Improvements”), made in, on, over, under and through the land described in Exhibit “A” attached hereto and incorporated herein by reference. Any Improvements being conveyed to the District is being transferred at only nominal cost to the District; therefore no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of the conveyance of the Improvements from the Developer to the District and the District’s conveyance of the Improvements to Orange County. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by the appropriate governmental authorities, as applicable. I have reviewed the actual cost of the Improvements built or constructed by or at the direction of the Developer and the District is paying no more than the actual cost incurred, or the current value thereof, whichever is less, as applicable. The Improvements are in a condition acceptable for acceptance by the District.

5. That the Improvements are properly permitted by the appropriate governmental entities, as applicable, and that copies of the applicable plans, specifications and permits relating to the Improvements, if any, that have actually been provided to Poulos are being held by Poulos as records of the District on its behalf.

6. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by Poulos.



**SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER**

Grande Pines Community Development District – Utility Improvements  
(Parcel 11D Phase 4 (20-S-091))

DATED: 22 March, 2023

Witness:

Print:

Josephine Gray  
Josephine Gray

Witness:

Print:

Crystal Garcia  
Crystal Garcia

C. Baxter

**Christina Baxter, P.E.**

State of Florida License No.: **67547**

on behalf of the company,  
Poulos & Bennett, LLC

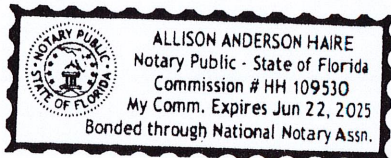
**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [ ] online notarization, this 22 day of March, 2023 by **CHRISTINA BAXTER** of Poulos & Bennett, LLC, a Florida limited liability company authorized to transact business in Florida, on behalf of said corporation. Said person is [ ] personally known to me or [ ] has produced a valid driver's license as identification.

Allison Anderson Haire

Notary Public; State of Florida

(SEAL)



Print Name: Allison Anderson Haire  
Comm. Exp.: 6-22-2025  
Comm. No.: HH 109530



## **EXHIBIT "A"**

### **DESCRIPTION OF THE IMPROVEMENTS**

#### **The Phase 4 Improvements**

All pipes, lines, valves, valve boxes, fittings, equipment, manholes, lift station, and other goods which comprise the water, reclaimed water, and wastewater collection/transmission system, and related improvements.

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Contains 12.00 acres, more or less.



**THIS INSTRUMENT PREPARED BY  
AND TO BE RETURNED TO:**

Jan Albanese Carpenter, Esq.  
Latham, Luna, Eden & Beaudine LLP  
Post Office Box 3353  
Orlando, Florida 32802

Parcel ID: 13-24-28-6643-18-001  
13-24-28-6643-03-001

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made as of this 27<sup>th</sup> day of June, 2023 by **PARK SQUARE GRANDE PINES, LLC**, a Florida limited liability company (the “Grantor”), whose principal address is 5200 Vineland Road, Suite 200, Orlando, Florida 32811, to **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “Grantee”) whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

(Whenever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Orange County, Florida, more particularly described as follows (the “Property”).

**SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN  
BY REFERENCE.**

**TOGETHER WITH** all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2023 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

*[SIGNATURES ON FOLLOWING PAGE]*

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in our presence:

**"GRANTOR"**

Amanda Whitney  
(Signature)  
Amanda Whitney  
(Print Name)

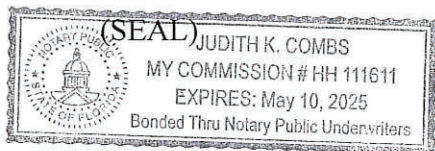
Judith Combs  
(Signature)  
Judith Combs  
(Print Name)

**PARK SQUARE GRANDE PINES, LLC**, a  
Florida limited liability company

By: [Signature]  
Print: Surash Gupta  
Title: Manager

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [ ☒ ] physical presence or [ ☐ ] online notarization, this 27 day of June, 2023, by Surash Gupta as Manager of **PARK SQUARE GRANDE PINES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ☒ ] personally known to me or [ ☐ ] has produced \_\_\_\_\_ as identification.



Judith Combs  
Notary Public; State of Florida  
Print Name: Judith Combs  
Comm. Exp.: 5/10/25 ; Comm. No.: HH111611

**EXHIBIT "A"**

**Description of the Property**

Tract R-1, according to the PARADISO GRANDE PHASE 4 plat, as recorded in Plat Book 111, Page 77, Public Records of Orange County, Florida.

Tract C-1, according to the PARADISO GRANDE PHASE 4 plat, as recorded in Plat Book 111, Page 77, Public Records of Orange County, Florida.



**BILL OF SALE ABSOLUTE AND AGREEMENT**  
Grande Pines Community Development District – Phase 4

**THIS BILL OF SALE ABSOLUTE AND AGREEMENT** (“Agreement”) is made as of this 27th day of June, 2023, by and between **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **PARK SQUARE GRANDE PINES, LLC** (hereinafter referred to as the “Developer”), a Florida limited liability company, whose address is 5200 Vineland Road, Suite 200, Orlando, Florida 32811, and

**RECITALS**

**WHEREAS**, Developer owns certain improvements, equipment and personal property located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in Exhibit “A” attached hereto (collectively, the “Improvements”); and

**WHEREAS**, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

**WHEREAS**, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

**NOW, THEREFORE**, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Orange and the State of Florida, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, and the District hereby accepts, all of the Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Developer’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Developer from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and



agreements, to have and to hold unto District, its successors and assigns, to and for its or their use, forever.

3. Developer agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by the Developer (and, if required, performed by the Developer on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

4. The Developer represents and warrants to the District that the Developer has good and lawful right, title and interest in the Improvements and that the Improvements is free and clear of any and all liens or encumbrances, that the Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

5. The above recitals are true and correct and are incorporated herein by reference.


6. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

***[SIGNATURES APPEAR ON THE FOLLOWING PAGES]***


**COUNTERPART SIGNATURE PAGE TO BILL OF SALE**  
Grande Pines Community Development District – Phase 4

**IN WITNESS WHEREOF**, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

  
Witness

Amanda Whitney  
Printed Name

  
Witness

Judith Combs  
Printed Name

**PARK SQUARE GRANDE PINES, LLC**, a  
Florida limited liability company

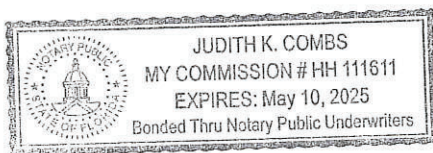
By: 

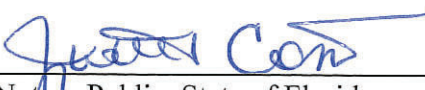
Print: Suresh Gupta

Title: Manager

**STATE OF FLORIDA**  
**COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [ ☒ ] physical presence or [ ☐ ] online notarization, this 27 day of June, 2023, by Suresh Gupta as Manager of **PARK SQUARE GRANDE PINES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ☒ ] personally known to me or [ ☐ ] has produced \_\_\_\_\_ as identification.



  
Notary Public; State of Florida  
Print Name: Judith Combs  
My Commission Expires: 5/10/25  
My Commission No.: HH111611

**COUNTERPART SIGNATURE PAGE TO BILL OF SALE**  
Grande Pines Community Development District – Phase 4

**GRANDE PINES COMMUNITY  
DEVELOPMENT DISTRICT,**  
a Florida community development district

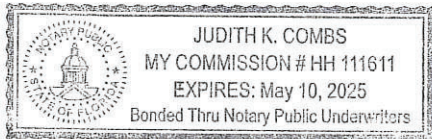
ATTEST:

By: Suhel Rojas  
Secretary/Asst. Secretary

By: Amanda Whitney  
Print: Amanda Whitney  
Title: Chairman

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of June, 2023, by Amanda Whitney as Chairman of the Board of Supervisors of the **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is ☒ personally known to me or ☐ has produced \_\_\_\_\_ as identification.



Judith Combs  
Notary Public; State of Florida  
Print Name: Judith Combs  
My Commission Expires: 5/10/25  
My Commission No.: HH111611

**EXHIBIT "A"**

**LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT**

1. Roadway and Drainage and Improvements
2. Conservation Area
3. Professional Fees – Surveys, Plats and Plans

The Improvements were completed in accordance with the following, as applicable:

Orange County Permit 20-S-091  
SFWMD ERP Permit 48-104396-P  
Valencia Water Control District Permit 514

**The foregoing Improvements are located on the following real property tracts:**

Tract R-1, according to the PARADISO GRANDE PHASE 4 plat, as recorded in Plat Book 111, Page 77, Public Records of Orange County, Florida.

Tract C-1, according to the PARADISO GRANDE PHASE 4 plat, as recorded in Plat Book 111, Page 77, Public Records of Orange County, Florida.



**AGREEMENT REGARDING TAXES**

Grande Pines Community Development District – Phase 4

**THIS AGREEMENT REGARDING TAXES** (“Agreement”) is entered into this 27<sup>th</sup> day of June, 2023, by and between **PARK SQUARE GRANDE PINES, LLC**, a Florida limited liability company, whose address is 5200 Vineland Road, Suite 200, Orlando, Florida 32811 (the “Developer”), and **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”).

**WITNESSETH**

**WHEREAS**, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit “A” attached hereto and incorporated herein (the “Property”); and

**WHEREAS**, Developer is the owner and developer of infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described on Exhibit “A” attached hereto and incorporated herein (the “Improvements”); and

**WHEREAS**, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property and the Improvements to the District by Special Warranty Deed and Bill of Sale Absolute and Agreement; and

**WHEREAS**, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Orange County Property Appraiser because of the District’s status as a governmental entity; and

**WHEREAS**, in conjunction with the conveyance of the Property and Improvements from Developer to District, Developer and District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property.

**NOW, THEREFORE**, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2022 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2023.

4. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Orange County Property Appraiser and, subsequent to tax year 2023, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.


[SIGNATURE PAGE FOLLOWS]


**SIGNATURE PAGE TO AGREEMENT REGARDING TAXES**

Grande Pines Community Development District – Phase 4

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

**WITNESSES:**

X   
Print: Amanda Whitney

X   
Print: Judith Combs

**PARK SQUARE GRANDE PINES, LLC**, a  
Florida limited liability company

By: 

Print: Suresh Gupta

Title: Manager

**SIGNATURE PAGE TO AGREEMENT REGARDING TAXES**  
Grande Pines Community Development District – Phase 4

**GRANDE PINES COMMUNITY  
DEVELOPMENT DISTRICT,**  
a Florida community development district

**ATTEST**

X Suhel Rojas  
Print: Suhel Rojas  
Secretary/Asst. Secretary

By: Amanda Whitney  
Print: Amanda Whitney  
Title: Chairman



**EXHIBIT “A”**

**DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS**

**PROPERTY**

Tract R-1, according to the PARADISO GRANDE PHASE 4 plat, as recorded in Plat Book 111, Page 77, Public Records of Orange County, Florida.

Tract C-1, according to the PARADISO GRANDE PHASE 4 plat, as recorded in Plat Book 111, Page 77, Public Records of Orange County, Florida.

**IMPROVEMENTS**

1. Roadway and Drainage and Improvements
2. Conservation Area
3. Professional Fees – Surveys, Plats and Plans

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SFWMD ERP Permit 48-104396-P  
Valencia Water Control District Permit 514

**OWNER'S AFFIDAVIT**

Grande Pines Community Development District – Phase 4

**STATE OF FLORIDA  
COUNTY OF ORANGE**

**BEFORE ME**, the undersigned authority, personally appeared Suresh Gupta (“Affiant”) as Manager of Park Square Grande Pines, LLC, a Florida limited liability company, authorized to do business in Florida, whose principal address is 5200 Vineland Road, Suite 200, Orlando, Florida 32811 (the “Owner”), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that the Owner is the fee simple title holder to certain lands located in Orange County, Florida (the “Property”) and of certain infrastructure improvements on the Property (the “Improvements”), as more particularly described on Exhibit “A” attached hereto, and that Affiant as the Manager of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the plat of Paradiso Grande Phase 4, as recorded in Plat Book 111, Page 77, of the Official Records of Orange County, Florida (the “Plat”).

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property and Improvements might be disputed or questioned, or by reason of which any claim to any part of the Property and Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Property or the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property or Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Property which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Property or Improvements which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property or Improvements.

7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or



improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Grande Pines Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Property and Improvements to the District.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property or the Improvements between the effective date of the Plat and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property or the ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of N/A (v) has a mailing address of 5200 Vineland Road, Suite 200, Orlando, Florida 32811. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

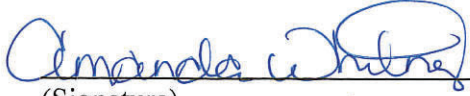

11. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

*[SIGNATURES ON FOLLOWING PAGE]*

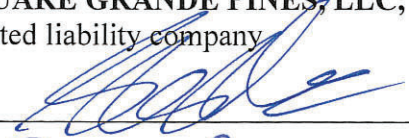
**FURTHER AFFIANT SAYETH NAUGHT.**

**DATED:** \_\_\_\_\_, 2023

Signed, sealed and delivered in our presence:

  
(Signature)  
Amanda Whitney  
(Print Name)  
  
(Signature)  
Judith Combs  
(Print Name)

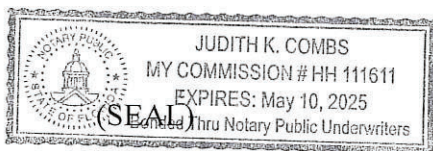
**PARK SQUARE GRANDE PINES, LLC**, a  
Florida limited liability company


By:   
Print: Suresh Gupta  
Title: Manager

**STATE OF FLORIDA**

**COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [ ☒ ] physical presence or [ ☐ ] online notarization, this 27 day of June, 2023, by Suresh Gupta, as Manager of **PARK SQUARE GRANDE PINES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ☒ ] personally known to me or [ ☐ ] has produced \_\_\_\_\_ as identification.



  
Notary Public; State of Florida  
Print Name: Judith Combs  
Comm. Exp.: 5/10/25; Comm. No.: HH111611



## **EXHIBIT "A"**

### **DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS**

#### **PROPERTY**

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Valencia Water Control District Permit 514

## **CERTIFICATE OF DISTRICT ENGINEER**

### **Grande Pines Community Development District – Phase 4**

I, **Christina Baxter, P.E. of Poulos & Bennett, LLC**, a Florida limited liability company, authorized to transact business in Florida, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 67547, with offices located at 2602 E. Livingston Street, Orlando, Florida 32803 (“Poulos”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Poulos, currently serve as District Engineer to the Grande Pines Community Development District (the “District”).

2. That the District proposes to accept from **PARK SQUARE GRANDE PINES, LLC**, a Florida limited liability company (“Developer”), for ownership, operation and maintenance, certain real property described in Exhibit “A” attached hereto and incorporated herein (collectively, the “Property”), plus infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described more completely in Exhibit “A” attached hereto and incorporated herein (collectively, the “Improvements”). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of the conveyance of the Property and Improvements from the Developer to the District and the District’s acceptance of such Property and Improvements. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. The Improvements are in a condition acceptable for acceptance by the District.

5. That the Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Improvements, if any, that have actually been provided to Poulos are being held by Poulos as records of the District on its behalf.

6. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

*[Signature page to follow.]*

## **EXHIBIT "A"**

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Valencia Water Control District Permit 514

**SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER**

Grande Pines Community Development District – Phase 4

DATED: July 10, 2023

Witness: Chloe Brantley  
Print: Chloe Brantley

Witness: Shirley Ann Gray  
Print: Shirley Ann Gray

C. Baxter

**Christina Baxter, P.E.**

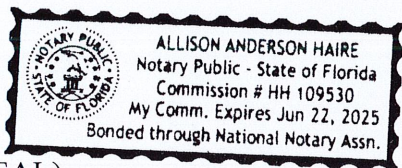
State of Florida License No.: **67547**

on behalf of the company,

Poulos & Bennett, LLC

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [ ] online notarization, this 10 day of July, 2023 by **CHRISTINA BAXTER** of Poulos & Bennett, LLC, a Florida limited liability company authorized to transact business in Florida, on behalf of said corporation. Said person is ☒ personally known to me or [ ] has produced a valid driver's license as identification.



(SEAL)

Allison Anderson Haire

Notary Public; State of Florida

Print Name: Allison Anderson Haire

Comm. Exp.: 6-22-2025

Comm. No.: HH 109530



## SECTION V

**NOTICE OF MEETING DATES  
GRANDE PINES  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the *Grande Pines Community Development District* will hold their regularly scheduled public meetings for **Fiscal Year 2024** at **10:00 am at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, Florida 32801**, on the third Monday of each month as follows:

**October 16, 2023**  
**November 20, 2023**  
**December 18, 2023**  
**January 15, 2024**  
**February 19, 2024**  
**March 18, 2024**  
**April 15, 2024**  
**May 20, 2024**  
**June 17, 2024**  
**July 15, 2024**  
**August 19, 2024**  
**September 16, 2024**

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the meeting agenda may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801.

The meetings may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodation to participate in this meeting is asked to advise the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at these meetings 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.

George S. Flint  
District Manager  
Governmental Management Services – Central Florida, LLC

## SECTION VI

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**BILL COWLES**  
Supervisor of Elections  
Orange County, Florida

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OUR MISSION IS TO:  
*Ensure the integrity of the electoral process.  
Enhance public confidence.  
Encourage citizen participation.*

---

April 15, 2023

Monica Virgen, Recording Secretary  
Grande Pines Community Development District  
Governmental Management Services  
219 E. Livingston Street  
Orlando FL 32801

Dear Ms. Virgen:

Per the requirements of Chapter 190.006, Florida Statutes, the Orange County Supervisor of Elections Office Mapping Department has determined the number of registered voters in the Community Development District as of **April 15, 2023**. Our research is based on the most recent legal description provided to us by the District Office.

As of **April 15, 2023**, there are **0 registered voters** in the  
Grande Pines Community Development District

A map and list of addresses can be provided upon request. If you have any questions or corrections, please contact the Mapping Department at 407-254-6554.

Sincerely,

Mapping Department  
Orange County Supervisor of Elections  
Phone: 407-254-6554  
119 W. Kaley St  
Orlando, FL 32806  
soemapping@ocfelections.gov



# SECTION D

# Grande Pines CDD

## Field Management Report



July 17th, 2023

Clayton Smith

Field Manager

GMS

# Completed

## Contracted Services

- ✚ Contracted services for landscaping, fountain maintenance, and aquatics are all fully implemented.
- ✚ Now that the acclimation period has ended all vendors are performing well and have a full understanding of any quality expectations.





# Completed

## Landscaping Cleanup

- ✚ Initial cleaning of front entrance BLVD was conducted to remove excess weed and overgrowth pressure.
- ✚ Trees that had fallen during the recent storm were stood up and re-strapped.
- ✚ Dead trees along the front entrance will be flush cut.
- ✚ Recommend injecting Sylvester Palms at quarterly to help rejuvenate them.

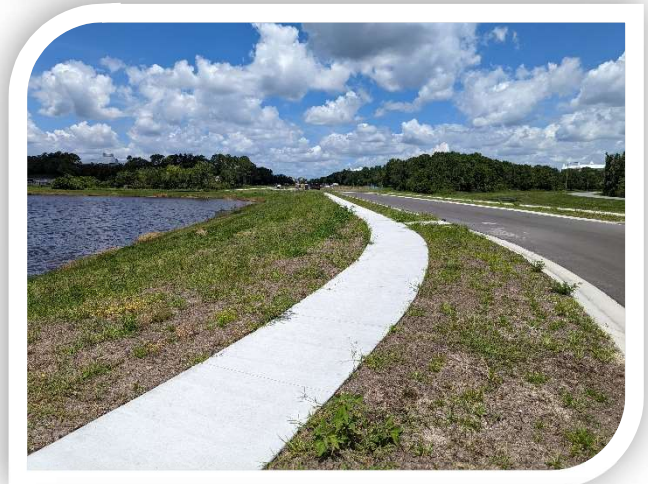




# Upcoming

## Phase 4 Turnover

- ✚ Scheduling conveyance turnover walkthrough for Phase 4 common areas. These areas are currently not maintained by the CDD.
- ✚ United Land will provide updated pricing as an addendum to the current landscaping contract.



# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at [csmith@gmscfl.com](mailto:csmith@gmscfl.com). Thank you.

Respectfully,  
Clayton Smith