

SORRENTO PINES

**COMMUNITY DEVELOPMENT
DISTRICT**

December 14, 2023

**BOARD OF SUPERVISORS
REGULAR MEETING AND
AUDIT COMMITTEE
MEETING AGENDA**

SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Sorrento Pines Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

December 7, 2023

Board of Supervisors
Sorrento Pines Community Development District

Dear Board Members:

The Board of Supervisors of the Sorrento Pines Community Development District will hold a Regular Meeting and Audit Committee Meeting on December 14, 2023 at 3:00 p.m., at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 34731. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Supervisor Taryn Galvin [SEAT 4] *(the following will be provided in a separate package)*
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Chapter 190, Florida Statutes
 - D. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - E. Form 8B: Memorandum of Voting Conflict
4. Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services
 - A. Affidavit of Publication
 - B. RFQ Package
 - C. Respondent: *Poulos & Bennett, LLC*

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

- D. Competitive Selection Criteria/Ranking
 - E. Award of Contract
5. Consideration of Resolution 2024-01, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
 6. Recess Regular Meeting/Commencement of Audit Selection Committee Meeting
 7. Review of Responses to Request for Proposals (RFP) for Annual Audit Services
 - A. Affidavit of Publication
 - B. RFP Package
 - C. Respondent(s)
 - I. Grau & Associates
 - II. Berger, Toombs, Elam, Gaines & Frank
 - D. Auditor Evaluation Matrix/Ranking
 8. Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting
 9. Consider Recommendation of Audit Selection Committee
 - Award of Contract
 10. Consideration of Resolution 2024-02, Designating the Primary Administrative Office of the District and Providing an Effective Date
 11. Consideration of Resolution 2024-03, Designating the Location of the Local District Records Office and Providing an Effective Date
 12. Ratification of Acquisition of Phase 1B Utilities Improvements
 13. Consideration of Resolution 2024-04, Declaring the District's Intent to Accept Responsibility for the Perpetual Operation, Maintenance, and Funding of the Stormwater Management System and Conservation Areas
 14. Acceptance of Unaudited Financial Statements as of October 31, 2023
 15. Approval of June 21, 2023 Public Hearings and Regular Meeting Minutes

16. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer (Interim): *Poulos & Bennett, LLC*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: TBD

- QUORUM CHECK

SEAT 1	SETH BENNETT	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	QUINT NOORDSTAR	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	ALEX GROSS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	TARYN GALVIN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5		☐ IN PERSON	☐ PHONE	☐ NO

17. Board Members' Comments/Requests

18. Public Comments

19. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres (904) 295-5714.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 782 134 6157

SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT

4A

The Villages DAILY SUN

Published Daily
Lady Lake, Florida
State of Florida
County Of Lake

Before the undersigned authority personally appeared

ALLAN LOVELL

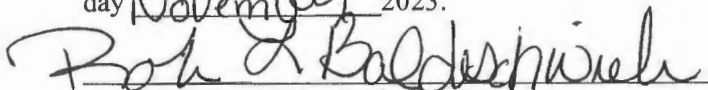
who on oath says that he is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal Ad #1160761 in the matter of NOTICE OF REQUEST was published in said newspaper in the issue(s) of November 23, 2023

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



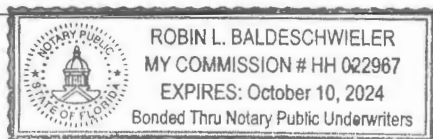
(Signature Of Affiant)

Sworn to and subscribed before me this 27 day November 2023.



Robin Baldeschwieler, Notary

Personally Known _____ or
Production Identification _____
Type of Identification Produced _____



REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT

RFQ for Engineering Services

The Sorrento Pines Community Development District ("District"), located in Lake County, Florida, announces that professional engineering services will be required on a continuing basis for the District's stormwater systems; and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity

of District Engineer and will provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in Lake County, Florida; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit electronic copies of Standard Form No. 330 and the Qualification Statement by 12:00 p.m., on December 7, 2023 by email to gillyardd@whhassociates.com ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Thousand Dollars (\$20,000.00).

#1160761 November 23, 2023

SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT

4B

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
FOR THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT**

RFQ for Engineering Services

The Sorrento Pines Community Development District ("**District**"), located in Lake County, Florida, announces that professional engineering services will be required on a continuing basis for the District's stormwater systems, and other public improvements authorized by Chapter 190, *Florida Statutes*. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual ("**Applicant**") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("**Qualification Statement**") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in Lake County, Florida; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, *Florida Statutes* ("**CCNA**"). All Applicants interested must submit electronic copies of Standard Form No. 330 and the Qualification Statement by 12:00 p.m., on December 7, 2023 by email to gillyardd@whhassociates.com ("**District Manager's Office**").

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Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Thousand Dollars (\$20,000.00).

SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT

DISTRICT ENGINEER PROPOSALS

COMPETITIVE SELECTION CRITERIA

1) Ability and Adequacy of Professional Personnel (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) Consultant's Past Performance (Weight: 25 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

3) Geographic Location (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

4) Willingness to Meet Time and Budget Requirements (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

5) Certified Minority Business Enterprise (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

6) Recent, Current and Projected Workloads (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.

7) Volume of Work Previously Awarded to Consultant by District (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT

4C

Sorrento Pines Community Development District

Request for Qualifications for Engineering Services

Prepared For
District Manager's Office
Lake County, Florida

Date
December 7, 2023



2602 E. Livingston St. | Orlando, Florida 32803 | Tel: 407-487-2594 |
www.poulosandbennett.com FBPE Certificate of Authorization No. 28567



Orlando Office:
2602 E. Livingston Street
Orlando, FL 32803

(407) 487-2594
poulosandbennett.com

Jacksonville Office:
12574 Flagler Center Blvd.
Jacksonville, FL 32258

December 7, 2023

District Manager Office
Sorrento Pines Community Development District
Lake County, Florida

RE: Request for Qualifications for Engineering Services
Sorrento Pines Community Development District

Thank you for the opportunity to present our qualifications to provide engineering services for the Sorrento Pines Community Development District (Sorrento Pines CDD). Poulos & Bennett will bring incomparable attention to detail regarding the CDD's water distribution system, sanitary sewer facilities, reuse water system, stormwater system, electrical service systems, conservation mitigation, onsite public roadway improvements, and other public improvements with a highly dedicated team of experienced professionals who will meet all your civil engineering, and related needs. In addition, we pride ourselves on the quality and extent of our client customer service and are committed to continuing that reputation in support of the Sorrento Pines CDD.

To best serve the Sorrento Pines CDD for engineering services, Poulos & Bennett has teamed up with Bio-Tech Consulting, Inc. (environmental consultant), Universal Engineering Sciences (Geotech), Raysor Transportation Consulting (traffic/transportation) and Bonnett Design Group (landscape architect). Poulos & Bennett has successfully worked with each of these firms, and we are confident they will provide a highly experienced and efficient team for the services required by the Sorrento Pines CDD. Poulos & Bennett and the assembled team members are all headquartered in the Central Florida area and can provide quick and efficient service to the Sorrento Pines CDD

The Poulos & Bennett team is the best fit for carrying out this project expeditiously and efficiently based on our significant experience with Community Development Districts. Poulos & Bennett is the design engineering and surveying firm for the CDD. Our Orlando office location, our thorough understanding of St Johns River Water Management District (SJRWMD) criteria and permitting, as well as our long-standing relationships with SJRWMD and Lake County staff to provide a uniquely positioned team of professionals to facilitate the requirements of the Sorrento Pines CDD. Our team has extensive experience and strong relationships with Lake County staff, and we are proud of our reputation as being consummate professionals in our interactions, skilled civil engineers, surveyors and planners in our practice, and committed advocates for our clients

We appreciate the opportunity to provide our qualifications to the Sorrento Pines CDD for engineering services and are excited about the possibility of providing high-quality and cost-effective engineering services to meet your needs. Our engineering experience, coupled with the talent and experience of the overall team, will meet and exceed the needs of the Sorrento Pines CDD. Please do not hesitate to contact us should you need any additional information.

Sincerely,

A handwritten signature in blue ink that reads "Lance Bennett".

Lance Bennett
Principal-In-Charge

ARCHITECT - ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)

ENGINEERING SERVICES SORENTO PINES COMMUNITY DEVELOPMENT DISTRICT

2. PUBLIC NOTICE DATE

N/A

3. SOLICITATION OR PROJECT NUMBER

N/A

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

R. Lance Bennett, PE – Principal-In-Charge

5. NAME OF FIRM

Poulos & Bennett, LLC

6. TELEPHONE NUMBER

407.487.2594

7. FAX NUMBER

407.289.5280

8. E-MAIL ADDRESS

lbennett@poulosandbennett.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	PARTNER SUBCON- TRACTOR			
a.	☒	☐	☐	Poulos & Bennett, LLC ☐ CHECK IF BRANCH OFFICE	2602 E. Livingston St. Orlando, FL 32803	<i>Civil Engineer</i>
b.	☐	☐	☒	Bio-Tech Consulting Inc. ☐ CHECK IF BRANCH OFFICE	3025 E South St. Orlando, FL 32803	<i>Environmental Consultant</i>
c.	☐	☐	☒	Bonnet Design Group ☐ CHECK IF BRANCH OFFICE	400 South Orlando Ave. Suite 201 Maitland, FL 32751	<i>Landscape Architect</i>
d.	☐	☐	☒	Raysor Transportation ☐ CHECK IF BRANCH OFFICE	19046 Bruce B. Downs Blvd Suite 308 Tampa, FL 33647	<i>Traffic and Transportation Consultants</i>
e.	☐	☐	☒	Universal Engineering Sciences ☐ CHECK IF BRANCH OFFICE	3532 Maggie Blvd. Orlando, FL 32811	<i>Geotechnical Engineering</i>
f.	☐	☐	☐	 ☐ CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

☒ (Attached)

R. Lance Bennett, P.E.
Principal in Charge
Poulos & Bennett, LLC



Marc Stehli, P.E.
Project Manager
Poulos & Bennett, LLC



Andrew Ivey, P.E.
Lead Engineer
Poulos & Bennett, LLC



Universal Engineering
Services
Geotechnical Consultant

Bio-Tech Consulting
Environmental
Consultant

Raysor Transportation
Transportation
Consultant

Bonnett Design Group,
LLC
Landscape Architect

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME R. Lance Bennett, PE	13. ROLE IN THIS CONTRACT <i>Principal-in-Charge</i>	14. YEARS EXPERIENCE a. TOTAL 32 b. WITH CURRENT FIRM 13	
15. FIRM NAME AND LOCATION (City and State) Poulos & Bennett, LLC - Orlando, FL			
16. EDUCATION (Degree and Specialization) <i>MS Civil Engineering, University of Central Florida</i> <i>BS Civil Engineering, University of Central Florida</i>		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) <i>Florida Registered Professional Engineer No.50698</i> <i>FDEP Erosion & Sediment Control Inspector No.2359</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Member of the American Society of Civil Engineers (ASCE); Adjunct Professor for University of Central Florida			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State) Four Seasons at Orlando/Windward CDD <i>Osceola County, Florida</i>	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2017 CONSTRUCTION (If applicable) N/A	
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm Four Seasons at Orlando includes the preparation of construction plans and permitting services for a 22-acre Tract C project; 31-acre Tract D project; 7.5-acre Spine Road project consisting of 3,450LF; and 32-acre Amenity Center. This totals an estimated construction cost of over \$10,000,000. Lance serves as the Principal-In-Charge.		
(1) TITLE AND LOCATION (City and State) Storey Park Community Development District <i>Orlando, Florida</i>	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2013 - 2015 CONSTRUCTION (If applicable) N/A	
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm 861-acre Community Development District project. Poulos & Bennett prepared the CDD engineers report, exhibits, and cost estimates in support of the CDD roadway, utility, and stormwater infrastructure design. Estimated CDD construction cost of \$35,000,000. Lance served as Principal-in-Charge.		
(1) TITLE AND LOCATION (City and State) Tohoqua Community Development District <i>Orange County, Florida</i>	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2018 - Current CONSTRUCTION (If applicable) N/A	
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm Lance serves as Principal-In-Charge for this 784-acre mixed use development that consists of 3,220 residential units, 200 hotel rooms, and 443,720 square feet of commercial space. Professional engineering services relating to drainage and surface water management system, waterline and accessories, sewer system, landscape/irrigation lines, roadways, and amenity facilities are provided on a continuing basis for the District's capital improvements. Estimated construction cost of \$72,000,000.		
(1) TITLE AND LOCATION (City and State) Tapestry Community Development District <i>Kissimmee, Florida</i>	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2013 - 2017 CONSTRUCTION (If applicable) N/A	
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm Tapestry Parcel 8 - 243-acres, 1037 unit residential single and multi-family-project. Providing civil engineering design, permitting, and construction management for roadway, utility and stormwater infrastructure design with an estimated construction cost of \$19,500,000. Lance served as Principal-in-Charge.		
(1) TITLE AND LOCATION (City and State) Harmony West Community Development District <i>Osceola County, Florida</i>	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2018 - Current CONSTRUCTION (If applicable) N/A	
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm Lance serves as Principal-In-Charge for this 287-acre tract that consists of 631 single family homes and three supporting recreational amenity centers. Professional engineering services are provided on a continuing basis for planning, preparing reports and plans, providing contract administration services and construction oversight, and providing designs and specifications for roadways, buffer walls, water facilities, sewer facilities, reclaimed water facilities, and stormwater management facilities. Estimated construction cost of \$31,750,000.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Marc Stehli, PE, LEED AP	<i>Project Manager</i>	a. TOTAL 25	b. WITH CURRENT FIRM 3
15. FIRM NAME AND LOCATION (City and State) Poulos & Bennett, LLC - Orlando, FL			
16. EDUCATION (Degree and Specialization) <i>BS Civil Engineering, University of Central Florida</i>		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) <i>Florida Registered Professional Engineer No.52781</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) <i>LEED Accredited Professional; Member of the American Society of Civil Engineers (ASCE)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
Harmony West Community Development District <i>Osceola County, Florida</i>	PROFESSIONAL SERVICES 2018 - Current	CONSTRUCTION (If applicable) N/A
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm Marc served as District Engineer for this 287-acre tract that consists of 631 single family homes and three supporting recreational amenity centers. Professional engineering services are provided on a continuing basis for planning, preparing reports and plans, providing contract administration services and construction oversight, and providing designs and specifications for roadways, buffer walls, water facilities, sewer facilities, reclaimed water facilities, and stormwater management facilities. Estimated construction cost of \$31,750,000.		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
Windermere Isles <i>Orange County, Florida</i>	PROFESSIONAL SERVICES 2015-2017	CONSTRUCTION (If applicable) N/A
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm M. Stehli acted as Project Manager providing civil engineering design, permitting, and construction administration services for the development of a 117 unit single family residential development. Project include on-site stormwater management's facilities, hydraulic modeling of extensive off-site wetlands, and design of a triple 6'x3' box culvert wetland crossing.		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
Hills of Minneola Community Development District <i>Lake County, Florida</i>	PROFESSIONAL SERVICES 2020-Current	CONSTRUCTION (If applicable) N/A
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm Marc served as District Engineer for this 877-acre development with 2,600 single family homes and multiple supporting recreational amenities. Professional engineering services are provided on a continuing basis for planning, preparing reports and plans, providing contract administration services and construction oversight, and providing designs and specifications for roadways, buffer walls, water facilities sewer facilities, reclaimed water facilities, and stormwater management facilities. Estimated construction cost of \$46,361,000.		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
Kelly Park Community Development District <i>Orange County, Florida</i>	PROFESSIONAL SERVICES 2022-Current	CONSTRUCTION (If applicable) N/A
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm M. Stehli acted as Project Manager and CDD Engineer. Mr. Stehli oversaw the preparation and processing of a Preliminary Subdivision Plan for a 750 single-family residential subdivision. Project include the design and modeling of the master stormwater management system and Master Utility Plan		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
Hickory Nut Estates <i>Orange County, Florida</i>	PROFESSIONAL SERVICES 2014 to Present	CONSTRUCTION (If applicable) N/A
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm M. Stehli acted as Project Manager for this 40 unit single family subdivision. Project included the preparation and processing of a Planned Development Land Use Plan, Preliminary Subdivision Plan and Final Engineering Plans. Design included modeling of on-site and off-site wetlands, wetland impacts, on-site master infrastructure, approximately 2800 linear feet of off-site water main, reclaim main and force main extensions, and the design and realignment of approximately 0.5 miles of Old YMCA Road.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Andrew Ivey, PE	Lead Engineer	8	8

15. FIRM NAME AND LOCATION *(City and State)***Poulos & Bennett, LLC - Orlando, FL**16. EDUCATION *(Degree and Specialization)*

BS Environmental Engineering - University of Central Florida

17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*

Florida Registered Professional Engineer (No. 0086607)

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Governor DeSantis Environmental Transition Committee; Former Chairman of the Board, St. Johns River Water Management District (five terms); Former Board Member, Orange County EPC; Former Steering Committee Member, Central Florida Water Initiative; Board of Directors, Back to Nature

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Harmony West Community Development District Senior Engineer <i>Osceola County, Florida</i>		2018 - Current	N/A
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Andrew serves as a Senior Engineer for this 287-acre tract that consists of 631 single family homes and three supporting recreational amenity centers. Professional engineering services are provided on a continuing basis for planning, preparing reports and plans, providing contract administration services and construction oversight, and providing designs and specifications for roadways, buffer walls, water facilities, sewer facilities, reclaimed water facilities, and stormwater management facilities.		☒ Check if project performed with current firm	
Hills of Minneola Community Development District Senior Engineer <i>Minneola, Florida</i>		2018 - Current	
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Andrew serves as the Senior Engineer for this 1,754 unit single family home development. Professional engineering services are provided for planning, preparing reports and plans, providing contract admin services and construction oversight, and providing designs and specifications for roadways, buffer walls, water facilities, sewer facilities, reclaimed water facilities, and stormwater management facilities.		☒ Check if project performed with current firm	
Hills of Minneola Engineer of Record <i>Orlando, Florida</i>		2018 - Current	N/A
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The project involved multiple residential phases, multiple utilities, exteriors, mass grading phases, and two roadway extensions. Andrew served as the Engineer of Record. Andrew served as the Project Engineer.		☒ Check if project performed with current firm	
Radio Road - Project Engineer <i>Leesburg, Florida</i>		2018 - Current	N/A
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The project involved designing and permitting a 2-phase, 224-unit single-family residential development. Andrew served as the Engineer of Record.		☒ Check if project performed with current firm	
Ridgewood Lakes Townhomes <i>Polk County, Florida</i>		2018 - 2019	
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE This project involved designing and permitting of a 113 unit townhome development. Andrew served as the Engineer of Record.		☒ Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Todd W. Bonnett, RLA, LEED AP, CNU-a	13. ROLE IN THIS CONTRACT Landscape Architect	14. YEARS EXPERIENCE a. TOTAL 30	b. WITH CURRENT FIRM 15
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15. FIRM NAME AND LOCATION (City and State) Bonnett Design Group, llc - Maitland, Florida

16. EDUCATION (DEGREE AND SPECIALIZATION) University of Florida, Bachelor of Landscape Architecture with Honors	17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Registered Landscape Florida, FL #LA0001718
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18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) LEED AP with experience with multiple public school projects including sustainable design techniques and LEED documentation. Accredited member of the Congress for the New Urbanism focused on the creation of public realm spaces within urban environments.

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
a (1) Site 113 High School, Orlando, Florida Orange County Public Schools (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Landscape and irrigation design for the new greenfield high school.	2018	2019-2021
b (1) Site 80High School, Orlando, Florida Orange County Public Schools (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Resort Landscape Architecture for new residential resort community with multiple parks, open space areas, and amenities.	2018	2019-2021
c (1) High School HHH, St. Johns County Schools (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Landscape and Irrigation Design for the LEED certified elementary school in Central Florida. (\$13,000,000)	2019	2019-2021
d (1) Parramore Downtown K8 School, Orlando, Florida Orange County Public Schools (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Landscape and irrigation design for the new urban campus K-8 campus in Downtown Orlando.	2015	2017
e (1) Audubon Park K8 School, Orlando, Florida Orange County Public Schools (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Landscape and irrigation design for the new urban campus K-8 campus	2016	2018

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Daniel Gough	13. ROLE IN THIS CONTRACT Environmental Consultant	14. YEARS EXPERIENCE a. TOTAL 20 b. WITH CURRENT FIRM 18	
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15. FIRM NAME AND LOCATION (City and State)

Bio-Tech Consulting, Inc. - Orlando, FL

16. EDUCATION (DEGREE AND SPECIALIZATION)

Bachelor of Environmental Science, Biological Sciences (Minor in Planning) - 2001

17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)

Pesticide/Herbicide Certification #CM18674

Inspector's Course and Certification – Inspector #6220

Clean Lakes Initiative Certified Training – #051105-062

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Responsible for providing environmental assistance to engineers, developers and property owners for various land development projects. Areas of specialization include Wetland Delineations, Dredge/Fill and Environmental Resource Permitting, Water Quality Monitoring and Mitigation services.

19. RELEVANT PROJECTS

	1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
a.	The Sanctuary - Seminole County, FL	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm Provided environmental assistance to engineers and KB Homes, including environmental site assessments, habitat characterization, reports, and documentation.		
b.	Sereona – Orange County, FL	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc. AND SPECIFIC ROLE ☒ Check if project performed with current firm Provided environmental assistance to engineers and DR Horton including habitat and water quality reporting and documentation, endangered species assessment, and wetland mitigation.		
c.	Storey Grove– Orange County, FL	PROFESSIONAL SERVICES 2012-2022	CONSTRUCTION (If applicable) N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc. AND SPECIFIC ROLE ☒ Check if project performed with current firm Provided environmental assistance to engineers and Lennar Homes, including conservation area determination, and conservation area impact.		
d.	1) TITLE AND LOCATION (City and State) FL Kelly Park CDD	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable) N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc. AND SPECIFIC ROLE ☐ Check if project performed with current firm Provided environmental assistance to engineers and client, including conservation areas and threatened and endangered species.		
e.	1) TITLE AND LOCATION (City and State)	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc. AND SPECIFIC ROLE ☐ Check if project performed with current firm		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT (Complete one Section E for each key person.)			
12. NAME Ricardo C. Kiriakidis L. Ph.D.,P.E.		13. ROLE IN THIS CONTRACT Sr. Geotechnical Engineer/ Department Manager	
		14. YEARS EXPERIENCE a. TOTAL 23	b. WITH CURRENT FIRM 11
15. FIRM NAME AND LOCATION (City and State) Universal Engineering Sciences, LLC – Orlando, Florida			
16. EDUCATION (Degree and Specialization) BS, Civil Engineering; MS, Civil Engineering PhD, Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Florida – Professional Engineer (PE)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Ricardo Kiriakidis has 23 years of experience encompassing all areas of Geotechnical Engineering, during which time he has had technical responsibility for more than 600 design projects, over 2,500 forensic exploration projects and 500 subsurface remediation projects throughout Florida. Note: a large percentage of these geotechnical projects have been performed on PUDs and CDDs and have involved scopes including: dewatering plans and specifications, stormwater ponds, underdrain review, groundwater assessment, foundation designs, peer review, and supplemental explorations.			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
Harmony Central North Neighborhood (Osceola County, Florida)		PROFESSIONAL SERVICES 2019 & 2020	CONSTRUCTION (If applicable) N/A
a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm The project was part of a large community in various phases of development. As the responsible engineer/manager, Ricardo was responsible for providing oversight and quality review of all work products, scheduling and budgeting. Scopes included supplemental geotechnical exploration to provide additional roadway borings, muck probe data and pond borings to evaluate the fill suitability of the soils present within the referenced site; and a supplemental groundwater evaluation within the northern portion of the referenced site. UES also performed additional groundwater assessment in 2020 per the client's request.		
(1) TITLE AND LOCATION (City and State) Silverleaf Phases 1, 2 3A & 3B (AKA Horizons West) (Winter Garden, Orange County, Florida)		PROFESSIONAL SERVICES 2020 & 2022	CONSTRUCTION (If applicable) N/A
b.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm The project consisted of the construction of a large community with various phases of development. As the responsible engineer/manager, Ricardo was responsible for providing oversight and quality review of all work products, scheduling and budgeting. Scopes included design level geotechnical exploration (2020), limited geotechnical exploration (2020), and geotechnical exploration (2022); and a geotechnical exploration on Silverleaf North Parcel B (2022). UES also provided geotechnical peer review services on Phase 2A in 2022.		
(1) TITLE AND LOCATION (City and State) Waterleigh PD (Phases 1 thru 5) and Waterleigh Village Center (Winter Garden, Orange County, Florida)		PROFESSIONAL SERVICES 2016-2022	CONSTRUCTION (If applicable) N/A
c.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm The project consisted of the construction of a subdivision with various phases of development. Included are single-family homes, townhomes, multi-story apartment dwellings, commercial and recreational spaces, as well as a school. As the responsible engineer/manager, Ricardo was responsible for providing oversight and quality review of all work products, scheduling and budgeting. Scopes UES has provided over the past several years have included design level geotechnical explorations, limited/supplemental geotechnical explorations, dewatering plans, muck probing, school site karst feature delineations, permit assistance, and environmental site assessment (ESA), wetland & limited soil assessments, weir walls and roadways.		
(1) TITLE AND LOCATION (City and State) Kindred Phases 1, 2, 3 & 5 and Amenity Center (Osceola County, Florida)		PROFESSIONAL SERVICES 2021-2022	CONSTRUCTION (If applicable) N/A
d.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm The project involved construction of a residential subdivision in Osceola County, Florida. As the responsible engineer/manager, Ricardo was responsible for providing oversight and quality review of all work products, scheduling and budgeting. Scopes included various design level geotechnical explorations, a geotechnical exploration for the proposed amenity center, dewatering plan and permit assistance, muck probing, pavement evaluation, and groundwater assessments.		
(1) TITLE AND LOCATION (City and State) Soil Bearing Capacity Evaluation for Building Pad Stonewood Estates Pool Restroom (St. Cloud, Osceola County, Florida)		PROFESSIONAL SERVICES 2018	CONSTRUCTION (If applicable) N/A
e.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm The project consisted of assessing the soil bearing capacity for the proposed pool restrooms at the subject site. The subsurface conditions were explored with a Dynamic Cone Penetrometer at shallow depth in the auger boring. Once data was evaluated, appropriate soil parameters were provided to the civil engineer to be used in their design.		

EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 1		
21. TITLE AND LOCATION <i>(City and State)</i> Harmony West Community Development District <i>Osceola County, Florida</i>	22. YEAR COMPLETED <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; padding: 2px 5px;">PROFESSIONAL SERVICES 2018 -Current</td> <td style="width: 50%; border: none; padding: 2px 5px;">CONSTRUCTION <i>(If applicable)</i> N/A</td> </tr> </table>		PROFESSIONAL SERVICES 2018 -Current	CONSTRUCTION <i>(If applicable)</i> N/A
PROFESSIONAL SERVICES 2018 -Current	CONSTRUCTION <i>(If applicable)</i> N/A			
23. PROJECT OWNER'S INFORMATION				
a. PROJECT OWNER <i>Sunterra Communities</i>	b. POINT OF CONTACT NAME <i>Denver Marlow</i>	c. POINT OF CONTACT TELEPHONE NUMBER <i>407-542-4909</i>		
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>				

The Harmony West Community Development District is a 287 acre tract that consists of 631 single family homes and three supporting recreational amenity centers. Poulos & Bennett serves as the CDD Engineer. Professional engineering services are required on a continuing basis for planning, preparing reports and plans, providing contract administration services and construction oversight, and providing designs and specifications for roadways, buffer walls, water facilities, sewer facilities, reclaimed water facilities, and stormwater management facilities. Estimated CDD construction cost of \$31,750,000.

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a.	(1) FIRM NAME Poulos & Bennett, LLC	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida
b.	(1) FIRM NAME Bio-Tech Consulting, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida
c.	(1) FIRM NAME Universal Engineering Sciences	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>

EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 2
21. TITLE AND LOCATION <i>(City and State)</i> Tohoqua Community Development District <i>Osceola County, Florida</i>		22. YEAR COMPLETED PROFESSIONAL SERVICES 2018 - Current CONSTRUCTION <i>(If applicable)</i> N/A
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER <i>Tohoqua Development Group, LLC</i>	b. POINT OF CONTACT NAME <i>Robert L. Secrist</i>	c. POINT OF CONTACT TELEPHONE NUMBER <i>407-509-4292</i>
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The Tohoqua Community Development District is a 784 acre mixed use development that consists of 3,220 residential units, 200 hotel rooms, and 443,720 square feet of commercial space. Poulos & Bennett serves as the CDD Engineer for the Tohoqua CDD. Professional engineering services are provided on a continuing basis for the District's capital improvements. The engineering services are related to drainage and surface water management system, waterline and accessories, sewer system, landscape/irrigation lines, roadways, and amenity facilities. Estimated CDD construction cost of \$72,000,000.

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Poulos & Bennett, LLC	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida	(3) ROLE Civil Engineer
b.	(1) FIRM NAME Bio-Tech Consulting, Inc	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida	(3) ROLE Environmental Consultant
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 3
21. TITLE AND LOCATION <i>(City and State)</i> Windward Community Development District <i>Osceola County, FL</i>		22. YEAR COMPLETED PROFESSIONAL SERVICES 2017 - Current CONSTRUCTION <i>(If applicable)</i> N/A
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER K Hovnanian at Mystic Dunes, LLC	b. POINT OF CONTACT NAME Ed Kassik	c. POINT OF CONTACT TELEPHONE NUMBER 407-452-7871
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The Four Seasons at Orlando is a 127 acre residential development that consists of 469 residential units established as Windward CDD. Professional engineering services are required on a continuing basis for planning, preparing reports and plans, providing contract administration services and construction oversight, and providing designs and specifications for roadways, buffer walls, water facilities, sewer facilities, reclaimed water facilities, and stormwater management facilities. This totals an estimated construction cost of over \$22,700,000. Poulos & Bennett serves as the CDD engineer for the Windward CDD.

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Poulos & Bennett, LLC	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida	(3) ROLE Civil Engineer
b.	(1) FIRM NAME Bio-Tech Consulting, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida	(3) ROLE Environmental Consultant
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 4
21. TITLE AND LOCATION <i>(City and State)</i> Storey Park Community Development District <i>Orlando, Florida</i>		22. YEAR COMPLETED PROFESSIONAL SERVICES 2013 -Current CONSTRUCTION <i>(If applicable)</i> N/A
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Lennar Homes	b. POINT OF CONTACT NAME Brock Nicholas	c. POINT OF CONTACT TELEPHONE NUMBER 407-287-2547
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The Storey Park Community Development District is a 1261 acre mixed-use residential and commercial development. Poulos & Bennett serves as the CDD engineer for the Storey Park CDD. Professional engineering services are required on a continuing basis for planning, preparing reports and plans, providing contract administration services and construction oversight, and providing designs and specifications for roadways, buffer walls, water facilities, sewer facilities, reclaimed water facilities, and stormwater management facilities. Estimated CDD construction cost of \$35,000,000.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Poulos & Bennett, LLC	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida	(3) ROLE Civil Engineer
b.	(1) FIRM NAME Universal Engineering Sciences	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida	(3) ROLE Geo-technical Consultant
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 5
21. TITLE AND LOCATION <i>(City and State)</i> Tapestry Community Development District <i>Kissimmee, Florida</i>		22. YEAR COMPLETED PROFESSIONAL SERVICES 2013 - 2017 CONSTRUCTION <i>(If applicable)</i> N/A
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Mattamy Homes	b. POINT OF CONTACT NAME David Hulme	c. POINT OF CONTACT TELEPHONE NUMBER 407-215-6282
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The Tapestry Community Development District is a 243 acre residential development. This project consists of 1037 units of single and multi-family homes. Poulos & Bennett served as the interim CDD engineer for the Tapestry CDD. Professional engineering services are required on a continuing basis for civil engineering design, permitting, and construction management for roadway, utility and stormwater infrastructure design with an estimated construction cost of \$19,500,000.

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Poulos & Bennett, LLC	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida	(3) ROLE Civil Engineer
b.	(1) FIRM NAME Bio-Tech Consulting, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida	(3) ROLE Environmental Consultant
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 6
21. TITLE AND LOCATION <i>(City and State)</i> Sunbridge Stewardship District Engineers <i>Osceola County, FL</i>		22. YEAR COMPLETED PROFESSIONAL SERVICES 2018 CONSTRUCTION <i>(If applicable)</i> N/A
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Tavistock Development	b. POINT OF CONTACT NAME Clint Beaty	c. POINT OF CONTACT TELEPHONE NUMBER 407-909-9917
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The Sunbridge Stewardship District is a 19,140-acre mixed use residential and commercial development located in Osceola County, Florida. Poulos & Bennett serves as stewardship district engineer for the Sunbridge Stewardship District. Professional engineering services are required on a continuing basis for planning, preparing reports/plans, providing designs and specifications for roadways, buffer walls, water facilities, sewer facilities, reclaimed water facilities, and stormwater management facilities, meeting attendance, review and execution of documents under the SSD's Trust Indentures and monitors SSD projects. Poulos & Bennett also provides general services related to the construction of SSD projects including contract administration services and construction oversight, such as site visits and full-time construction management of SSD projects. Estimated professional services cost of \$200,000.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Poulos & Bennett, LLC	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida	(3) ROLE Civil Engineer
b.	(1) FIRM NAME Universal Engineering Sciences	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida	(3) ROLE Geo-technical Consultant
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 7
21. TITLE AND LOCATION <i>(City and State)</i> Sunbridge Northeast District <i>Osceola County, FL</i>		22. YEAR COMPLETED PROFESSIONAL SERVICES 2017 CONSTRUCTION <i>(If applicable)</i> N/A
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Tavistock Development	b. POINT OF CONTACT NAME Clint Beaty	c. POINT OF CONTACT TELEPHONE NUMBER 407-909-9917
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

Sunbridge Northeast District is a 19,140 acre mixed use residential and commercial development located in Osceola County, Florida. Project scope includes Master Drainage Plan, Master Utility Plan, Lake Navigation Plan, Civil support design services associated with a new Water and Wastewater Treatment plant, Transportation Corridor Design Studies, Design and Permitting of Utility Transmission mains, Roadways, and Residential and Commercial Developments. The project includes permitting through the following agencies Osceola County, Toho Water Authority, South Florida Water Management District, Army Corp. of Engineers, City of St. Cloud, Florida Department of Environmental Protection. Estimated Construction Cost over \$1.7 B.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Poulos & Bennett, LLC	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida	(3) ROLE Civil Engineer
b.	(1) FIRM NAME Universal Engineering Sciences	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida	(3) ROLE Geo-Technical Consultant
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 8		
21. TITLE AND LOCATION <i>(City and State)</i> Four Seasons at Orlando <i>Osceola County, Florida</i>	22. YEAR COMPLETED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">PROFESSIONAL SERVICES 2017</td> <td style="width: 50%; text-align: center;">CONSTRUCTION <i>(If applicable)</i> N/A</td> </tr> </table>		PROFESSIONAL SERVICES 2017	CONSTRUCTION <i>(If applicable)</i> N/A
PROFESSIONAL SERVICES 2017	CONSTRUCTION <i>(If applicable)</i> N/A			
23. PROJECT OWNER'S INFORMATION				
a. PROJECT OWNER <i>K Hovnanian at Mystic Dunes, LLC</i>	b. POINT OF CONTACT NAME <i>Charles Dennis</i>	c. POINT OF CONTACT TELEPHONE NUMBER <i>321-263-2686</i>		
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>				

Poulos & Bennett provided professional services for the Four Seasons at Orlando, a 127 acre residential development that consists of 469 residential units. Poulos & Bennett prepared construction plans and provided permitting services for the the 22-acre Four Seasons of Orlando - Tract C project, which consists of 105 detached single family residential units and associated infrastructure; 31-acre Four Seasons of Orlando - Tract D project, which consists of 136 detached single family residential units and associated infrastructure; the 32-acre Four Seasons of Orlando - Amenity Center project, which consists of a 6.5-acre amenity/recreation tract, 1,200 linear feet of divided boulevard, and nine (9) detached single family residential units; and the 7.5-acre Four Seasons of Orlando - Spine Road project, which consists of 3,450 linear feet of divided boulevard and offsite roadway improvements.

Professional engineering services are required on a continuing basis for planning, preparing reports and plans, providing contract administration services and construction oversight, and providing designs and specifications for roadways, buffer walls, water facilities, sewer facilities, reclaimed water facilities, and stormwater management facilities. These project required coordination with both Toho Water Authority and Osceola County and had an estimated construction cost over \$10M.

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a.	(1) FIRM NAME Poulos & Bennett, LLC	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida
b.	(1) FIRM NAME Bio-Tech Consulting, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida
c.	(1) FIRM NAME Universal Engineering Sciences	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>

EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 9
21. TITLE AND LOCATION <i>(City and State)</i> Kelly Park Community Development District <i>Orlando, Florida</i>		22. YEAR COMPLETED PROFESSIONAL SERVICES 2022-Ongoing CONSTRUCTION <i>(If applicable)</i> N/A

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Galvi-Harris Land Services, LLC	b. POINT OF CONTACT NAME Seth Bennett	c. POINT OF CONTACT TELEPHONE NUMBER 321-360-6647
--	---	---

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Poulos & Bennett provided professional services for the Kelly Park Community Development District, a residential subdivision within the approximate 200-acre development. Services for the project included the design and modeling of the master stormwater management system as well as master utility design, and preparation of construction plans for the development.

This project required coordination with St. John's River Water Management District, City of Apopka, and Orange County, and had an estimated construction cost over \$17M.

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Poulos & Bennett, LLC	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida	(3) ROLE Civil Engineer
b.	(1) FIRM NAME Bio-Tech Consulting, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida	(3) ROLE Environmental Consultant
c.	(1) FIRM NAME Universal Engineering Consultants.	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida	(3) ROLE Geo-Technical Consultant
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 10
21. TITLE AND LOCATION <i>(City and State)</i> HHills offMinneola Community Development District <i>Lake County, Florida</i>		22. YEAR COMPLETED PROFESSIONAL SERVICES 2020-Ongoing CONSTRUCTION <i>(If applicable)</i> Ongoing

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Sunterra	b. POINT OF CONTACT NAME Dan Edwards	c. POINT OF CONTACT TELEPHONE NUMBER 813-484-7665
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

Poulos & Bennett provided professional services for Hills of Minneola CDD. Poulos & Bennett prepared construction plans and provided permitting services for over 2,000 residential lots in multiple phases.

Poulos & Bennett also prepared the Master Drainage Plan which included pre and post development conditions, offsite drainage basins/contributing flows, floodplain compensating storage calculations, nutrient loading calculations, and design of multiple conspan bridge structures.

Additionally, Poulos & Bennett prepared the Master Utility Plan which included potable water, reclaimed water, and wastewater system designs to serve the future mixed-use development. The wastewater system included design of 4 pump stations (duplex configurations), the associated manifold force main systems, and also provided for 3 different phased conditions.

These projects required coordination with St. Johns River Water Management District, City of Minneola, and Lake County Utilities.

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a.	(1) FIRM NAME Poulos & Bennett, LLC	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida
		(3) ROLE Civil Engineer
b.	(1) FIRM NAME Bio-Technical Consulting	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida
		(3) ROLE Environmental Consultant
c.	(1) FIRM NAME Universal Engineering Sciences	(2) FIRM LOCATION <i>(City and State)</i> Orlando, Florida
		(3) ROLE Geo-Technical Consultant
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
		(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
		(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>
		(3) ROLE

[illegible]

2EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>	NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>
1	Harmony West Community Development District	6	Sunbridge Stewardship District Engineers
2	Tohoqua Community Development District	7	Sunbridge Northeast District
3	Winward Community Development District	8	Four Seasons at Orlando
4	Storey Park Community Development District	9	Kelly Park Community Development District
5	Tapestry Community Development District	10	Hills of Minneola Community Development District

ADDITIONAL INFORMATION

ABILITY AND ADEQUACY OF PROFESSIONAL PERSONNEL

The Poulos & Bennett team has the experience and workload capacity to begin immediately carrying out the Engineering Services necessary for the continued success of the Sorrento Pines CDD. Our highly responsive staff of 64 team members, including 30 engineers, 6 planners, 7 CAD designers, 9 development services personnel, 4 permit coordinators and 8 highly valuable support staff, are all located in our Orlando Office. Our firm's size and proximity will allow us to become an extension of the Sorrento Pines CDD staff, working in a seamless relationship and readily available as needed.

Furthermore, Poulos & Bennett was founded on three main pillars: exceptional service to our clients and stakeholders, quality control of our deliverables, and high-level technical expertise. Our personnel take pride in serving our clients through the execution of these principles and are committed to an exceptionally high standard of client service through building long-term relationships, using a proactive approach and taking ownership of our projects.

CERTIFIED MINORITY BUSINESS ENTERPRISE

Poulos & Bennett, LLC is not a certified Minority Business.

WILLINGNESS TO MEET TIME AND BUDGET REQUIREMENTS

A key to successful execution of a complex project is understanding the regulatory process, developing a strategic, comprehensive project schedule and managing tasks to meet that schedule. When approaching projects, Poulos & Bennett is a schedule-focused company that develops comprehensive project schedules outlining the regulatory process, milestones and critical paths to achieve the desired outcome. These schedules help provide an overall "road map" that will actively guide the design, development, and permitting of the overall engineering services for Sorrento Pines CDD. This approach supports the project management system from start to finish. A well-managed and maintained project schedule enables the design and permitting to proceed more effectively and efficiently. Poulos & Bennett prides itself on developing, implementing, and managing complex comprehensive project schedules to the direct benefit of our clients. Doing much of our work in the private sector has required us to be extremely sensitive to costs and budgets, and to especially understand the need for clear schedules to which we strongly adhere. To enhance our firm's services, we have established a Development Services group, one of whose primary functions is to provide cost estimates to our clients. We do this continuously from very early planning level estimates in the Due Diligence stages of project development and programming, to the final bid and award stages of project implementation. We bring our recognized skills in project management to the Sorrento Pines CDD to manage timelines, work deliverables, key stakeholder communication and project budgets.

GEOGRAPHIC LOCATION

Poulos & Bennett is located at 2602 East Livingston St. Orlando, Florida 32803. We have an office located at 7563 Phillips Hwy, Suite 303, in Jacksonville, Florida 32256.

CONSULTANT'S PAST PERFORMANCE

Poulos & Bennett is serving and has served as CDD engineers for multiple projects in Central Florida. Our team has extensive proven expertise in all facets of the water distribution system, sanitary sewer facilities, reuse water system, stormwater system, electrical service systems, conservation mitigation, onsite public roadway improvements, and other public improvements that will be undertaken within the Sorrento Pines CDD. We also understand the need to represent and address the concerns and needs of various stakeholders, especially Sorrento Pines CDD staff, and have developed a solid reputation for our proactive approach and responsiveness. Poulos & Bennett team members have been serving clients in Lake County since 1989. We have extensive experience and strong relationships with the staff, and we are proud of our reputation as being consummate professionals in our interactions, skilled civil engineers and planners in our practice, and committed advocates for our clients.

F) RECENT, CURRENT AND PROJECTED WORKLOADS

As previously stated, the Poulos & Bennett team has the experience, and workload capacity to begin immediately carrying out the Engineering Services necessary for the success of the Sorrento Pines Community Development District. Our highly experienced local staff is poised and ready to take ownership of the Sorrento Pines CDD and possesses a long-term interest in the success of this new district. See below a current project matrix of our designated Sorrento Pines CDD Principal-In-Charge and Project Manager:

PROJECT LEADS	RECENT, CURRENT, AND PROJECTED WORKLOADS
Lance Bennett, PE Principal-In-Charge	Hills of Minneola, Kelly Park, Sorrento Pines
Marc Stehli, PE Project Manager	Hills of Minneola, Kelly Park, Harmony

G VOLUME OF WORK PREVIOUSLY AWARDED TO CONSULTANT BY DISTRICT

Poulos & Bennett, LLC serves as the interim engineers for the Sorrento Pines CDD.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

Lance Bennett

32. DATE

12/07/2023

33. NAME AND TITLE

R. Lance Bennett, PE – Principal-In-Charge

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

N/A

PART II - GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (or Branch Office) NAME Poulos & Bennett, LLC			3. YEAR ESTABLISHED 2011	4. UNIQUE ENTITY IDENTIFIER 944868202
2b. STREET 2602 E. Livingston St.			5. OWNERSHIP	
2c. CITY Orlando	2d. STATE FL	2e. ZIP CODE 32803	a. TYPE Limited Liability Corporation	
6a. POINT OF CONTACT NAME AND TITLE R. Lance Bennett, PE – Principal-In-Charge			b. SMALL BUSINESS STATUS N/A	
6b. TELEPHONE NUMBER 407.487.2594			7. NAME OF FIRM (If Block 2a is a Branch Office) N/A	
6c. E-MAIL ADDRESS lbennett@poulosandbennett.com				

8a. FORMER FIRM NAME(S) (If any) PoulosBrown, LLC	8b. YEAR ESTABLISHED 2009	8c. UNIQUE ENTITY IDENTIFIER 944868202
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9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	15		C05	Childcare/Development Facilities	1
08	CADD Technician	7		C06	Churches; Chapels	1
12	Civil Engineer	30		C10	Commercial Building; Shopping Ctrs	3
16	Construction Manager	6		C15	Construction Management	5
47	Planner: Urban/Regional	6		E02	Educational Facilities; Classrooms	1
				E12	Environmental Remediation	1
				G04	Geographic Info; Development Analysis	1
				H07	Highways; Streets; Parking Lots	4
				H09	Hospital & Medical Facilities	2
				H10	Hotels; Motels	2
				H11	Housing (Residential, Multi, Apts.)	7
				P05	Planning (Community, Regional, Area wide, & State)	2
				P12	Power Generation, Transmission	3
				R04	Recreation Facilities (parks, Etc.)	1
				S04	Sewage Collection, Treatment, and Disposal	1
				S10	Surveying; Platting; Mapping; Flood Plain Studies	1
				S13	Stormwater Handling and Facilities	1
				W03	Water Supply; Treatment and Distribution	1
				Z01	Zoning; Land use Studies	1
	Other Employees					
Total		64				

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	N/A	1. Less than \$100,000	6. \$2 million to less than \$5 million	7. \$5 million to less than \$10 million	8. \$10 million to less than \$25 million
b. Non-Federal Work	8	3. \$250,000 to less than \$500,000	9. \$25 million to less than \$50 million	10. \$50 million or greater	
c. Total Work	8	4. \$500,000 to less than \$1 million			
		5. \$1 million to less than \$2 million			

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE 12/07/2023
c. NAME AND TITLE R. Lance Bennett, PE – Principal-In-Charge	

SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT

4D

Sorrento Pines Community Development District
Request for Qualifications – District Engineering Services

Competitive Selection Criteria

	Ability and Adequacy of Professional Personnel	Consultant's Past Performance	Geographic Location	Willingness to Meet Time and Budget Requirements	Certified Minority Business Enterprise	Recent, Current and Projected Workloads	Volume of Work Previously Awarded to Consultant by District	TOTAL SCORE
	<i>weight factor</i>	25	25	20	15	5	5	100
	NAME OF RESPONDENT							
1	Poulos & Bennett, LLC							

Board Member's Signature

Date

SORRENTO PINES

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Sorrento Pines Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2023/2024 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING FISCAL YEAR 2023/2024 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2023/2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this ____ day of _____, 202__.

ATTEST:

**SORRENTO PINES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Fruitland Park Library</i>		
<i>604 W. Berckman Street, Fruitland Park, Florida 34731</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
January __, 2024	Regular Meeting	__:__ AM/PM
February __, 2024	Regular Meeting	__:__ AM/PM
March __, 2024	Regular Meeting	__:__ AM/PM
April __, 2024	Regular Meeting	__:__ AM/PM
May __, 2024	Regular Meeting	__:__ AM/PM
June __, 2024	Regular Meeting	__:__ AM/PM
July __, 2024	Regular Meeting	__:__ AM/PM
August __, 2024	Regular Meeting	__:__ AM/PM
September __, 2024	Regular Meeting	__:__ AM/PM

SORRENTO PINES

COMMUNITY DEVELOPMENT DISTRICT

7A

The Villages® DAILY SUN

Published Daily
Lady Lake, Florida
State of Florida
County Of Lake

Before the undersigned authority personally appeared

ALLAN LOVELL

who, on oath says that he is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal Ad #1160750 in the matter of **NOTICE OF PROPOSALS** was published in said newspaper in the issue(s) of

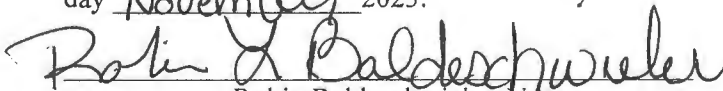
November 23, 2023

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



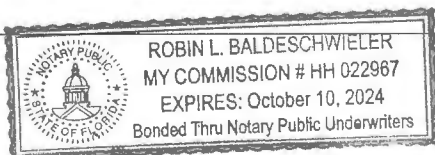
(Signature Of Affiant)

Sworn to and subscribed before me this 27
day November 2023.



Robin Baldeschwieler, Notary

Personally Known ✓ or
Production Identification _____
Type of Identification Produced _____



Attach Notice Here

SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Sorrento Pines Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2023, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Lake County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2023, be completed no later than June 30, 2024.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) electronic copy and one (1) unbound copy of their proposal to the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, ph: (877) 276-0889 ("District Manager"), in an envelope marked on the outside "Auditing Services, Sorrento Pines Community Development District." Proposals must be received by 12:00 p.m., on December 1, 2023, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager

#1160750 November 23, 2023

SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT

7B

**SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Sorrento Pines Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2023, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Lake County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2023, be completed no later than June 30, 2024.

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District Manager

SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS

District Auditing Services for Fiscal Year 2023

Lake County, Florida

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than December 1, 2023 at 12:00 p.m., at the offices of District Manager, located at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit (1) of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Sorrento Pines Community Development District" on the face of it. **Please include pricing for each additional bond issuance.**

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions ("**Proposal Documents**").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of the District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List the position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal, plus the lump sum cost of four (4) annual renewals.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be

filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

1. Ability of Personnel. (20 Points)

2. Proposer's Experience. (20 Points)

3. *Understanding of Scope of Work.* (20 Points)

4. Ability to Furnish the Required Services. (20 Points)

5. Price. (20 Points)***

Total (100 Points)

***Alternatively, the Board may choose to evaluate firms without considering price, in which case the remaining categories would be assigned 25 points each.

SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT

7CI



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

SORRENTO PINES

Community Development District

Proposal Due: December 1, 2023
12:00PM

Submitted to:

Sorrento Pines
Community Development District
c/o District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
951 Yamato Road, Suite 280
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

December 1, 2023

Sorrento Pines Community Development District
c/o District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2023, with an option for four additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Sorrento Pines Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Special district audits are at the core of our practice: **we have a total of 360 clients, 329 or 91% of which are special districts.** We know the specifics of the professional services and work products needed to meet your RFP requirements like no other firm. With this level of experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to client operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or David Caplivski, CPA (dcaplivski@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



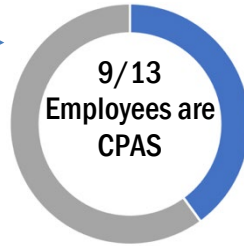
Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



3 Partners
10 Professional Staff
2 Administrative Professionals



2005

Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**

Quality Controls

- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

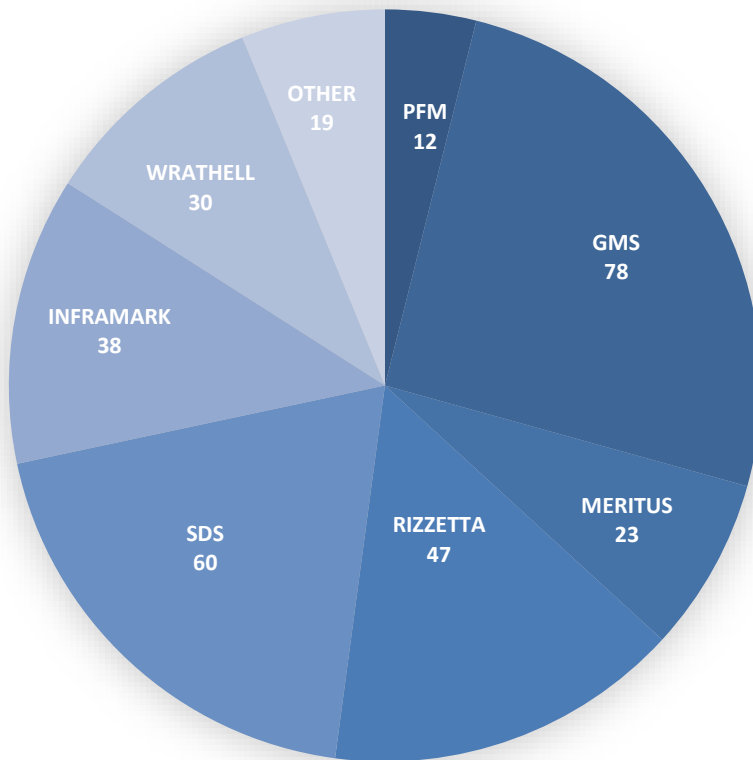
Review Number: 594791

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing Audits: 35+

CPE (last 2 years):

Government

Accounting, Auditing:

40 hours; Accounting,

Auditing and Other:

53 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, GFOA

David Caplivski, CPA (Partner)

Years Performing Audits: 13+

CPE (last 2 years):

Government

Accounting, Auditing:

24 hours; Accounting,

Auditing and Other:

64 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

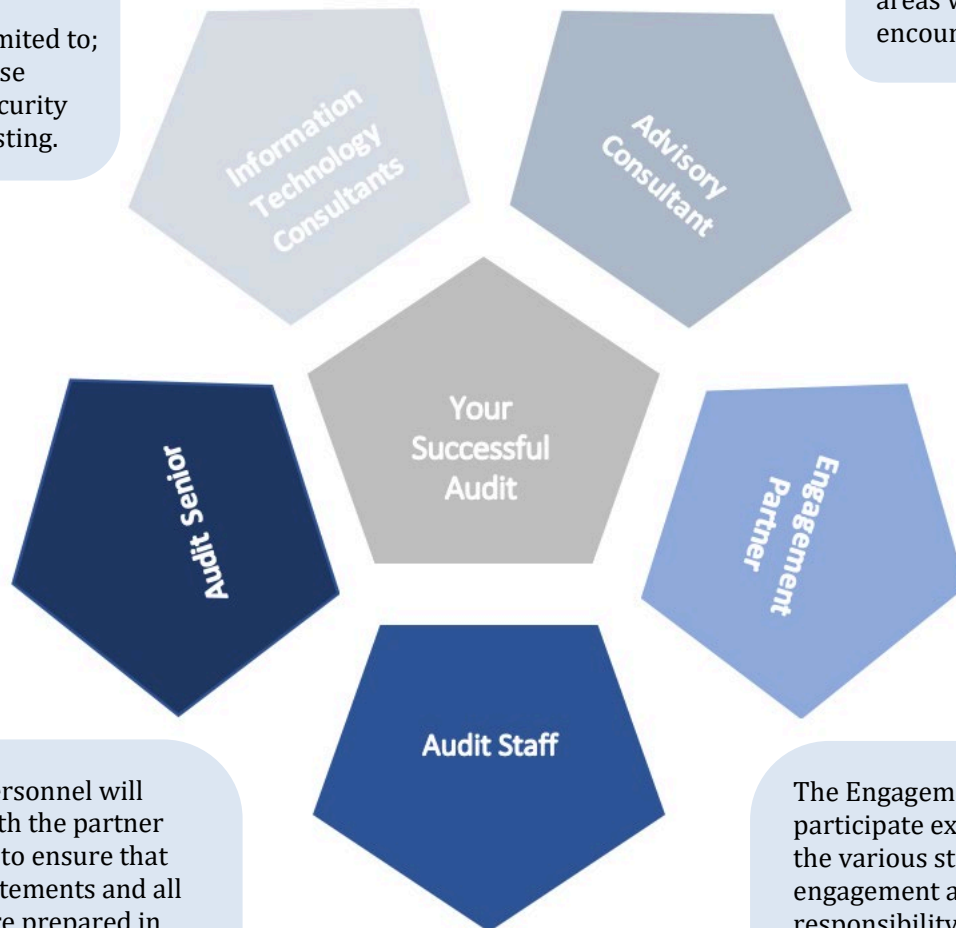
-David Caplivski

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.

Grau contracts with an outside group of IT management consultants to assist with matters including, but not limited to; network and database security, internet security and vulnerability testing.

An advisory consultant will be available as a sounding board to advise in those areas where problems are encountered.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District	St. Lucie West Services District
Dunes Community Development District	Ave Maria Stewardship Community District
Fishhawk Community Development District (I, II, IV)	Rivers Edge II Community Development District
Grand Bay at Doral Community Development District	Bartram Park Community Development District
Heritage Harbor North Community Development District	Bay Laurel Center Community Development District
Boca Raton Airport Authority	
Greater Naples Fire Rescue District	
Key Largo Wastewater Treatment District	
Lake Worth Drainage District	
South Indian River Water Control	

Professional Associations/Memberships

American Institute of Certified Public Accountants	Florida Government Finance Officers Association
Florida Institute of Certified Public Accountants	Government Finance Officers Association Member
City of Boca Raton Financial Advisory Board Member	

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	40
Accounting, Auditing and Other	<u>53</u>
Total Hours	<u>93</u> (includes of 4 hours of Ethics CPE)



David Caplivski, CPA/CITP, Partner
Contact : dcaplivski@graucpa.com / 561-939-6676

Experience

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

Education

Florida Atlantic University (2009)
 Master of Accounting
 Nova Southeastern University (2002)
 Bachelor of Science
 Environmental Studies

Certifications and Certificates

Certified Public Accountant (2011)
 AICPA Certified Information Technology Professional (2018)
 AICPA Accreditation COSO Internal Control Certificate (2022)

Clients Served (partial list)

(>300) Various Special Districts	Hispanic Human Resource Council
Aid to Victims of Domestic Abuse	Loxahatchee Groves Water Control District
Boca Raton Airport Authority	Old Plantation Water Control District
Broward Education Foundation	Pinetree Water Control District
CareerSource Brevard	San Carlos Park Fire & Rescue Retirement Plan
CareerSource Central Florida 403 (b) Plan	South Indian River Water Control District
City of Lauderhill GERS	South Trail Fire Protection & Rescue District
City of Parkland Police Pension Fund	Town of Haverhill
City of Sunrise GERS	Town of Hypoluxo
Coquina Water Control District	Town of Hillsboro Beach
Central County Water Control District	Town of Lantana
City of Miami (program specific audits)	Town of Lauderdale By-The-Sea Volunteer Fire Pension
City of West Park	Town of Pembroke Park
Coquina Water Control District	Village of Wellington
East Central Regional Wastewater Treatment Fac.	Village of Golf
East Naples Fire Control & Rescue District	

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	88 (includes 4 hours of Ethics CPE)

Professional Associations

Member, American Institute of Certified Public Accountants
Member, Florida Institute of Certified Public Accountants
Member, Florida Government Finance Officers Association
Member, Florida Association of Special Districts

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

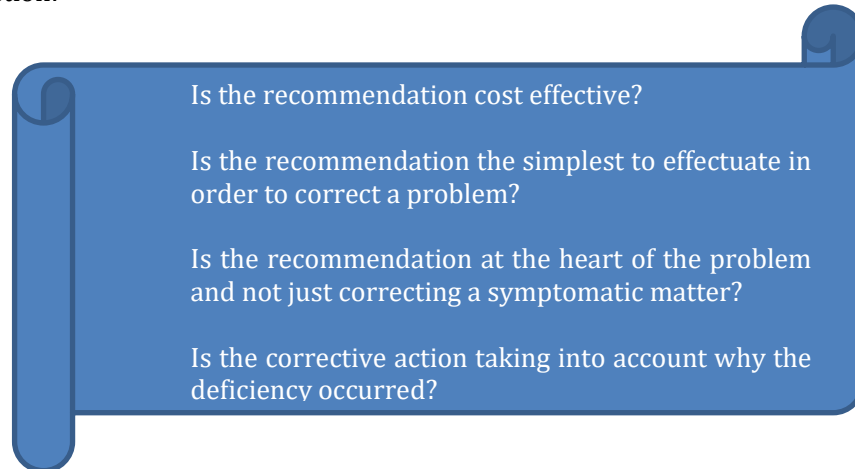
Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:



To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2023-2027 are as follows:

Year Ended September 30,	Fee
2023	\$4,000
2024	\$4,100
2025	\$4,200
2026	\$4,300
2027	<u>\$4,400</u>
TOTAL (2023-2027)	<u>\$21,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or additional Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned. If Bonds are issued the fee would increase by \$1,500. The fee for subsequent annual renewals would be agreed upon separately.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓			✓	9/30
South Central Regional Wastewater Treatment and Disposal Board	✓			✓	9/30
South-Dade Venture Development District	✓			✓	9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunshine Water Control District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (297)	✓			✓	9/30
TOTAL	332	5	3	327	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73

Current
Arbitrage
Calculations

We look forward to providing Sorrento Pines Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT

7CII

**SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSAL FOR AUDIT SERVICES**

PROPOSED BY:

Berger, Toombs, Elam, Gaines & Frank
CERTIFIED PUBLIC ACCOUNTANTS, PL

600 Citrus Avenue, Suite 200
Fort Pierce, Florida 34950

(772) 461-6120

CONTACT PERSON:

J. W. Gaines, CPA, Director

DATE OF PROPOSAL:

December 1, 2023

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

December 1, 2023

Sorrento Pines Community Development District
Wrathell Hunt & Associates LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Dear District Manager:

Thank you very much for the opportunity to present our professional credentials to provide audit services for Sorrento Pines Community Development District.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has assembled a team of governmental and nonprofit specialists second to none to serve our clients. Our firm has the necessary qualifications and experience to serve as the independent auditors for Sorrento Pines Community Development District. We will provide you with top quality, responsive service.

Experience

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a recognized leader in providing services to governmental and nonprofit agencies throughout Florida. We have been the independent auditors for a number of local governmental agencies and through our experience in performing their audits, we have been able to increase our audit efficiency and; therefore, reduce costs. We have continually passed this cost savings on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and the standards for financial and compliance audits. We will conduct the audit in accordance with auditing standards generally accepted in the United States of America; "Government Auditing Standards" issued by the Comptroller General of the United States; the provisions of the Single Audit Act, Subpart F of Title 2 US Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up-to-date on all changes that are occurring within the industry.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

Sorrento Pines Community Development District
December 1, 2023

Our firm is a member of the Government Audit Quality Center, an organization dedicated to improving government audit quality. We also utilize the audit program software of a nationally recognized CPA firm to assure us that we are up to date with all auditing standards and to assist us maintain maximum audit efficiencies.

To facilitate your evaluation of our qualifications and experience, we have arranged this proposal to include a resume of our firm, including our available staff, our extensive prior governmental and nonprofit auditing experience and clients to be contacted.

You need a firm that will provide an efficient, cost-effective, high-quality audit within critical time constraints. You need a firm with the prerequisite governmental and nonprofit experience to perform your audit according to stringent legal and regulatory requirements, a firm that understands the complex nature of community development districts and their unique compliance requirements. You need a firm with recognized governmental and nonprofit specialists within the finance and governmental communities. And, certainly, you need a firm that will provide you with valuable feedback to enhance your current and future operations. Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is that firm. J. W. Gaines is the person authorized to make representations for the firm.

Thank you again for the opportunity to submit this proposal to Sorrento Pines Community Development District.

Very truly yours,

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

PROFILE OF THE PROPOSER

Description and History of Audit Firm

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a Treasure Coast public accounting firm, which qualifies as a small business firm, as established by the Small Business Administration (13 CFR 121.38), with offices in Fort Pierce and Stuart. We are a member of the Florida Institute of Certified Public Accountants and the American Institute of Certified Public Accountants. The firm was formed from the merger of Edwards, Berger, Harris & Company (originated in 1972) and McAlpin, Curtis & Associates (originated in 1949). J. W. Gaines and Associates (originated in 1979) merged with the firm in 2004. Our tremendous growth rate experienced over the last 69 years is directly attributable to the firm's unrelenting dedication to providing the highest quality, responsive professional services attainable to its clients.

We are a member of the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA) to assure we meet the highest standards. Membership in this practice section requires that our firm meet more stringent standards than standard AICPA membership. These rigorous requirements include the requirement of a triennial peer review of our firm's auditing and accounting practice and annual Continuing Professional Education (CPE) for all accounting staff (whether CPA or non-CPA). For standard AICPA membership, only a quality review is required and only CPAs must meet CPE requirements.

We are also a member of the Government Audit Quality Center ("the Center") of the American Institute of Certified Public Accountants to assure the quality of our government audits. Membership in the Center, which is voluntary, requires our firm to comply with additional standards to promote the quality of government audits.

We have been extensively involved in serving local government entities with professional accounting, auditing and consulting services throughout the entire 69 year history of our firm. Our substantial experience over the years makes us uniquely qualified to provide accounting, auditing, and consulting services to these clients. We are a recognized leader in providing services to governmental and nonprofit agencies on the Treasure Coast and in Central and South Florida, with extensive experience in auditing community development districts and water control districts. We were the independent auditors of the City of Fort Pierce for over 37 years and currently, we are the independent auditors for St. Lucie County since 2002, and for 34 of the 38 years that the county has been audited by CPA firms. Additionally, we have performed audits of the City of Stuart, the City of Vero Beach, Indian River County and Martin County. We also presently audit over 75 Community Development Districts throughout Florida.

Our firm was founded on the belief that we are better able to respond to our clients needs through education, experience, independence, quality control, and personal service. Our firm's commitment to quality is reflected in our endeavor of professional excellence via continuing education, the use of the latest computer technology, professional membership in PCPS and peer review.

We believe our approach to audit engagements, intelligence and innovation teamed with sound professional judgment enables us to explore new concepts while remaining sensitive to the fundamental need for practical solutions. We take pride in giving you the assurance that the personal assistance you receive comes from years of advanced training, technical experience and financial acumen.

Professional Staff Resources

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has a total of 27 professional and administrative staff (including 12 professional staff with extensive experience servicing government entities). The work will be performed out of our Fort Pierce office with a proposed staff of one senior accountant and one or two staff accountants supervised by an audit manager and audit partner. With the exception of the directors of the firm's offices, the professional staff is not specifically assigned to any of our individual offices. The professional and administrative staff resources available to you through Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL are as follows:

	<u>Total</u>
Partners/Directors (CPA's)	6
Managers (2 CPA's)	2
Senior/Supervisor Accountants (3 CPA's)	3
Staff Accountants (2 CPA)	11
Computer Specialist	1
Paraprofessional	7
Administrative	<u>5</u>
Total – all personnel	35

Following is a brief description of each employee classification:

Staff Accountant – Staff accountants work directly under the constant supervision of the auditor-in-charge and, are responsible for the various testing of documents, account analysis and any other duties as his/her supervisor believes appropriate. Minimum qualification for a staff accountant is graduation from an accredited university or college with a degree in accounting or equivalent.

Senior Accountant – A senior accountant must possess all the qualifications of the staff accountant, in addition to being able to draft the necessary reports and financial statements, and supervise other staff accountants when necessary.

Managers – A manager must possess the qualifications of the senior accountant, plus be able to work without extensive supervision from the auditor-in-charge. The manager should be able to draft audit reports from start to finish and to supervise the audit team, if necessary.

Principal – A principal is a partner/director in training. He has been a manager for several years and possesses the technical skills to act as the auditor-in-charge. A principal has no financial interest in the firm.

Partner/Director – The director has extensive governmental auditing experience and acts as the auditor-in-charge. Directors have a financial interest in the firm.

Professional Staff Resources (Continued)

Independence – Independence of the public accounting firm, with respect to the audit client, is the foundation from which the public gains its trust in the opinion issued by the public accounting firm at the end of the audit process. This independence must be in appearance as well as in fact. The public must perceive that the accounting firm is independent of the audit entity to ensure that nothing would compromise the opinion issued by the public accounting firm. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is independent of Sorrento Pines Community Development District, including its elected officials and related parties, at the date of this proposal, as defined by the following rules, regulations, and standards:

AuSection 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants;

ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants;

Chapter 21A-1, Florida Administrative Code;

Section 473.315, Florida Statutes; and,

Government Auditing Standards, issued by the Comptroller General of the United States.

On an annual basis, all members of the firm are required to confirm, in writing, that they have no personal or financial relationships or holding that would impair their independence with regard to the firm's clients.

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, the utmost care must be exercised by independent auditors in the performance of their duties.

Ability to Furnish the Required Services

As previously noted in the Profile of the Proposer section of this document, our firm has been in existence for over 74 years. We have provided audit services to some clients for over 30 years continually. Our firm is insured against physical loss through commercial insurance and we also carry liability insurance. The majority of our audit documentation is stored electronically, both on our office network and on each employee laptop or computer assigned to each specific job. Our office computer network is backed up on tape, so in the event of a total equipment loss, we can restore all data as soon as replacement equipment is acquired. In addition, our field laptop computers carry the same data and can be used in the event of emergency with virtually no delay in completing the required services.

ADDITIONAL SERVICES PROVIDED

Arbitrage Rebate Services

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL also provides arbitrage rebate compliance and related services to governmental issuers. The Tax Reform Act of 1986 requires issuers of most tax-exempt obligations to pay (i.e., “rebate”) to the United States government any arbitrage profits. Arbitrage profits are earnings on the investment of bond proceeds and certain other monies in excess of what would have been earned had such monies been invested at a yield equal to the yield on the bonds.

Federal tax law requires that interim rebate calculations and payments are due at the end of every fifth bond year. Final payment is required upon redemption of the bonds. More frequent calculations may be deemed advisable by an issuer’s auditor, trustee or bond counsel or to assure that accurate and current records are available. These more frequent requirements are usually contained in the Arbitrage or Rebate Certificate with respect to the bonds.

Our firm performs a comprehensive rebate analysis and includes the following:

- Verifying that the issue is subject to rebate;
- Calculating the bond yield;
- Identifying, and separately accounting for, all “Gross Proceeds” (as that term is defined in the Code) of the bond issue, including those requiring analysis due to “transferred proceeds” and/or “commingled funds” circumstances;
- Determining what general and/or elective options are available to Gross proceeds of the issue;
- Calculating the issue’s excess investment earning (rebate liability), if any;
- Delivering appropriate documentation to support all calculations;
- Providing an executive summary identifying the methodology employed, major assumptions, conclusions, and any other recommendations for changes in recordkeeping and investment policies;
- Assisting as necessary in the event of an Internal Revenue Service inquiry; and,
- Consulting with issue staff, as necessary, regarding arbitrage related matters.

GOVERNMENTAL AUDITING EXPERIENCE

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has been practicing public accounting in Florida for 69 years. Our success over the years has been the result of a strong commitment to providing personalized quality service to our clients.

The current members of our firm have performed audits of over 1,100 community development districts, and over 2,100 audits of municipalities, counties and other governmental entities such as the City of Fort Pierce and St. Lucie County.

Our firm provides a variety of accounting, auditing, tax litigation support, and consulting services. Some of the professional accounting, auditing and management consulting services that are provided by our firm are listed below:

- Performance of annual financial and compliance audits, including Single Audits of state and federal financial assistance programs, under the provisions of the Single Audit Act, Subpart F of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), with minimal disruptions to your operations;
- Performance of special compliance audits to ascertain compliance with the applicable local, state and federal laws and regulations;
- Issuance of comfort letters and consent letters in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews;
- Calculation of estimated and actual federal arbitrage rebates;
- Assistance in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement for Excellence in Financial Reporting;
- Preparation of indirect cost allocation systems in accordance with Federal and State regulatory requirements;
- Providing human resource and employee benefit consulting;
- Performance of automation feasibility studies and disaster recovery plans;
- Performance feasibility studies concerning major fixed asset acquisitions and utility plant expansion plans (including electric, water, pollution control, and sanitation utilities); and
- Assistance in litigation, including testimony in civil and criminal court.
- Assist clients who utilize QuickBooks software with their software needs. Our Certified QuickBooks Advisor has undergone extensive training through QuickBooks and has passed several exams to attain this Certification.

Continuing Professional Education

All members of the governmental audit staff of our firm, and audit team members assigned to this engagement, are in compliance with the Continuing Professional Education (CPE) requirements set forth in Government Auditing Standards issued by the Comptroller General of the United States. In addition, our firm is in compliance with the applicable provisions of the Florida Statutes that require CPA's to have met certain CPE requirements prior to proposing on governmental audit engagements.

GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)

The audit team has extensive experience in performing governmental audits and is exposed to intensive and continuing concentration on these types of audits. Due to the total number of governmental audits our team performs, each member of our governmental staff must understand and be able to perform several types of governmental audits. It is our objective to provide each professional employee fifty hours or more of comprehensive continuing professional education each year. This is accomplished through attending seminars throughout Florida and is reinforced through in-house training.

Our firm has made a steadfast commitment to professional education. Our active attendance and participation in continuing professional education is a major part of our objective to obtain the most recent knowledge on issues which are of importance to our clients. We are growing on the reputation for work that our firm is providing today.

Quality Control Program

Quality control requires continuing commitment to professional excellence. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is formally dedicated to that commitment.

To ensure maintaining the standards of working excellence required by our firm, we joined the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA). To be a participating member firm of this practice section, a firm must obtain an independent Peer Review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements.

The scope of the Peer Review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence;
- Assignment of professional personnel to engagements;
- Consultation on technical matters;
- Supervision of engagement personnel;
- Hiring and employment of personnel;
- Professional development;
- Advancement;
- Acceptance and continuation of clients; and,
- Inspection and review system.

We believe that our commitment to the program is rewarding not only to our firm, but primarily to our clients.

The external independent Peer Review of the elements of our quality control policies and procedures performed by an independent certified public accountant, approved by the PCPS of the AICPA, provides you with the assurance that we continue to conform to standards of the profession in the conduct of our accounting and auditing practice.

GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)

Our firm is also a member of Governmental Audit Quality Center (GAQC), a voluntary membership center for CPA firms that perform governmental audits. This center promotes the quality of governmental audits.

Our firm has completed successive Peer Reviews. These reviews included a representative sample of our firm's local governmental auditing engagements. As a result of these reviews, our firm obtained an unqualified opinion on our quality control program and work procedures. On page 31 is a copy of our most recent Peer Review report. It should be noted that we received a pass rating.

Our firm has never had any disciplinary actions by state regulatory bodies or professional organizations.

As our firm performs approximately one hundred audits each year that are reviewed by federal, state or local entities, we are constantly dealing with questions from these entities about our audits. We are pleased to say that any questions that have been raised were minor issues and were easily resolved without re-issuing any reports.

Certificate of Achievement for Excellence in Financial Reporting (CAFR)

We are proud and honored to have been involved with the City of Fort Pierce and the Fort Pierce Utilities Authority when they received their first Certificates of Achievement for Excellence in Financial Reporting for the fiscal years ended September 30, 1988 and 1994, respectively. We were also instrumental in the City of Stuart receiving the award, in our first year of performing their audit, for the year ended September 30, 1999.

We also assisted St. Lucie County, Florida for the year ended September 30, 2003, in preparing their first Comprehensive Annual Financial Report, and St. Lucie County has received their Certificate of Achievement for Excellence in Financial Reporting every year since.

As continued commitment to insuring that we are providing the highest level of experience, we have had at least one employee of our firm serve on the GFOA – Special Review Committee since the mid-1980s. This committee is made up of selective Certified Public Accountants throughout the United States who have demonstrated their high level of knowledge and expertise in governmental accounting. Each committee member attends a special review meeting at the Annual GFOA Conference. At this meeting, the committee reports on the Certificate of Achievement Program's most recent results, future goals, and common reporting deficiencies.

We feel that our previous experience in assisting the City of Fort Pierce, the Fort Pierce Utilities Authority and St. Lucie County obtain their first CAFRs, and the City of Stuart in continuing to receive a CAFR and our firm's continued involvement with the GFOA, and the CAFR review committee make us a valued asset for any client in the field of governmental financial reporting.

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

References

Terracina Community Development
District
Jeff Walker, Special District Services
(561) 630-4922

Gateway Community Development
District
Stephen Bloom, Severn Trent Management
(954) 753-5841

The Reserve Community Development District

Darrin Mossing, Governmental Management
Services LLC
(407) 841-5524

Clearwater Cay Community Development
District
Cal Teague, Premier District Management

(239) 690-7100 ext 101

In addition to the above, we have the following additional governmental audit experience:

Community Development Districts

Aberdeen Community Development
District

Beacon Lakes Community
Development District

Alta Lakes Community Development
District

Beaumont Community Development
District

Amelia Concourse Community
Development District

Bella Collina Community Development
District

Amelia Walk Community
Development District

Bonnet Creek Community
Development District

Aqua One Community Development
District

Buckeye Park Community
Development District

Arborwood Community Development
District

Candler Hills East Community
Development District

Arlington Ridge Community
Development District

Cedar Hammock Community
Development District

Bartram Springs Community
Development District

Central Lake Community
Development District

Baytree Community Development
District

Channing Park Community
Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Cheval West Community Development District	Evergreen Community Development District
Coconut Cay Community Development District	Forest Brooke Community Development District
Colonial Country Club Community Development District	Gateway Services Community Development District
Connerton West Community Development District	Gramercy Farms Community Development District
Copperstone Community Development District	Greenway Improvement District
Creekside @ Twin Creeks Community Development District	Greyhawk Landing Community Development District
Deer Run Community Development District	Griffin Lakes Community Development District
Dowden West Community Development District	Habitat Community Development District
DP1 Community Development District	Harbor Bay Community Development District
Eagle Point Community Development District	Harbourage at Braden River Community Development District
East Nassau Stewardship District	Harmony Community Development District
Eastlake Oaks Community Development District	Harmony West Community Development District
Easton Park Community Development District	Harrison Ranch Community Development District
Estancia @ Wiregrass Community Development District	Hawkstone Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Heritage Harbor Community Development District	Madeira Community Development District
Heritage Isles Community Development District	Marhsall Creek Community Development District
Heritage Lake Park Community Development District	Meadow Pointe IV Community Development District
Heritage Landing Community Development District	Meadow View at Twin Creek Community Development District
Heritage Palms Community Development District	Mediterra North Community Development District
Heron Isles Community Development District	Midtown Miami Community Development District
Heron Isles Community Development District	Mira Lago West Community Development District
Highland Meadows II Community Development District	Montecito Community Development District
Julington Creek Community Development District	Narcoossee Community Development District
Laguna Lakes Community Development District	Naturewalk Community Development District
Lake Bernadette Community Development District	New Port Tampa Bay Community Development District
Lakeside Plantation Community Development District	Overoaks Community Development District
Landings at Miami Community Development District	Panther Trace II Community Development District
Legends Bay Community Development District	Paseo Community Development District
Lexington Oaks Community Development District	Pine Ridge Plantation Community Development District
Live Oak No. 2 Community Development District	Piney Z Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Poinciana Community Development District	Sampson Creek Community Development District
Poinciana West Community Development District	San Simeon Community Development District
Port of the Islands Community Development District	Six Mile Creek Community Development District
Portofino Isles Community Development District	South Village Community Development District
Quarry Community Development District	Southern Hills Plantation I Community Development District
Renaissance Commons Community Development District	Southern Hills Plantation III Community Development District
Reserve Community Development District	South Fork Community Development District
Reserve #2 Community Development District	St. John's Forest Community Development District
River Glen Community Development District	Stoneybrook South Community Development District
River Hall Community Development District	Stoneybrook South at ChampionsGate Community Development District
River Place on the St. Lucie Community Development District	Stoneybrook West Community Development District
Rivers Edge Community Development District	Tern Bay Community Development District
Riverwood Community Development District	Terracina Community Development District
Riverwood Estates Community Development District	Tison's Landing Community Development District
Rolling Hills Community Development District	TPOST Community Development District
Rolling Oaks Community Development District	

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Triple Creek Community
Development District

Vizcaya in Kendall
Development District

TSR Community Development
District

Waterset North Community
Development District

Turnbull Creek Community
Development District

Westside Community Development
District

Twin Creeks North Community
Development District

WildBlue Community Development
District

Urban Orlando Community
Development District

Willow Creek Community
Development District

Verano #2 Community
Development District

Willow Hammock Community
Development District

Viera East Community
Development District

Winston Trails Community
Development District

VillaMar Community
Development District

Zephyr Ridge Community
Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Other Governmental Organizations

City of Westlake	Office of the Medical Examiner, District 19
Florida Inland Navigation District	Rupert J. Smith Law Library of St. Lucie County
Fort Pierce Farms Water Control District	St. Lucie Education Foundation
Indian River Regional Crime Laboratory, District 19, Florida	Seminole Improvement District
Viera Stewardship District	Troup Indiantown Water Control District

Current or Recent Single Audits.

St. Lucie County, Florida
Early Learning Coalition, Inc.
Gateway Services Community Development District.

Members of our audit team have acquired extensive experience from performing or participating in over 1,800 audits of governments, independent special taxing districts, school boards, and other agencies that receive public money and utilize fund accounting.

Much of our firm's auditing experience is with compliance auditing, which is required for publicly financed agencies. In this type of audit, we do a financial examination and also confirm compliance with various statutory and regulatory guidelines.

Following is a summary of our other experience, including Auditor General experience, as it pertains to other governmental and fund accounting audits.

Counties

(Includes elected constitutional officers, utilities and dependent taxing districts)

Indian River
Martin
Okeechobee
Palm Beach

Municipalities

City of Port St. Lucie
City of Vero Beach
Town of Orchid

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Special Districts

Bannon Lakes Community Development District
Boggy Creek Community Development District
Capron Trail Community Development District
Celebration Pointe Community Development District
Coquina Water Control District
Diamond Hill Community Development District
Dovera Community Development District
Durbin Crossing Community Development District
Golden Lakes Community Development District
Lakewood Ranch Community Development District
Martin Soil and Water Conservation District
Meadow Pointe III Community Development District
Myrtle Creek Community Development District
St. Lucie County – Fort Pierce Fire District
The Crossings at Fleming Island
St. Lucie West Services District
Indian River County Mosquito Control District
St. John's Water Control District
Westchase and Westchase East Community Development Districts
Pier Park Community Development District
Verandahs Community Development District
Magnolia Park Community Development District

Schools and Colleges

Federal Student Aid Programs – Indian River Community College
Indian River Community College
Okeechobee County District School Board
St. Lucie County District School Board

State and County Agencies

Central Florida Foreign-Trade Zone, Inc. (a nonprofit organization affiliated with the St. Lucie County Board of County Commissioners)
Florida School for Boys at Okeechobee
Indian River Community College Crime Laboratory
Indian River Correctional Institution

FEE SCHEDULE

We propose the fee for our audit services described below to be \$3,200 for the year ended September 30, 2023. In addition, if a bond issuance occurs in the fiscal year ended September 30, 2023, the fee for our audit services will be \$4,425. The fee is contingent upon the financial records and accounting systems of Sorrento Pines Community Development District being "audit ready" and the financial activity for the District is not materially increased. If we discover that additional preparation work or subsidiary schedules are needed, we will consult with your authorized representative. We can assist with this additional work at our standard rates should you desire.

SCOPE OF WORK TO BE PERFORMED

If selected as the District's auditors, we will perform a financial and compliance audit in accordance with Section 11.45, Florida Statutes, in order to express an opinion on an annual basis on the financial statements of Sorrento Pines Community Development District as of September 30, 2023. The audits will be performed to the extent necessary to express an opinion on the fairness in all material respects with which the financial statements present the financial position, results of operations and changes in financial position in conformity with generally accepted accounting principles and to determine whether, for selected transactions, operations are properly conducted in accordance with legal and regulatory requirements. Reportable conditions that are also material weaknesses shall be identified as such in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters. Other (non-reportable) conditions discovered during the course of the audit will be reported in a separate letter to management, which will be referred to in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters.

Our audit will be performed in accordance with standards for financial and compliance audits contained in *Government Auditing Standards*, as well as in compliance with rules and regulations of audits of special districts as set forth by the State Auditor General in Chapter 10.550, Local Governmental Entity Audits, and other relevant federal, state and county orders, statutes, ordinances, charter, resolutions, bond covenants, Administrative Code and procedures, or rules and regulations which may pertain to the work required in the engagement.

The primary purpose of our audit will be to express an opinion on the financial statements discussed above. It should be noted that such audits are subject to the inherent risk that errors or irregularities may not be detected. However, if conditions are discovered which lead to the belief that material errors, defalcations or other irregularities may exist or if other circumstances are encountered that require extended services, we will promptly notify the appropriate individual.

Commitment to Quality Service

Personnel Qualifications and Experience

J. W. Gaines, CPA, CITP

Director – 44 years

Education

- ◆ Stetson University, B.B.A. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy
- ◆ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Affiliate member Government Finance Officers Association
- ◆ Past President, Vice President-Campaign Chairman, Vice President and Board Member of United Way of St. Lucie County, 1989 - 1994
- ◆ Past President, President Elect, Secretary and Treasurer of the Treasure Coast Chapter of the Florida Institute of Certified Public Accountants, 1988 - 1991
- ◆ Past President of Ft. Pierce Kiwanis Club, 1994 - 95, Member/Board Member since 1982
- ◆ Past President, Vice President and Treasurer of St. Lucie County Chapter of the American Cancer Society, 1980 -1986
- ◆ Member of the St. Lucie County Chamber of Commerce, Member Board of Directors, Treasurer, September 2002 - 2006, Chairman Elect 2007, Chairman 2008, Past Chairman 2009
- ◆ Member Lawnwood Regional Medical Center Board of Trustees, 2000 – Present, Chairman 2013 - Present
- ◆ Member of St. Lucie County Citizens Budget Committee, 2001 – 2002
- ◆ Member of Ft. Pierce Citizens Budget Advisory Committee, 2010 – 2011
- ◆ Member of Ft. Pierce Civil Service Appeals Board, 2013 - Present

Professional Experience

- ◆ Miles Grant Development/Country Club – Stuart, Florida, July 1975 – October 1976
- ◆ State Auditor General's Office – Public Accounts Auditor – November 1976 through September 1979
- ◆ Director - Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for numerous government and nonprofit audits.
- ◆ Over 40 years experience in all phases of public accounting and auditing experience, with a concentration in financial and compliance audits. Mr. Gaines has been involved in all phases of the audits listed on the preceding pages.

Commitment to Quality Service

Personnel Qualifications and Experience

J. W. Gaines, CPA, CITP (Continued)

Director

Continuing Professional Education

- ♦ Has participated in numerous continuing professional education courses provided by nationally recognized sponsors over the last two years to keep abreast of the latest developments in accounting and auditing such as:
 - Governmental Accounting Report and Audit Update
 - Analytical Procedures, FICPA
 - Annual Update for Accountants and Auditors
 - Single Audit Sampling and Other Considerations

Commitment to Quality Service

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP

Director – 36 years experience

Education

- ◆ University of Central Florida, B.A. – Accounting
- ◆ Barry University – Master of Professional Accountancy

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy
- ◆ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants
- ◆ Certified Not-For-Profit Core Concepts 2018

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Associate Member, Florida Government Finance Office Associates
- ◆ Assistant Coach – St. Lucie County Youth Football Organization (1994 – 2005)
- ◆ Assistant Coach – Greater Port St. Lucie Football League, Inc. (2006 – 2010)
- ◆ Board Member – Greater Port St. Lucie Football League, Inc. (2011 – 2017)
- ◆ Treasurer, AIDS Research and Treatment Center of the Treasure Coast, Inc. (2000 – 2003)
- ◆ Board Member/Treasurer, North Treasure Coast Chapter, American Red Cross (2004 – 2010)
- ◆ Member/Board Member of Port St. Lucie Kiwanis (1994 – 2001)
- ◆ President (2014/15) of Sunrise Kiwanis of Fort Pierce (2004 – 2017)
- ◆ St. Lucie District School Board Superintendent Search Committee (2013 – present)
- ◆ Board Member – Phrozen Pharos (2019-2021)

Professional Experience

- ◆ Twenty-eight years public accounting experience with an emphasis on nonprofit and governmental organizations.
- ◆ Audit Manager in-charge on a variety of audit and review engagements within several industries, including the following government and nonprofit organizations:
 - St. Lucie County, Florida
 - 19th Circuit Office of Medical Examiner
 - Troup Indiantown Water Control District
 - Exchange Club Center for the Prevention of Child Abuse, Inc.
 - Healthy Kids of St. Lucie County
 - Mustard Seed Ministries of Ft. Pierce, Inc.
 - Reaching Our Community Kids, Inc.
 - Reaching Our Community Kids - South
 - St. Lucie County Education Foundation, Inc.
 - Treasure Coast Food Bank, Inc.
 - North Springs Improvement District
- ◆ Four years of service in the United States Air Force in computer operations, with a top secret (SCI/SBI) security clearance.

Commitment to Quality Service

Personnel Qualifications and Experience
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David S. McGuire, CPA, CITP (Continued)

Director

Continuing Professional Education

- ◆ Mr. McGuire has attended numerous continuing professional education courses and seminars taught by nationally recognized sponsors in the accounting auditing and single audit compliance areas. He has attended courses over the last two years in those areas as follows:

- Not-for-Profit Auditing Financial Results and Compliance Requirements

- Update: Government Accounting Reporting and Auditing

- Annual Update for Accountants and Auditors

Commitment to Quality Service

Personnel Qualifications and Experience

Matthew Gonano, CPA

Director – 13 years total experience

Education

- ◆ University of North Florida, B.B.A. – Accounting
- ◆ University of Alicante, Spain – International Business
- ◆ Florida Atlantic University – Masters of Accounting

Professional Affiliations/Community Service

- ◆ American Institute of Certified Public Accountants
- ◆ Florida Institute of Certified Public Accountants

Professional Experience

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.
- ◆ Performed audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with OMB Circular A-133, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ◆ Mr. Gonano has participated in numerous continuing professional education courses.

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA

Accounting and Audit Manager – 33 years

Education

- ◆ Stetson University, B.B.A. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Former Member of Florida Institute of Certified Public Accountants Committee on State and Local Government
- ◆ Affiliate Member Government Finance Officers Association (GFOA) for over 10 years
- ◆ Affiliate Member Florida Government Finance Officers Association (FGFOA) for over 10 years
- ◆ Technical Review – 1997 FICPA Course on State and Local Governments in Florida
- ◆ Board of Directors – Kiwanis of Ft. Pierce, Treasurer – 1994-1999; Vice President – 1999-2001

Professional Experience

- ◆ Twenty-seven years public accounting experience with an emphasis on governmental and nonprofit organizations.
- ◆ State Auditor General's Office – West Palm Beach, Staff Auditor, June 1985 to September 1985
- ◆ Accounting and Audit Manager of Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for audit and accounting services including governmental and not-for-profit audits.
- ◆ Over 20 years of public accounting and governmental experience, specializing in governmental and nonprofit organizations with concentration in special districts, including Community Development Districts which provide services including water and sewer utilities. Governmental and non-profit entities served include the following:

Counties:

St. Lucie County

Municipalities:

City of Fort Pierce

City of Stuart

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA (Continued)

Accounting and Audit Manager

Professional Experience (Continued)

Special Districts:

Bluewaters Community Development District
Country Club of Mount Dora Community Development District
Fiddler's Creek Community Development District #1 and #2
Indigo Community Development District
North Springs Improvement District
Renaissance Commons Community Development District
St. Lucie West Services District
Stoneybrook Community Development District
Summerville Community Development District
Terracina Community Development District
Thousand Oaks Community Development District
Tree Island Estates Community Development District
Valencia Acres Community Development District

Non-Profits:

The Dunbar Center, Inc.
Hibiscus Children's Foundation, Inc.
Hope Rural School, Inc.
Maritime and Yachting Museum of Florida, Inc.
Tykes and Teens, Inc.
United Way of Martin County, Inc.
Workforce Development Board of the Treasure Coast, Inc.

- ◆ While with the Auditor General's Office he was on the staff for the state audits of the Martin County School District and Okeechobee County School District.
- ◆ During 1997 he performed a technical review of the Florida Institute of Certified Public Accountants state CPE course on Audits of State and Local Governments in Florida. His comments were well received by the author and were utilized in future updates to the course.

Continuing Professional Education

- ◆ During the past several years, he has participated in numerous professional development training programs sponsored by the AICPA and FICPA, including state conferences on special districts and governmental auditing in Florida. He averages in excess of 100 hours bi-annually of advanced training which exceeds the 80 hours required in accordance with the continuing professional education requirements of the Florida State Board of accountancy and the AICPA Private Companies Practice Section. He has over 75 hours of governmental CPE credit within the past two years.

Commitment to Quality Service

Personnel Qualifications and Experience
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Paul Daly

Staff Accountant – 11 years

Education

- ♦ Florida Atlantic University, B.S. – Accounting

Professional Experience

- ♦ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ♦ Working to attain the requirements to take the Certified Public Accounting (CPA) exam.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Melissa Marlin, CPA

Senior Staff Accountant – 9 years

Education

- ◆ Indian River State College, A.A. – Accounting
- ◆ Florida Atlantic University, B.B.A. – Accounting

Professional Experience

- ◆ Staff accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mrs. Marlin participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Bryan Snyder

Staff Accountant – 8 years

Education

- ◆ Florida Atlantic University, B.B.A. – Accounting

Professional Experience

- ◆ Accountant beginning his professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.
- ◆ Mr. Snyder is gaining experience auditing governmental & nonprofit entities.

Continuing Professional Education

- ◆ Mr. Snyder participates in numerous continuing education courses and plans on working to acquire his CPA certificate.
- ◆ Mr. Snyder is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Maritza Stonebraker, CPA

Senior Accountant – 7 years

Education

- ♦ Indian River State College, B.S. – Accounting

Professional Experience

- ♦ Staff Accountant beginning her professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.

Continuing Professional Education

- ♦ Mrs. Stonebraker participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Jonathan Herman, CPA

Senior Staff Accountant – 9 years

Education

- ◆ University of Central Florida, B.S. – Accounting
- ◆ Florida Atlantic University, MACC

Professional Experience

- ◆ Accounting graduate with nine years experience with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. Herman participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Sean Stanton, CPA

Staff Accountant – 5 years

Education

- ◆ University of South Florida, B.S. – Accounting
- ◆ Florida Atlantic University, M.B.A. – Accounting

Professional Experience

- ◆ Staff accountant with Berger, Toombs, Elam, Gaines, & Frank auditing governmental and non-profit entities.

Continuing Professional Education

- ◆ Mr. Stanton participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Tifanee Terrell

Staff Accountant – 3 years

Education

- ◆ Florida Atlantic University, M.A.C.C. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Terrell participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Ms. Terrell is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Dylan Dixon

Staff Accountant – 1 year

Education

- ◆ Indian River State College, B.S. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. Dixon participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Brennen Moore

Staff Accountant

Education

- ◆ Indian River State College, B.S. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. Moore participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Jordan Wood

Staff Accountant – 1 year

Education

- ◆ Indian River State College, A.A. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Wood is currently enrolled at Indian River State College to complete her bachelor's degree.
- ◆ Ms. Wood participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Ms. Wood is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Katie Gifford
Staff Accountant

Education

- ◆ Indian River State College, B.S. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Gifford participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Rayna Zicari
Staff Accountant

Education

- ◆ Stetson University, B.B.A. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Zicari participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Ms. Zicari is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.



6815 Dairy Road
Zephyrhills, FL 33542

813.788.2155
BodinePerry.com

Report on the Firm's System of Quality Control

To the Partners of
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

November 30, 2022

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.

Bodine Perry

Bodine Perry

(BERGER_REPORT22)



**SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

District Auditing Services for Fiscal Year 2023
Lake County, Florida

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than December 1, 2023, at 12:00 p.m., at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) unbound and one (1) electronic copy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Sorrento Pines Community Development District" on the face of it. Please include pricing for each additional bond issuance.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of the District's limited waiver of liability contained in Section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List the position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal for the District's first audit for which there are no special assessment bonds, plus the lump sum cost of two (2) annual renewals, which renewals shall include services related to the District's anticipated issuance of special assessment bonds.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

**SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. Ability of Personnel. (20 Points)

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. Proposer's Experience. (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s) in other contracts; character, integrity, reputation of Proposer, etc.)

3. Understanding of Scope of Work. (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. Price. (20 Points)***

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

Total (100 Points)

***Alternatively, the Board may choose to evaluate firms without considering price, in which case the remaining categories would be assigned 25 points each.

SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT

7D

SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT

AUDITOR EVALUATION MATRIX

RFP FOR ANNUAL AUDIT SERVICES	ABILITY OF PERSONNEL	PROPOSER'S EXPERIENCE	UNDERSTANDING OF SCOPE OF WORK	ABILITY TO FURNISH REQUIRED SERVICES	PRICE	TOTAL POINTS
PROPOSER	20 POINTS	20 POINTS	20 POINTS	20 POINTS	20 POINTS	100 POINTS
Berger, Toombs, Elam, Gaines & Frank						
Grau & Associates						

NOTES:

Completed by: _____

Board Member's Signature

Date: _____

Printed Name of Board Member

SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2024-02

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY
ADMINISTRATIVE OFFICE OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, the Sorrento Pines Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*.

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

1. PRIMARY ADMINISTRATIVE OFFICE. The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

2. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 14th day of December, 2023.

ATTEST:

**SORRENTO PINES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SORRENTO PINES

COMMUNITY DEVELOPMENT DISTRICT

11

RESOLUTION 2024-03

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

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

SECTION 1. The District’s local records office shall be located at: _____.

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

PASSED AND ADOPTED this ____ day of _____, 202__.

ATTEST:

**SORRENTO PINES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SORRENTO PINES

COMMUNITY DEVELOPMENT DISTRICT

12

November 8th, 2023

Sorrento Pines Community Development District
c/o Craig Wrathell, District Manager
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Letter Agreement for Acquisition of Sorrento Pines Phase 1B Utilities Improvements

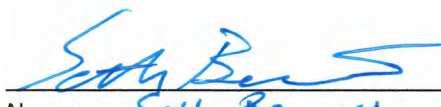
Dear Craig,

Pursuant to the *Acquisition Agreement*, dated January 5, 2023 ("**Acquisition Agreement**"), by and between the Sorrento Pines Community Development District ("**District**") and Galvin Land Services, LLC ("**Developer**"), you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Improvements**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A**, may still be owed to contractors (balance to finish & retainage) and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements. Developer acknowledges any balance of to finish and/or retainage shall be requisitioned by the District for payment to the Developer only upon notice from the District Engineer that such amounts have been paid for by Developer to the contractor.
- The Developer agrees, at the request of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements, and to post any bonds or other forms of security necessary to transfer the utilities Improvements to the City.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Agreed to by:
**SORRENTO PINES COMMUNITY
DEVELOPMENT DISTRICT**


Name: Seth Bennett
Title: Chairperson

Sincerely,
GALVIN LAND SERVICES, LLC

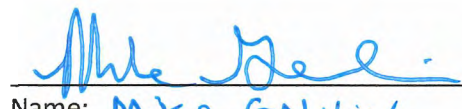

Name: Mike GALVIN
Title: MANAGER

EXHIBIT A
Description of Phase 1B Utilities Improvements

Utilities - All wastewater lines, potable water lines and reclaim lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto, located within or upon rights-of-way designated as Tract RW-2, RW-3, and RW-4 (Private Right-of-Way) and all "Utility Easements," each as identified in the **PROPOSED** plat known as *Sorrento Pines Phase 1B*, attached hereto as **EXHIBIT B**.

Description	CDD Eligible Amount	Paid to Date	Balance Owed	Retainage
Potable Water	\$206,483.25	\$185,834.92	\$0.00	\$20,648.33
Wastewater	\$344,505.50	\$310,054.95	\$0.00	\$34,450.55
Reclaimed Water	\$335,646.00	\$302,081.40	\$0.00	\$33,564.60
TOTAL:	\$886,634.75	\$797,971.27	\$0.00	\$88,663.48

EXHIBIT B

SORRENTO PINES PHASE 1B

A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA

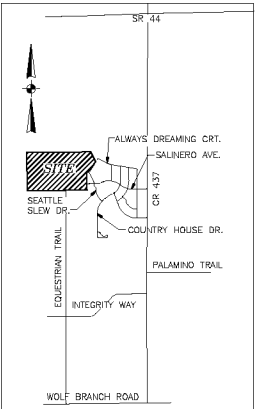
DESCRIPTION:

A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF SORRENTO HILLS, PHASE 3, AS RECORDED IN PLAT BOOK 52, PAGES 69 THROUGH 78, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 89°53'44" EAST, ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 1327.47 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE NORTH 87°49'27" EAST 846.38 FEET; THENCE DEPARTING SAID SOUTH LINE RUN THENCE SOUTH 26°42'35" EAST, 293.14 FEET; THENCE SOUTH 26°43'24" EAST, 91.22 FEET; THENCE SOUTH 31°35'42" WEST, 359.19 FEET; THENCE SOUTH 59°45'17" WEST, 139.79 FEET; THENCE SOUTH 00°47'31" EAST, 350.26 FEET; THENCE SOUTH 05°26'12" EAST, 66.93 FEET; THENCE SOUTH 01°30'53" EAST, 171.04 FEET TO THE NORTHEAST CORNER OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA; THENCE SOUTH 88°43'43" WEST ALONG THE NORTH LINE OF SAID SOUTH 3/4 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 722.88 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE SOUTH 89°44'58" WEST ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 1325.90 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 00°15'50" WEST ALONG THE WEST LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 658.98 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE NORTH 00°16'59" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 635.84 FEET TO THE POINT OF BEGINNING.
CONTAINING 63.882 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

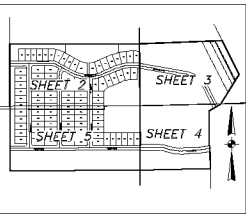
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SORRENTO HILLS, PHASE 3, PLAT BOOK 52, PAGES 69-78, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING 18895344, A GRID BEARING BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD-83-2011 ADJUSTMENT), EAST ZONE. REFERENCED TO THE GEODETIC CONTROL POINTS ESTABLISHED WITHIN THE LAKE COUNTY CONTROL NETWORK, CONTROL POINTS 1K 254 2006* AND 1K 253 2006*.
- ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS (NR) = NON-RADIAL.
- PROPERTY IS LOCATED IN FLOOD ZONE X, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 120690038SE, MAP REVISED DECEMBER 18, 2012. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
- THE STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM 1983 (NAD 83-2011 ADJUSTMENT), EAST ZONE. (COORDINATES SHOWN AS NORTHING= 16,140168.472, EASTING= 6,762080.295).
- ALL PLATTED UTILITY EASEMENTS 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 PARAGRAPH SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. FURTHER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- LOT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES.
- THE LANDS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SORRENTO PINES (HEREAFTER REFERRED TO AS "DECLARATION") RECORDED IN THE OFFICIAL RECORDS OF LAKE COUNTY, FLORIDA AND ANY SUPPLEMENT AND/OR AMENDMENT THERETO.
- INDIVIDUAL LOT PURCHASERS SHALL BE REQUIRED TO COMPLY WITH ALL LANDSCAPE MAINTENANCE REQUIREMENTS SET FORTH IN SECTION 9.01, LAKE COUNTY LAND DEVELOPMENT REGULATIONS.
- TRACTS OS-7, OS-8, OS-9, OS-10, OS-11, OS-12 AND OS-13 (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE SORRENTO PINES OWNERS ASSOCIATION, INC. (HEREAFTER REFERRED TO AS "ASSOCIATION").
- TRACTS SW-4 AND SW-5 (STORMWATER POND) SHALL BE OWNED AND MAINTAINED BY SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS (HEREAFTER REFERRED TO AS "CDD"). SAID TRACTS ARE SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF LAKE COUNTY, OVER THE ENTIRETY OF THE TRACTS.
- TRACTS RW-2, RW-3 AND RW-4 (PRIVATE ROADWAY) SHALL BE OWNED AND MAINTAINED BY THE CDD. AN ACCESS EASEMENT OVER TRACTS RW-2, RW-3 AND RW-4 (PRIVATE ROADWAY) IS HEREBY GRANTED TO GALVIN LAND SERVICES, LLC, THEIR SUCCESSORS AND/OR ASSIGNS.
- THE ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED TO OR 437 LAND INVESTMENTS, LLC, THEIR SUCCESSORS AND/OR ASSIGNS.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CDD, ITS SUCCESSORS AND/OR ASSIGNS.
- THERE IS A 5.00' WIDE DRAINAGE EASEMENT ON ALL SIDE AND REAR LOT LINES AND A 10.00' WIDE UTILITY EASEMENT ALONG ALL FRONT LOT LINES UNLESS OTHERWISE NOTED. (SEE SHEET 3 FOR TYPICAL LOT DETAIL.)
- IT IS THE RESPONSIBILITY OF THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS TO OPERATE AND MAINTAIN ANY STORMWATER MANAGEMENT SYSTEM NOT LOCATED WITHIN THE PROPERTY. THE USER OF SUCH RESPONSIBILITY IS VOLUNTARILY ASSUMED BY LAKE COUNTY AND IN SUCH CASE, LAKE COUNTY SHALL BE ENTITLED TO UTILIZE ALL TRACTS AND EASEMENTS DESIGNATED ON THIS PLAT FOR STORMWATER PURPOSES. THE REAL PROPERTY UNDERLYING DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL OWNER OF EACH LOT.
- PURSUANT TO SECTION 193.0235, F.S., ALL TRACTS DEDICATED TO A HOMEOWNERS ASSOCIATION HEREUNDER ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.
- FINAL CONVEYANCE OF ANY UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE COUNTY BOARD AND/OR STAFF, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE CDD.
- PROPERTY IS SUBJECT TO AND BENEFITED BY THE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5737, PAGE 2287, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (NOT PLOTTABLE)

ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
(407) 656-4893/FAX (407) 656-4437
LICENSED BUSINESS #8060



VICINITY MAP

SCALE: 1" = 200'



KEY MAP

SCALE: 1" = 600'

SHEET INDEX:

SHEET 1: LEGAL DESCRIPTION, DEDICATION, NOTES.

SHEETS 2-5: GEOMETRY-PLAT DETAIL

LEGEND AND ABBREVIATIONS:

■	SET 4"x4" CONCRETE MONUMENT, PERM LB #8060 PERMANENT REFERENCE MONUMENT	(NR)	NON-RADIAL
		PC	POINT OF CURVATURE
□	FOUND 4"x4" CONCRETE MONUMENT, PERM LB #8060 PERMANENT REFERENCE MONUMENT	PRC	POINT OF REVERSE CURVATURE
		NT	NON-TANGENT
●	SET NAIL AND DISK, POP LB #8060 PERMANENT CONTROL POINT	PT	POINT OF TANGENCY
		PI	POINT OF INTERSECTION
PCP	PERMANENT CONTROL POINT	℄	CENTERLINE
PRM	PERMANENT REFERENCE MONUMENT	↯	CHANGE IN DIRECTION
D.E.	DRAINAGE EASEMENT	C#	CURVE NUMBER
ORB	OFFICIAL RECORDS BOOK	L#	LINE NUMBER
PB	PLAT BOOK	LB	LICENSED BUSINESS
PG(S)	PAGE OR PAGES	U.E.	UTILITY EASEMENT
R/W	RIGHT OF WAY	N.T.S.	NOT TO SCALE
CCR#	CERTIFIED CORNER RECORD	F.S.	FLORIDA STATUTES
CDD	COMMUNITY DEVELOPMENT DISTRICT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER

DEDICATION

IN WITNESS WHEREOF SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE AUTHORIZED AGENT NAMED BELOW
BY: SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF THE SPECIAL PURPOSE GOVERNMENT CREATED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES.

WITNESSES:

SIGNATURE _____ SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT

PRINTED NAME _____

SIGNATURE _____

PRINTED NAME _____

PRINTED NAME _____

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY _____ WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED BY _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

COMMISSION #: _____

CERTIFICATE OF SURVEYOR REVIEW

PURSUANT TO SECTION 177.091, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

CARY MELVIN _____ DATE _____
REGISTRATION NO. LS6329

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THE _____ DAY OF _____, 2023, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA.

BY: _____
CHAIRMAN OF THE BOARD

ATTEST: _____
CLERK OF THE BOARD

CERTIFICATES OF APPROVAL

COUNTY ENGINEER _____

SIGNATURE _____

DATE _____

PLANNING AND ZONING MANAGER _____

SIGNATURE _____

DATE _____

COUNTY ATTORNEY _____

SIGNATURE _____

DATE _____

PLAT BOOK

PAGE

SHEET 1 OF 5

SORRENTO PINES PHASE 1B

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTIONED TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE UTILITY EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC.

THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT (HEREAFTER REFERRED TO AS "CDD"), ITS SUCCESSORS AND/OR ASSIGNS IS HEREBY DEDICATED TRACTS RW-2, RW-3 AND RW-4 (PRIVATE ROADWAY), WHICH ARE INTENDED TO BE USED FOR ROADWAY AND RELATED PURPOSES, AND TRACTS SW-4 AND SW-5 (STORMWATER POND), WHICH ARE INTENDED TO BE USED FOR STORMWATER AND/OR CONSERVATION PURPOSES, FOR OWNERSHIP AND MAINTENANCE. THERE IS NO OBLIGATION OF OWNERSHIP OR MAINTENANCE OF SAID TRACTS TO LAKE COUNTY, FLORIDA OR ANY OTHER PUBLIC AGENCY.

A NON-EXCLUSIVE, PERPETUAL ACCESS EASEMENT OVER TRACT RW-2, RW-3 AND RW-4 (PRIVATE ROADWAY) IS DEDICATED TO THE PROVIDERS OR PUBLIC UTILITIES FOR THE PROPER PURPOSE.

TRACTS OS-7, OS-8, OS-9, OS-10, OS-11, OS-12 AND OS-13 (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE SORRENTO PINES OWNERS ASSOCIATION, INC. (HEREAFTER REFERRED TO AS "ASSOCIATION").

TRACTS SW-4 AND SW-5 (STORMWATER POND) SHALL BE OWNED AND MAINTAINED BY SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS (HEREAFTER REFERRED TO AS "CDD"). SAID TRACTS ARE SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF LAKE COUNTY, OVER THE ENTIRETY OF THE TRACTS.

THE ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED TO OR 437 LAND INVESTMENTS, LLC, THEIR SUCCESSORS AND/OR ASSIGNS.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CDD, ITS SUCCESSORS AND/OR ASSIGNS.

THE OWNER DOES HEREBY GRANT TO LAKE COUNTY THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS ALL OF THE PRIVATE ROADWAYS SHOWN AND DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF LOTS AND THEIR GUESTS, INVITEES, AND DOMESTIC HELP, AND TO DELIVERY, PICK UP AND FIRE PROTECTION SERVICES, POLICE, AUTHORITIES OF THE UNITED STATES POSTAL SERVICE MAIL CARRIERS, REPRESENTATIVES OF UTILITIES AUTHORIZED BY THE OWNER, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE ROADWAYS AND UTILITY EASEMENTS.

IN WITNESS WHEREOF, THE UNDERSIGNED, GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED _____ MANAGER THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____, 2023.

GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
PRINTED NAME: MIKE GALVIN
TITLE: MANAGER
121 SNELL ISLE BLVD.
ST PETERSBURG, FLORIDA 33704

WITNESS _____

WITNESS _____

PRINTED NAME _____

PRINTED NAME _____

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY MIKE GALVIN, MANAGER, GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY HE IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

COMMISSION #: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A REGISTERED SURVEYOR AND MAPPER, LICENSED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

STEVEN E. BLANKENSHIP, P.S.M. _____ DATE _____
REGISTRATION NO. 5381
ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
LICENSED BUSINESS #8060

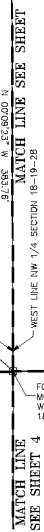
CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD

ON _____ AT _____,
FILE NO. _____, PLAT BOOK _____, PAGE _____.

CLERK OF THE CIRCUIT COURT
IN AND FOR LAKE COUNTY, FLORIDA

PLAT BOOK	PAGE
SHEET 2 OF 5	

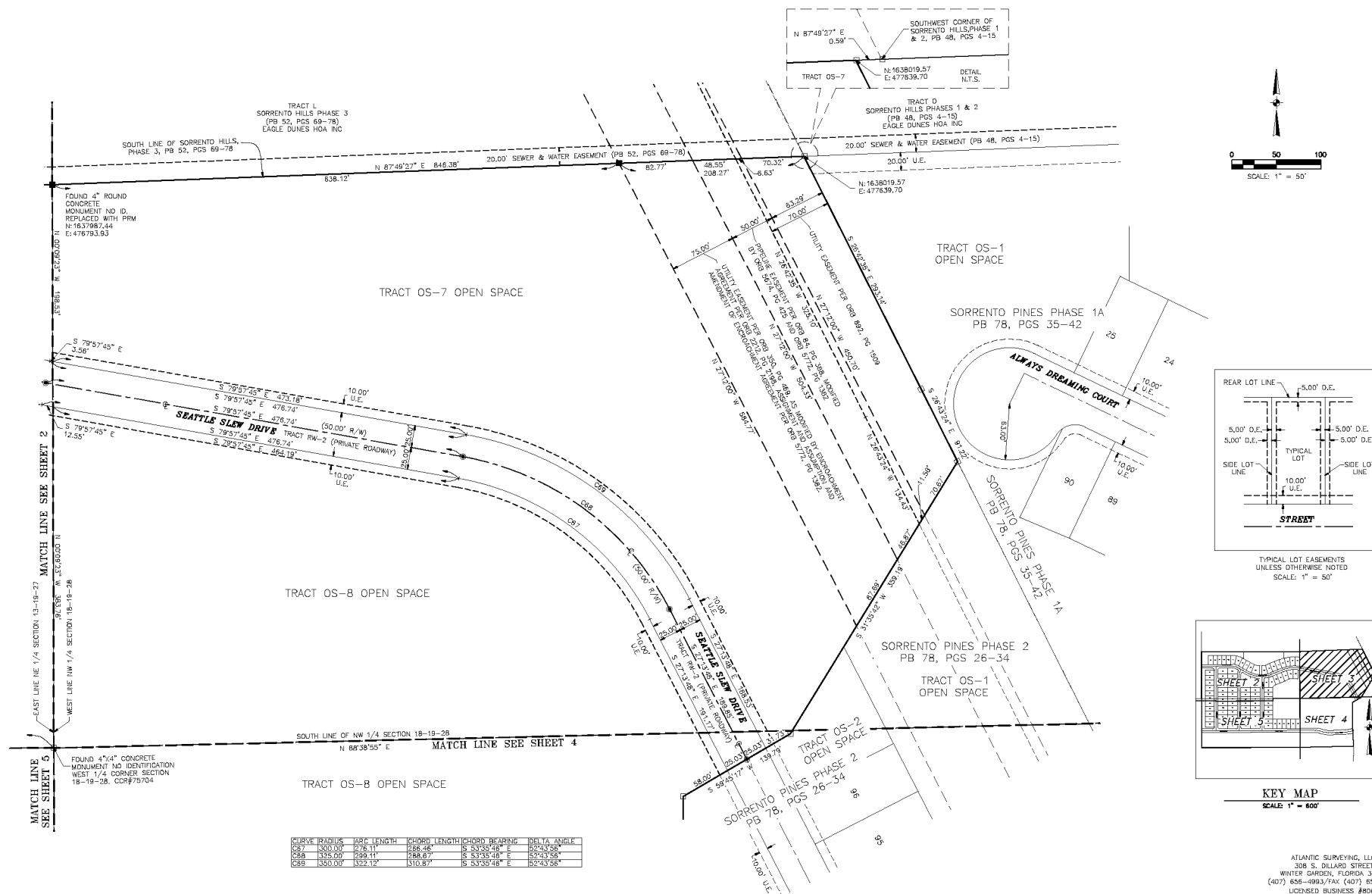


KEY MAP
SCALE: 1" = 600'

A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND
SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA

PAGE

SHEET 3 OF 5



ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
(407) 656-4993/FAX (407) 656-4437
LICENSED BUSINESS #8060

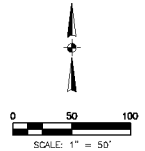
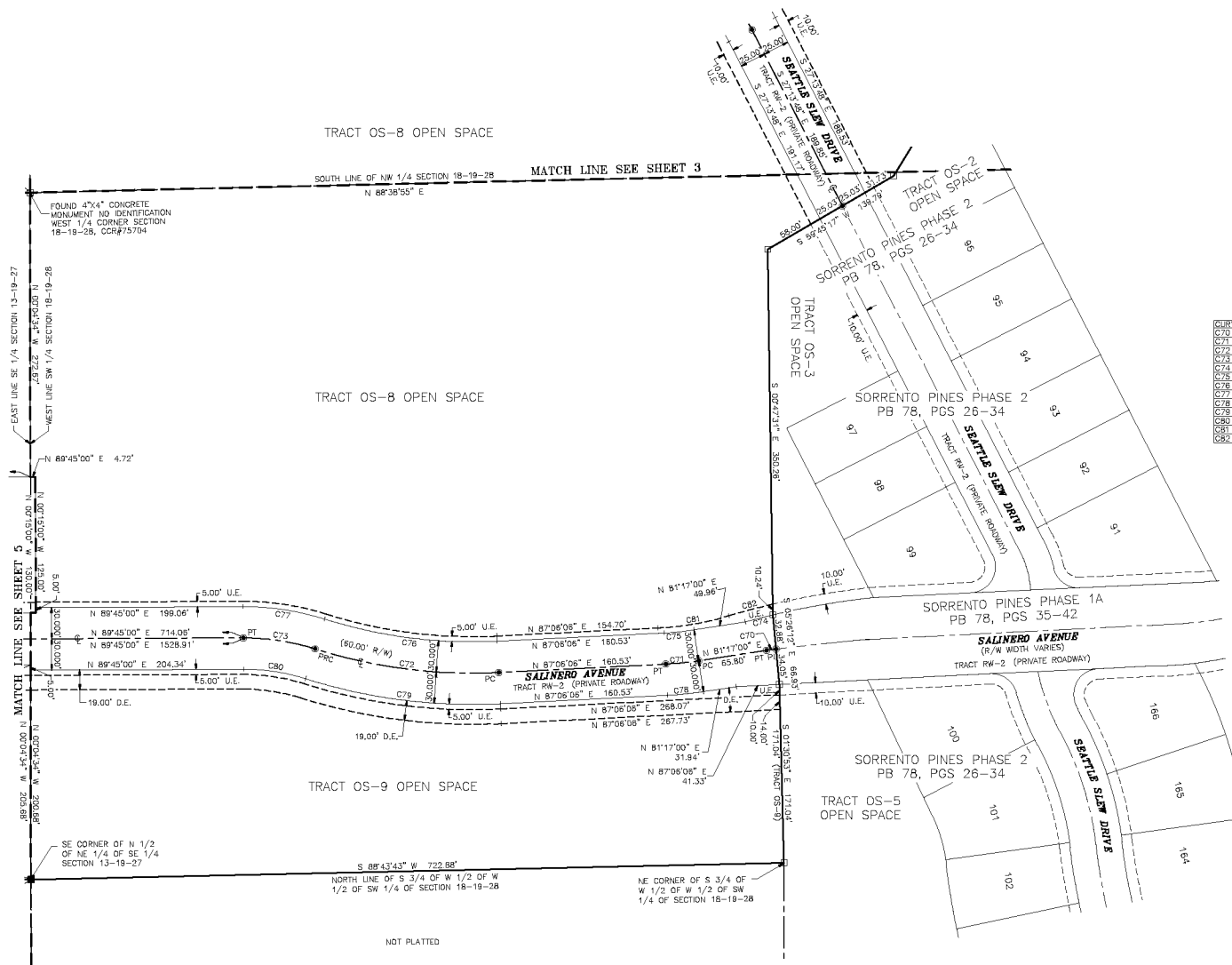
SORRENTO PINES PHASE 1B

A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND
SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA

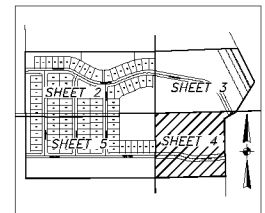
PLAT BOOK

PAGE

SHEET 4 OF 5



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C70	412.93	8.21	8.21	S 82°21'20\"	0°09'41\"
C71	312.00	11.68	11.67	S 84°11'43\"	0°08'00\"
C72	300.00	178.34	177.59	N 82°40'08\"	202°2'33\"
C73	275.00	86.44	86.66	N 81°20'40\"	17°48'39\"
C74	785.44	27.06	27.06	S 75°42'40\"	01°38'05\"
C75	282.00	28.64	28.62	S 84°11'33\"	0°08'08\"
C76	410.00	187.83	186.84	N 82°40'08\"	202°2'33\"
C77	255.00	76.27	76.85	N 81°20'40\"	17°48'39\"
C78	342.00	14.72	14.72	S 84°11'33\"	0°08'08\"
C79	530.00	108.25	108.25	N 82°40'08\"	202°2'33\"
C80	195.00	60.62	60.37	N 81°20'40\"	17°48'39\"
C81	290.00	85.39	85.13	N 80°15'41\"	13°21'04\"
C82	795.44	43.20	43.20	N 75°18'07\"	0°30'43\"



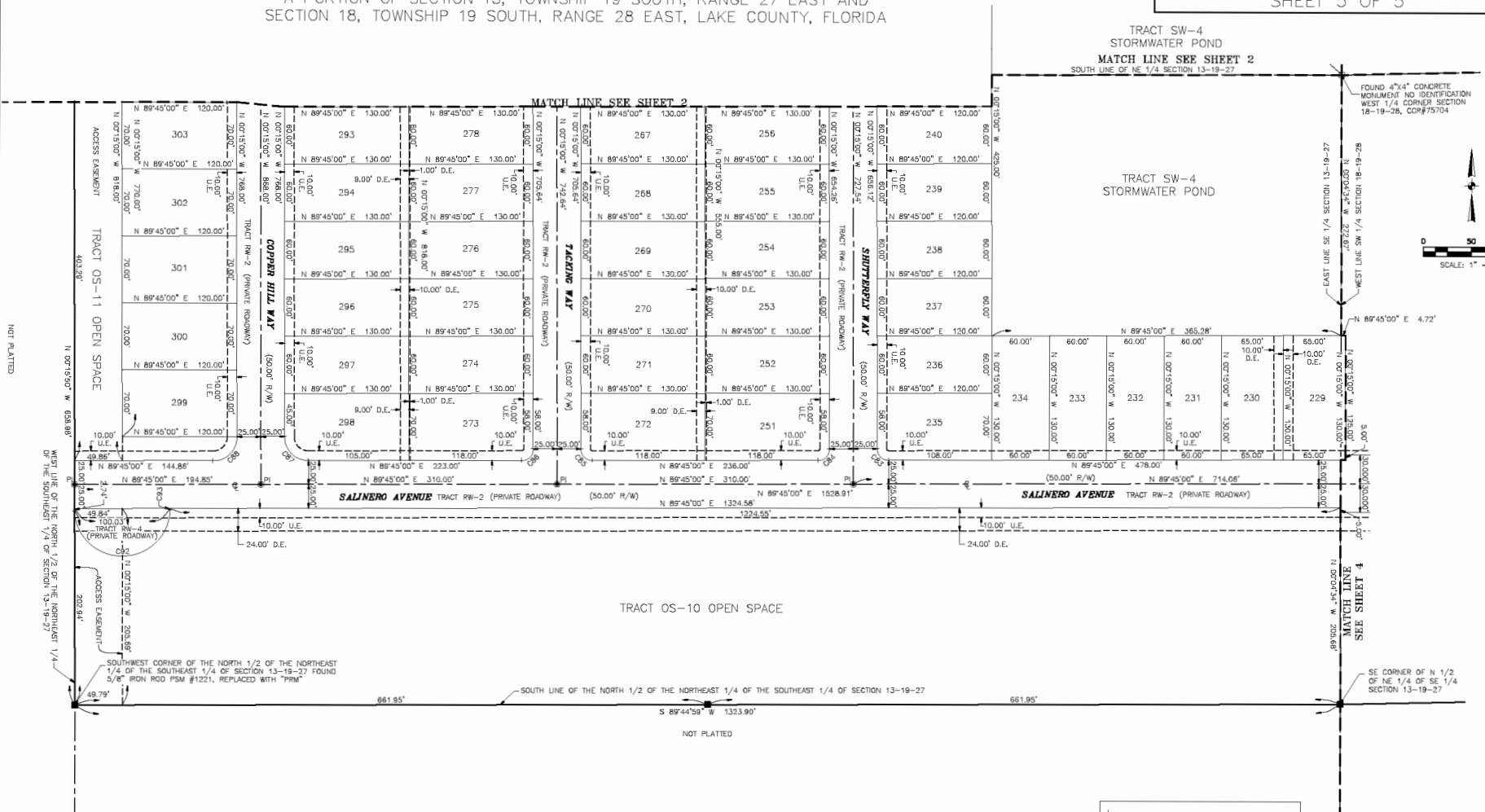
KEY MAP
SCALE: 1" = 600'

A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND
SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA

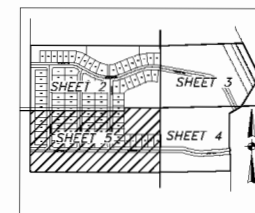
PAGE

TRACT SW-4
STORMWATER POND
MATCH LINE SEE SHEET 2
4TH LINE OF NE 1/4 SECTION 13-19-27

FOUND 4"x4" CONCRETE
MONUMENT NO IDENTIFICATION
WEST 1/4 CORNER SECTION
18-19-28, CCR#75704



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C83	12.00'	18.85'	16.97'	N 45°15'00" E	90°00'00"
C84	12.00'	18.85'	16.97'	N 44°45'00" E	90°00'00"
C85	12.00'	18.85'	16.97'	N 44°15'00" W	90°00'00"
C86	12.00'	18.85'	16.97'	N 44°45'00" E	90°00'00"
C87	25.00'	39.27'	35.36'	N 45°15'00" W	90°00'00"
C88	25.00'	39.27'	35.36'	N 44°45'00" E	90°00'00"
C89	50.00'	78.54'	69.72'	N 89°57'43.4" E	180°00'00"
C93	34.50'	1.52'	1.52'	N 30°40'45" E	180°00'00"



KEY MAP
SCALE: 1" = 600'

ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
(407) 656-4993/FAX (407) 656-4437
LICENSED BUSINESS #8060

**CORPORATE DECLARATION REGARDING COSTS PAID
[SORRENTO PINES PHASE 1B UTILITIES IMPROVEMENTS]**

I, Mike GALVIN, as MANAGER of Galvin Land Services, LLC, a Florida limited liability company ("**Developer**"), does hereby state as follows:

1. I have personal knowledge of the matters set forth in this Declaration.
2. My name is Mike GALVIN, and I am MANAGER of the Developer. I have authority to make this Declaration on behalf of Developer.
3. Developer is the developer of certain lands within the Sorrento Pines Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("**District**").
4. The District's *Engineer's Report*, dated April 11, 2023, as supplemented from time to time (together, "**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements. Notwithstanding anything to the contrary herein, certain amounts are still owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the property.
6. Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

IN WITNESS WHEREOF, the undersigned has executed this certificate for and on behalf of the Developer as of the 8th day of November, 2023.

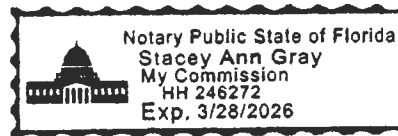
GALVIN LAND SERVICES, LLC

Mike Galvin
Name: Mike Galvin
Title: MANAGER

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization this 8th day of November, 2023, by Mike Galvin as Manager of Galvin Land Services LLC, a Florida limited liability company, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)



Stacey Ann Gray
NOTARY PUBLIC, STATE OF Florida
Name: Stacey Ann Gray
Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

EXHIBIT A
Description of Phase 1B Utilities Improvements

Utilities - All wastewater lines, potable water lines and reclaim lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto, located within or upon rights-of-way designated as Tract RW-2, RW-3, and RW-4 (Private Right-of-Way) and all "Utility Easements," each as identified in the **PROPOSED** plat known as *Sorrento Pines Phase 1B*, attached hereto as **EXHIBIT B**.

Description	CDD Eligible Amount	Paid to Date	Balance Owed	Retainage
Potable Water	\$206,483.25	\$185,834.92	\$0.00	\$20,648.33
Wastewater	\$344,505.50	\$310,054.95	\$0.00	\$34,450.55
Reclaimed Water	\$335,646.00	\$302,081.40	\$0.00	\$33,564.60
TOTAL:	\$886,634.75	\$797,971.27	\$0.00	\$88,663.48

EXHIBIT B

SORRENTO PINES PHASE 1B

A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA

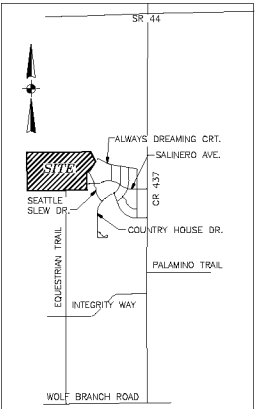
DESCRIPTION:

A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF SORRENTO HILLS, PHASE 3, AS RECORDED IN PLAT BOOK 52, PAGES 69 THROUGH 78, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 89°53'44" EAST, ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 1327.47 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE NORTH 87°49'27" EAST 846.38 FEET; THENCE DEPARTING SAID SOUTH LINE RUN THENCE SOUTH 26°42'35" EAST, 293.14 FEET; THENCE SOUTH 26°43'24" EAST, 91.22 FEET; THENCE SOUTH 31°35'42" WEST, 359.19 FEET; THENCE SOUTH 59°45'17" WEST, 139.79 FEET; THENCE SOUTH 00°47'31" EAST, 350.26 FEET; THENCE SOUTH 05°26'12" EAST, 66.93 FEET; THENCE SOUTH 01°30'53" EAST, 171.04 FEET TO THE NORTHEAST CORNER OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA; THENCE SOUTH 88°43'43" WEST ALONG THE NORTH LINE OF SAID SOUTH 3/4 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 722.88 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE SOUTH 89°44'58" WEST ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 1325.90 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 00°15'50" WEST ALONG THE WEST LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 658.98 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE NORTH 00°16'59" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 635.84 FEET TO THE POINT OF BEGINNING.
CONTAINING 63.882 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SORRENTO HILLS, PHASE 3, PLAT BOOK 52, PAGES 69-78, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING 1889.5147, A GRID BEARING BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD-83-2011 ADJUSTMENT), EAST ZONE. REFERENCED TO THE GEODETIC CONTROL POINTS ESTABLISHED WITHIN THE LAKE COUNTY CONTROL NETWORK, CONTROL POINTS 1K 254 2006* AND 1K 253 2006*.
- ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS (NR) = NON-RADIAL.
- PROPERTY IS LOCATED IN FLOOD ZONE X, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 120690038SE, MAP REVISED DECEMBER 18, 2012. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
- THE STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM 1983 (NAD 83-2011 ADJUSTMENT), EAST ZONE. (COORDINATES SHOWN AS NORTHING= 16,140168.472, EASTING= 6,762080.295).
- ALL PLATTED UTILITY EASEMENTS 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 PARAGRAPH SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. FURTHER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- LOT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES.
- THE LANDS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SORRENTO PINES (HEREAFTER REFERRED TO AS "DECLARATION") RECORDED IN THE OFFICIAL RECORDS OF LAKE COUNTY, FLORIDA AND ANY SUPPLEMENT AND/OR AMENDMENT THERETO.
- INDIVIDUAL LOT PURCHASERS SHALL BE REQUIRED TO COMPLY WITH ALL LANDSCAPE MAINTENANCE REQUIREMENTS SET FORTH IN SECTION 9.01, LAKE COUNTY LAND DEVELOPMENT REGULATIONS.
- TRACTS OS-7, OS-8, OS-9, OS-10, OS-11, OS-12 AND OS-13 (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE SORRENTO PINES OWNERS ASSOCIATION, INC. (HEREAFTER REFERRED TO AS "ASSOCIATION").
- TRACTS SW-4 AND SW-5 (STORMWATER POND) SHALL BE OWNED AND MAINTAINED BY SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS (HEREAFTER REFERRED TO AS "CDD"). SAID TRACTS ARE SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF LAKE COUNTY, OVER THE ENTIRETY OF THE TRACTS.
- TRACTS RW-2, RW-3 AND RW-4 (PRIVATE ROADWAY) SHALL BE OWNED AND MAINTAINED BY THE CDD. AN ACCESS EASEMENT OVER TRACTS RW-2, RW-3 AND RW-4 (PRIVATE ROADWAY) IS HEREBY GRANTED TO GALVIN LAND SERVICES, LLC, THEIR SUCCESSORS AND/OR ASSIGNS.
- THE ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED TO OR 437 LAND INVESTMENTS, LLC, THEIR SUCCESSORS AND/OR ASSIGNS.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CDD, ITS SUCCESSORS AND/OR ASSIGNS.
- THERE IS A 5.00' WIDE DRAINAGE EASEMENT ON ALL SIDE AND REAR LOT LINES AND A 10.00' WIDE UTILITY EASEMENT ALONG ALL FRONT LOT LINES UNLESS OTHERWISE NOTED. (SEE SHEET 3 FOR TYPICAL LOT DETAIL.)
- IT IS THE RESPONSIBILITY OF THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS TO OPERATE AND MAINTAIN ANY STORMWATER MANAGEMENT SYSTEM NOT LOCATED WITHIN THE PORTION OF THE PLAT FOR WHICH SUCH RESPONSIBILITY IS VOLUNTARILY ASSUMED BY LAKE COUNTY AND IN SUCH CASE, LAKE COUNTY SHALL BE ENTITLED TO UTILIZE ALL TRACTS AND EASEMENTS DESIGNATED ON THIS PLAT FOR STORMWATER PURPOSES. THE REAL PROPERTY UNDERLYING DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL OWNER OF EACH LOT.
- PURSUANT TO SECTION 193.0235, F.S., ALL TRACTS DEDICATED TO A HOMEOWNERS ASSOCIATION HEREUNDER ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.
- FINAL CONVEYANCE OF ANY UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE COUNTY BOARD AND/OR STAFF, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE CDD.
- PROPERTY IS SUBJECT TO AND BENEFITED BY THE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5737, PAGE 2287, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (NOT PLOTTABLE)

ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
(407) 656-4893/FAX (407) 656-4437
LICENSED BUSINESS #8060



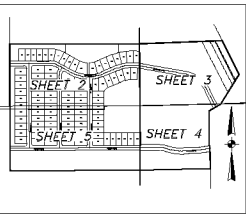
VICINITY MAP

SCALE: 1" = 200'

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.

LEGEND AND ABBREVIATIONS:

■	SET 4"x4" CONCRETE MONUMENT, PRM LB #8060 PERMANENT REFERENCE MONUMENT	(NR)	NON-RADIAL
		PC	POINT OF CURVATURE
□	FOUND 4"x4" CONCRETE MONUMENT, PRM LB #8060 PERMANENT REFERENCE MONUMENT	PRC	POINT OF REVERSE CURVATURE
		NT	NON-TANGENT
●	SET NAIL AND DISK, POP LB #8060 PERMANENT CONTROL POINT	PT	POINT OF TANGENCY
		PI	POINT OF INTERSECTION
PCP	PERMANENT CONTROL POINT	℄	CENTERLINE
PRM	PERMANENT REFERENCE MONUMENT	↯	CHANGE IN DIRECTION
D.E.	DRAINAGE EASEMENT	C#	CURVE NUMBER
ORB	OFFICIAL RECORDS BOOK	L#	LINE NUMBER
PB	PLAT BOOK	LB	LICENSED BUSINESS
PG(S)	PAGE OR PAGES	U.E.	UTILITY EASEMENT
R/W	RIGHT OF WAY	N.T.S.	NOT TO SCALE
CCR#	CERTIFIED CORNER RECORD	F.S.	FLORIDA STATUTES
CDD	COMMUNITY DEVELOPMENT DISTRICT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER



KEY MAP

SCALE: 1" = 800'

SHEET INDEX:

SHEET 1: LEGAL DESCRIPTION, DEDICATION, NOTES

SHEETS 2-5: GEOMETRY-PLAT DETAIL

DEDICATION

IN WITNESS WHEREOF SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE AUTHORIZED AGENT NAMED BELOW
BY: SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF THE SPECIAL PURPOSE GOVERNMENT CREATED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES.

WITNESSES:

SIGNATURE _____ SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT

PRINTED NAME _____

SIGNATURE _____ PRINTED NAME _____

PRINTED NAME _____

STATE OF _____ COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY _____ WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED BY _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

COMMISSION #: _____

CERTIFICATE OF SURVEYOR REVIEW

PURSUANT TO SECTION 177.091, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

CARY MELVIN _____ DATE _____
REGISTRATION NO. LS6329

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THE _____ DAY OF _____, 2023, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA.

BY: _____
CHAIRMAN OF THE BOARD

ATTEST: _____
CLERK OF THE BOARD

CERTIFICATES OF APPROVAL

COUNTY ENGINEER _____ SIGNATURE _____ DATE _____

PLANNING AND ZONING MANAGER _____ SIGNATURE _____ DATE _____

COUNTY ATTORNEY _____ SIGNATURE _____ DATE _____

PLAT BOOK

PAGE

SHEET 1 OF 5

SORRENTO PINES PHASE 1B

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTIONED TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE UTILITY EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC.

THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT (HEREAFTER REFERRED TO AS "CDD"), ITS SUCCESSORS AND/OR ASSIGNS IS HEREBY DEDICATED TRACTS RW-2, RW-3 AND RW-4 (PRIVATE ROADWAY), WHICH ARE INTENDED TO BE USED FOR ROADWAY AND RELATED PURPOSES, AND TRACTS SW-4 AND SW-5 (STORMWATER POND), WHICH ARE INTENDED TO BE USED FOR STORMWATER AND/OR CONSERVATION PURPOSES, FOR OWNERSHIP AND MAINTENANCE. THERE IS NO OBLIGATION OF OWNERSHIP OR MAINTENANCE OF SAID TRACTS TO LAKE COUNTY, FLORIDA OR ANY OTHER PUBLIC AGENCY.

A NON-EXCLUSIVE, PERPETUAL ACCESS EASEMENT OVER TRACT RW-2, RW-3 AND RW-4 (PRIVATE ROADWAY) IS DEDICATED TO THE PROVIDERS OR PUBLIC UTILITIES FOR THE PROPER PURPOSE.

TRACTS OS-7, OS-8, OS-9, OS-10, OS-11, OS-12 AND OS-13 (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE SORRENTO PINES OWNERS ASSOCIATION, INC. (HEREAFTER REFERRED TO AS "ASSOCIATION").

TRACTS SW-4 AND SW-5 (STORMWATER POND) SHALL BE OWNED AND MAINTAINED BY SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS (HEREAFTER REFERRED TO AS "CDD"). SAID TRACTS ARE SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF LAKE COUNTY, OVER THE ENTIRETY OF THE TRACTS.

THE ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED TO OR 437 LAND INVESTMENTS, LLC, THEIR SUCCESSORS AND/OR ASSIGNS.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CDD, ITS SUCCESSORS AND/OR ASSIGNS.

THE OWNER DOES HEREBY GRANT TO LAKE COUNTY THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS ALL OF THE PRIVATE ROADWAYS SHOWN AND DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF LOTS AND THEIR GUESTS, INVITEES, AND DOMESTIC HELP, AND TO DELIVERY, PICK UP AND FIRE PROTECTION SERVICES, POLICE, AUTHORITIES OF THE UNITED STATES POSTAL SERVICE MAIL CARRIERS, REPRESENTATIVES OF UTILITIES AUTHORIZED BY THE OWNER, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE ROADWAYS AND UTILITY EASEMENTS.

IN WITNESS WHEREOF, THE UNDERSIGNED, GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED _____ MANAGER THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____, 2023.

GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
PRINTED NAME: MIKE GALVIN
TITLE: MANAGER
121 SNELL ISLE BLVD.
ST PETERSBURG, FLORIDA 33704

WITNESS _____ WITNESS _____

PRINTED NAME _____ PRINTED NAME _____

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY MIKE GALVIN, MANAGER, GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY HE IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

COMMISSION #: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A REGISTERED SURVEYOR AND MAPPER, LICENSED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

STEVEN E. BLANKENSHIP, P.S.M. _____ DATE _____
REGISTRATION NO. 5381
ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
LICENSED BUSINESS #8060

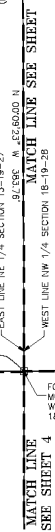
CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD

ON _____ AT _____,
FILE NO. _____, PLAT BOOK _____, PAGE _____.

CLERK OF THE CIRCUIT COURT
IN AND FOR LAKE COUNTY, FLORIDA

PLAT BOOK	PAGE
SHEET 2 OF 5	

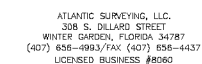


KEY MAP
SCALE: 1" = 600'

A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND
SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA

PAGE

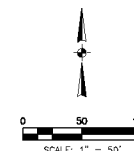
SHEET 3 OF 5



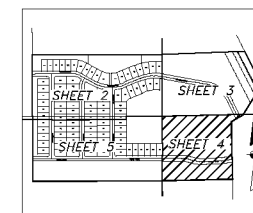
A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND
SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA

PAGE

SHEET 4 OF 5



CURVE	RAJIS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C70	212.93	9.21	9.21	8.62°31" W	02°24'41"
C71	312.00	31.68	31.67	S 84°11'30" W	17°48'49"
C72	212.93	9.21	9.21	8.62°31" W	02°24'41"
C73	225.00	25.84	25.84	S 81°53'40" W	16°36'30"
C74	785.44	27.06	27.06	S 75°42'40" W	01°38'25"
C75	280.00	168.64	168.64	22°27'20" W	03°48'30"
C76	470.00	178.93	186.94	S 82°40'00" W	03°48'30"
C77	255.00	78.27	78.85	S 81°53'40" W	17°48'39"
C78	342.00	14.73	14.72	S 84°11'30" W	02°49'06"
C79	212.93	9.21	9.21	8.62°31" W	02°24'41"
C80	195.00	60.62	60.37	S 80°15'20" W	17°48'39"
C81	290.00	89.29	89.13	N 81°53'24" E	13°41'24"
C82	212.93	9.21	9.21	8.62°31" W	02°24'41"



KEY MAP
SCALE: 1" = 600'

ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
(407) 656-4993/FAX (407) 656-4437
LICENSED BUSINESS #8060

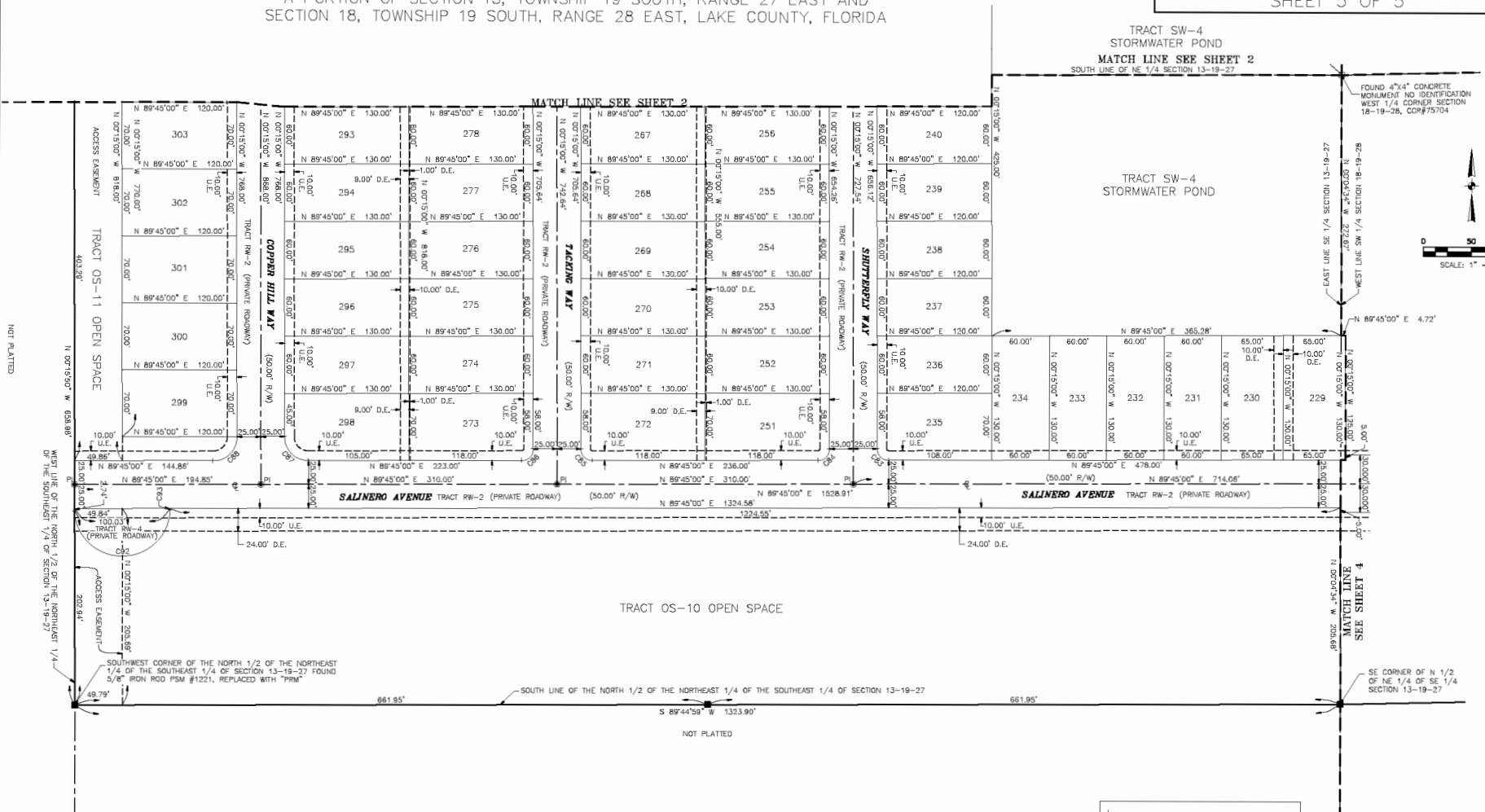
NOT PLATTED

A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND
SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA

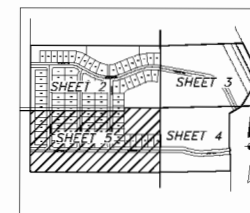
PAGE

TRACT SW-4
STORMWATER POND
MATCH LINE SEE SHEET 2
4TH LINE OF NE 1/4 SECTION 13-19-27

FOUND 4"x4" CONCRETE
MONUMENT NO IDENTIFICATION
WEST 1/4 CORNER SECTION
18-19-28, CCR#75704



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C83	12.00'	18.85'	16.97'	N 45°15'00" E	90°00'00"
C84	12.00'	18.85'	16.97'	N 44°45'00" E	90°00'00"
C85	12.00'	18.85'	16.97'	N 44°15'00" W	90°00'00"
C86	12.00'	18.85'	16.97'	N 44°45'00" E	90°00'00"
C87	25.00'	39.27'	35.36'	N 45°15'00" W	90°00'00"
C88	25.00'	39.27'	35.36'	N 44°45'00" E	90°00'00"
C89	50.00'	78.54'	69.72'	N 89°57'43.4" E	180°00'00"
C90	50.00'	1.52'	1.52'	N 30°40'45" E	180°00'00"



KEY MAP
SCALE: 1" = 600'

ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
(407) 656-4993/FAX (407) 656-4437
LICENSED BUSINESS #8060

CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[SORRENTO PINES PHASE 1B UTILITIES IMPROVEMENTS]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made to be effective the 17th day of November, 2023, by **WLW Construction, Inc. ("Contractor")**, a Florida corporation, with an address of P.O. Box 377, Mt. Dora, Florida 32756, in favor of the **Sorrento Pines Community Development District ("District")**, which is a local unit of special-purpose government situated in Lake County, Florida, and having offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to that certain *Agreement Between Owner and Contractor ("Contract")* dated March 13, 2023 and between Contractor and Galvin Land Services, LLC ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A ("Improvements")**; and

WHEREAS, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is acquiring or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **WARRANTY.** Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements.

[CONTINUED ON FOLLOWING PAGE]

WLW CONSTRUCTION, INC.

By: John F. Wagner III

Its: President

STATE OF Florida

COUNTY OF Lake

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17th day of November, 2023, by John F. Wagner III as President of WLW Construction Inc, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)



Michelle L Leist
NOTARY PUBLIC, STATE OF Florida

Name: Michelle L. Leist

(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

EXHIBIT A
Description of Phase 1B Utilities Improvements

Utilities - All wastewater lines, potable water lines and reclaim lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto, located within or upon rights-of-way designated as Tract RW-2, RW-3, and RW-4 (Private Right-of-Way) and all "Utility Easements," each as identified in the **PROPOSED** plat known as *Sorrento Pines Phase 1B*, attached hereto as **EXHIBIT B**.

Description	CDD Eligible Amount	Paid to Date	Balance Owed	Retainage
Potable Water	\$278,803.25	\$250,922.92	\$0.00	\$27,880.33
Wastewater	\$419,025.50	\$377,122.95	\$0.00	\$41,902.55
Reclaimed Water	\$415,846.00	\$374,297.40	\$0.00	\$41,548.60
TOTAL:	\$1,113,674.75	\$1,002,343.27	\$0.00	\$111,331.48

DISTRICT ENGINEER'S CERTIFICATE
[SORRENTO PINES PHASE 1B UTILITIES IMPROVEMENTS]

DECEMBER 4, 2023

Board of Supervisors
Sorrento Pines Community Development District

Re: Acquisition of Improvements

Ladies and Gentlemen:

The undersigned is a representative of Poulos & Bennett, LLC ("**District Engineer**"), as District Engineer for the Sorrento Pines Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from Galvin Land Services, LLC ("**Developer**") as to certain public infrastructure improvements ("**Improvements**") as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.
2. The Improvements are within the scope of the District's capital improvement plan as set forth in the District's *Engineer's Report*, dated April 11, 2023, as supplemented from time to time (together, "**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.
3. The Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended. I am not aware of any defects in the Improvements.
4. The total costs associated with the Improvements are as set forth in **Exhibit A**. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Improvements, and (ii) the reasonable fair market value of the Improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

[CONTINUED ON FOLLOWING PAGE]

6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements.

POULOS & BENNETT, LLC



Stephen K. Saha, P.E.
Florida Registration No. 76903
District Engineer

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this 4th day of December, 2023, by Stephen Saha as District Engineer of Poulos & Bennett, LLC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



NOTARY PUBLIC, STATE OF Florida

Name: Lisa Fountain
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

(NOTARY SEAL)

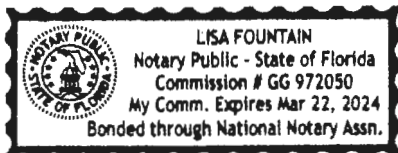


EXHIBIT A

Description of Phase 1B Utilities Improvements

Utilities - All wastewater lines, potable water lines and reclaim lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto, located within or upon rights-of-way designated as Tract RW-2, RW-3, and RW-4 (Private Right-of-Way) and all "Utility Easements," each as identified in the **PROPOSED** plat known as *Sorrento Pines Phase 1B*, attached hereto as **EXHIBIT B**.

Description	CDD Eligible Amount	Paid to Date	Balance Owed	Retainage
Potable Water	\$206,483.25	\$185,834.92	\$0.00	\$20,648.33
Wastewater	\$344,505.50	\$310,054.95	\$0.00	\$34,450.55
Reciaimed Water	\$335,646.00	\$302,081.40	\$0.00	\$33,564.60
TOTAL:	\$886,634.75	\$797,971.27	\$0.00	\$88,663.48

BILL OF SALE AND LIMITED ASSIGNMENT
[SORRENTO PINES PHASE 1B UTILITIES IMPROVEMENTS]

THIS **BILL OF SALE AND LIMITED ASSIGNMENT** is made to be effective as of the 8th day of November, 2023, by and between **Galvin Land Services, LLC**, a Florida limited liability company, with an address of 121 Snell Isle Boulevard, St. Petersburg, Florida 33704 ("**Grantor**"), and **Sorrento Pines Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

BACKGROUND STATEMENT

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the property (together, "**Property**") described in **Exhibit A** and below to have and to hold for Grantee's own use and benefit forever:

a) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

3. Without waiving any of the rights against third parties granted under Section 1(b), this conveyance is made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES

GALVIN LAND SERVICES, LLC

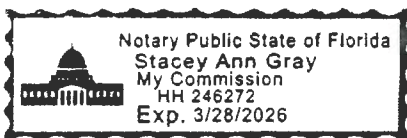
By: [Signature]
Name: Steve Brantley

[Signature]
Name: Mike Galvin
Title: MANAGER

By: [Signature]
Name: Seth Bennett

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8th day of November, 2023, by Mike Galvin as Manager of Galvin Land Services, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

[Signature]
NOTARY PUBLIC, STATE OF Florida
Name: Stacey Ann Gray
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A
Description of Phase 1B Utilities Improvements

Utilities - All wastewater lines, potable water lines and reclaim lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto, located within or upon rights-of-way designated as Tract RW-2, RW-3, and RW-4 (Private Right-of-Way) and all "Utility Easements," each as identified in the **PROPOSED** plat known as *Sorrento Pines Phase 1B*, attached hereto as **EXHIBIT B**.

Description	CDD Eligible Amount	Paid to Date	Balance Owed	Retainage
Potable Water	\$206,483.25	\$185,834.92	\$0.00	\$20,648.33
Wastewater	\$344,505.50	\$310,054.95	\$0.00	\$34,450.55
Reclaimed Water	\$335,646.00	\$302,081.40	\$0.00	\$33,564.60
TOTAL:	\$886,634.75	\$797,971.27	\$0.00	\$88,663.48

EXHIBIT B

SORRENTO PINES PHASE 1B

A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA

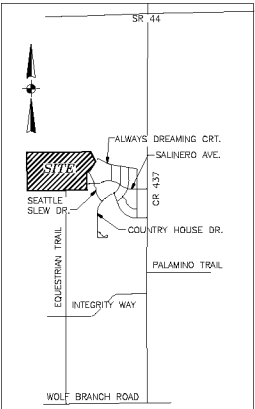
DESCRIPTION:

A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF SORRENTO HILLS, PHASE 3, AS RECORDED IN PLAT BOOK 52, PAGES 69 THROUGH 78, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 89°53'44" EAST, ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 1327.47 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE NORTH 87°49'27" EAST 846.38 FEET; THENCE DEPARTING SAID SOUTH LINE RUN THENCE SOUTH 26°42'35" EAST, 293.14 FEET; THENCE SOUTH 26°43'24" EAST, 91.22 FEET; THENCE SOUTH 31°35'42" WEST, 359.19 FEET; THENCE SOUTH 59°45'17" WEST, 139.79 FEET; THENCE SOUTH 00°47'31" EAST, 350.26 FEET; THENCE SOUTH 05°26'12" EAST, 66.93 FEET; THENCE SOUTH 01°30'53" EAST, 171.04 FEET TO THE NORTHEAST CORNER OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA; THENCE SOUTH 88°43'43" WEST ALONG THE NORTH LINE OF SAID SOUTH 3/4 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 722.88 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE SOUTH 89°44'58" WEST ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 1325.90 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 00°15'50" WEST ALONG THE WEST LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 658.98 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE NORTH 00°16'59" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 635.84 FEET TO THE POINT OF BEGINNING.
CONTAINING 63.882 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

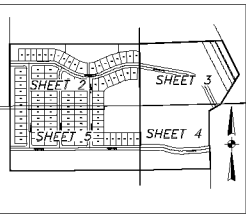
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SORRENTO HILLS, PHASE 3, PLAT BOOK 52, PAGES 69-78, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING 18895344, A GRID BEARING BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD-83-2011 ADJUSTMENT), EAST ZONE. COORDINATES SHOWN AS NORTHING= 16,140168.472, EASTING= 6,762080.295.
- ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS (NR) = NON-RADIAL.
- PROPERTY IS LOCATED IN FLOOD ZONE X, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 120690038SE, MAP REVISED DECEMBER 18, 2012. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
- THE STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM 1983 (NAD 83-2011 ADJUSTMENT), EAST ZONE. (COORDINATES SHOWN AS NORTHING= 16,140168.472, EASTING= 6,762080.295).
- ALL PLATTED UTILITY EASEMENTS 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 PARAGRAPH SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. FURTHER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- LOT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES.
- THE LANDS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SORRENTO PINES (HEREAFTER REFERRED TO AS "DECLARATION") RECORDED IN THE OFFICIAL RECORDS OF LAKE COUNTY, FLORIDA AND ANY SUPPLEMENT AND/OR AMENDMENT THERETO.
- INDIVIDUAL LOT PURCHASERS SHALL BE REQUIRED TO COMPLY WITH ALL LANDSCAPE MAINTENANCE REQUIREMENTS SET FORTH IN SECTION 9.01, LAKE COUNTY LAND DEVELOPMENT REGULATIONS.
- TRACTS OS-7, OS-8, OS-9, OS-10, OS-11, OS-12 AND OS-13 (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE SORRENTO PINES OWNERS ASSOCIATION, INC. (HEREAFTER REFERRED TO AS "ASSOCIATION").
- TRACTS SW-4 AND SW-5 (STORMWATER POND) SHALL BE OWNED AND MAINTAINED BY SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS (HEREAFTER REFERRED TO AS "CDD"). SAID TRACTS ARE SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF LAKE COUNTY, OVER THE ENTIRETY OF THE TRACTS.
- TRACTS RW-2, RW-3 AND RW-4 (PRIVATE ROADWAY) SHALL BE OWNED AND MAINTAINED BY THE CDD. AN ACCESS EASEMENT OVER TRACTS RW-2, RW-3 AND RW-4 (PRIVATE ROADWAY) IS HEREBY GRANTED TO GALVIN LAND SERVICES, LLC, THEIR SUCCESSORS AND/OR ASSIGNS.
- THE ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED TO OR 437 LAND INVESTMENTS, LLC, THEIR SUCCESSORS AND/OR ASSIGNS.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CDD, ITS SUCCESSORS AND/OR ASSIGNS.
- THERE IS A 5.00' WIDE DRAINAGE EASEMENT ON ALL SIDE AND REAR LOT LINES AND A 10.00' WIDE UTILITY EASEMENT ALONG ALL FRONT LOT LINES UNLESS OTHERWISE NOTED. (SEE SHEET 3 FOR TYPICAL LOT DETAIL.)
- IT IS THE RESPONSIBILITY OF THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS TO OPERATE AND MAINTAIN ANY STORMWATER MANAGEMENT SYSTEM NOT LOCATED WITHIN THE PROPERTY. THE USER OF SUCH RESPONSIBILITY IS VOLUNTARILY ASSUMED BY LAKE COUNTY AND IN SUCH CASE, LAKE COUNTY SHALL BE ENTITLED TO UTILIZE ALL TRACTS AND EASEMENTS DESIGNATED ON THIS PLAT FOR STORMWATER PURPOSES. THE REAL PROPERTY UNDERLYING DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL OWNER OF EACH LOT.
- PURSUANT TO SECTION 193.0235, F.S., ALL TRACTS DEDICATED TO A HOMEOWNERS ASSOCIATION HEREUNDER ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.
- FINAL CONVEYANCE OF ANY UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE COUNTY BOARD AND/OR STAFF, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE CDD.
- PROPERTY IS SUBJECT TO AND BENEFITED BY THE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5737, PAGE 2287, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (NOT PLOTTABLE)

ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
(407) 656-4893/(407) 656-4437
LICENSED BUSINESS #8060



VICINITY MAP

SCALE: 1" = 200'



KEY MAP

SCALE: 1" = 600'

SHEET INDEX:

SHEET 1: LEGAL DESCRIPTION, DEDICATION, NOTES.

SHEETS 2-5: GEOMETRY-PLAT DETAIL

LEGEND AND ABBREVIATIONS:

■	SET 4"x4" CONCRETE MONUMENT, PERM LB #8060 PERMANENT REFERENCE MONUMENT	(NR)	NON-RADIAL
		PC	POINT OF CURVATURE
□	FOUND 4"x4" CONCRETE MONUMENT, PERM LB #8060 PERMANENT REFERENCE MONUMENT	PRC	POINT OF REVERSE CURVATURE
		NT	NON-TANGENT
●	SET NAIL AND DISK, POP LB #8060 PERMANENT CONTROL POINT	PT	POINT OF TANGENCY
		PI	POINT OF INTERSECTION
PCP	PERMANENT CONTROL POINT	℄	CENTERLINE
PRM	PERMANENT REFERENCE MONUMENT	↯	CHANGE IN DIRECTION
D.E.	DRAINAGE EASEMENT	C#	CURVE NUMBER
ORB	OFFICIAL RECORDS BOOK	L#	LINE NUMBER
PB	PLAT BOOK	LB	LICENSED BUSINESS
PG(S)	PAGE OR PAGES	U.E.	UTILITY EASEMENT
R/W	RIGHT OF WAY	N.T.S.	NOT TO SCALE
CCR#	CERTIFIED CORNER RECORD	F.S.	FLORIDA STATUTES
CDD	COMMUNITY DEVELOPMENT DISTRICT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER

DEDICATION

IN WITNESS WHEREOF SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE AUTHORIZED AGENT NAMED BELOW
BY: SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF THE SPECIAL PURPOSE GOVERNMENT CREATED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES.

WITNESSES:

SIGNATURE _____ SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT
PRINTED NAME _____
SIGNATURE _____
PRINTED NAME _____
STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY _____ WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED BY _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____
PRINT NAME: _____
MY COMMISSION EXPIRES: _____
COMMISSION #: _____

CERTIFICATE OF SURVEYOR REVIEW

PURSUANT TO SECTION 177.091, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

CARY MELVIN _____ DATE _____
REGISTRATION NO. LS6329

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THE _____ DAY OF _____, 2023, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA.

BY: _____
CHAIRMAN OF THE BOARD

ATTEST: _____
CLERK OF THE BOARD

CERTIFICATES OF APPROVAL

COUNTY ENGINEER	SIGNATURE _____	DATE _____
PLANNING AND ZONING MANAGER	SIGNATURE _____	DATE _____
COUNTY ATTORNEY	SIGNATURE _____	DATE _____

PLAT BOOK

PAGE

SHEET 1 OF 5

SORRENTO PINES PHASE 1B

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTIONED TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE UTILITY EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC.

THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT (HEREAFTER REFERRED TO AS "CDD"), ITS SUCCESSORS AND/OR ASSIGNS IS HEREBY DEDICATED TRACTS RW-2, RW-3 AND RW-4 (PRIVATE ROADWAY), WHICH ARE INTENDED TO BE USED FOR ROADWAY AND RELATED PURPOSES, AND TRACTS SW-4 AND SW-5 (STORMWATER POND), WHICH ARE INTENDED TO BE USED FOR STORMWATER AND/OR CONSERVATION PURPOSES, FOR OWNERSHIP AND MAINTENANCE. THERE IS NO OBLIGATION OF OWNERSHIP OR MAINTENANCE OF SAID TRACTS TO LAKE COUNTY, FLORIDA OR ANY OTHER PUBLIC AGENCY.

A NON-EXCLUSIVE, PERPETUAL ACCESS EASEMENT OVER TRACT RW-2, RW-3 AND RW-4 (PRIVATE ROADWAY) IS DEDICATED TO THE PROVIDERS OR PUBLIC UTILITIES FOR THE PROPER PURPOSE.

TRACTS OS-7, OS-8, OS-9, OS-10, OS-11, OS-12 AND OS-13 (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE SORRENTO PINES OWNERS ASSOCIATION, INC. (HEREAFTER REFERRED TO AS "ASSOCIATION").

TRACTS SW-4 AND SW-5 (STORMWATER POND) SHALL BE OWNED AND MAINTAINED BY SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS (HEREAFTER REFERRED TO AS "CDD"). SAID TRACTS ARE SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF LAKE COUNTY, OVER THE ENTIRETY OF THE TRACTS.

THE ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED TO OR 437 LAND INVESTMENTS, LLC, THEIR SUCCESSORS AND/OR ASSIGNS.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CDD, ITS SUCCESSORS AND/OR ASSIGNS.

THE OWNER DOES HEREBY GRANT TO LAKE COUNTY THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS ALL OF THE PRIVATE ROADWAYS SHOWN AND DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF LOTS AND THEIR GUESTS, INVITEES, AND DOMESTIC HELP, AND TO DELIVERY, PICK UP AND FIRE PROTECTION SERVICES, POLICE, AUTHORITIES OF THE UNITED STATES POSTAL SERVICE MAIL CARRIERS, REPRESENTATIVES OF UTILITIES AUTHORIZED BY THE OWNER, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE ROADWAYS AND UTILITY EASEMENTS.

IN WITNESS WHEREOF, THE UNDERSIGNED, GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED _____ MANAGER THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____, 2023.

GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
PRINTED NAME: MIKE GALVIN
TITLE: MANAGER
121 SNELL ISLE BLVD.
ST PETERSBURG, FLORIDA 33704

WITNESS _____ WITNESS _____
PRINTED NAME _____ PRINTED NAME _____

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY MIKE GALVIN, MANAGER, GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY HE IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____
PRINT NAME: _____
MY COMMISSION EXPIRES: _____
COMMISSION #: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A REGISTERED SURVEYOR AND MAPPER, LICENSED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

STEVEN E. BLANKENSHIP, P.S.M. _____ DATE _____
REGISTRATION NO. 5381
ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
LICENSED BUSINESS #8060

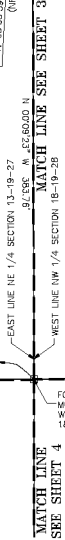
CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD

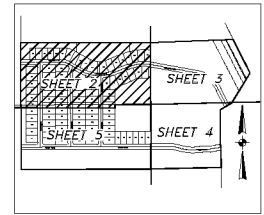
ON _____ AT _____,
FILE NO. _____, PLAT BOOK _____, PAGE _____.

CLERK OF THE CIRCUIT COURT
IN AND FOR LAKE COUNTY, FLORIDA

PLAT BOOK	PAGE
SHEET 2 OF 5	



CURVE						CURVE						CURVE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	
C1	78.7	1.27	1.27	S 92.4° E	92.4	C25	101.7	1.61	1.61	N 10.1° E	10.1	C29	120.0	1.96	1.96	N 7.8° E	7.8	
C2	137.0	133.2	31.27	S 86.36° E	50.94	C26	33.0	82.58	82.12	N 78.13° E	120.34	C30	448.0	10.37	10.37	N 89.3° E	89.3	
C3	137.0	133.2	31.27	S 86.36° E	50.94	C27	33.0	82.58	82.12	N 78.13° E	120.34	C31	448.0	10.37	10.37	N 89.3° E	89.3	
C4	137.0	133.2	31.27	S 86.36° E	50.94	C28	33.0	82.58	74.84	N 78.13° E	120.34	C32	448.0	10.37	10.37	N 89.3° E	89.3	
C5	137.0	133.2	31.27	S 86.36° E	50.94	C29	33.0	74.87	74.84	N 78.13° E	120.34	C33	448.0	10.37	10.37	N 89.3° E	89.3	
C6	400.0	221.86	200.95	S 84.10° E	32.03	C30	NOT USED - INTENTIONALLY DELETED					C34	400.0	54.74	54.69	S 85.97° E	97.59	
C7	400.0	221.86	200.95	S 84.10° E	32.03	C31	NOT USED - INTENTIONALLY DELETED					C35	400.0	54.74	54.69	S 85.97° E	97.59	
C8	175.0	34.34	34.34	S 11.18° E	11.18	C32	NOT USED - INTENTIONALLY DELETED					C36	400.0	54.74	54.69	S 85.97° E	97.59	
C9	175.0	34.34	34.34	S 11.18° E	11.18	C33	NOT USED - INTENTIONALLY DELETED					C37	400.0	54.74	54.69	S 85.97° E	97.59	
C10	175.0	34.34	34.34	S 11.18° E	11.18	C34	NOT USED - INTENTIONALLY DELETED					C38	400.0	54.74	54.69	S 85.97° E	97.59	
C11	175.0	34.34	34.34	S 11.18° E	11.18	C35	400.0	54.74	54.69	S 85.97° E	97.59	C39	400.0	54.74	54.69	S 85.97° E	97.59	
C12	175.0	34.34	34.34	S 11.18° E	11.18	C36	400.0	54.74	54.69	S 85.97° E	97.59	C40	400.0	54.74	54.69	S 85.97° E	97.59	
C13	175.0	34.34	34.34	S 11.18° E	11.18	C37	400.0	54.74	54.69	S 85.97° E	97.59	C41	400.0	54.74	54.69	S 85.97° E	97.59	
C14	175.0	34.34	34.34	S 11.18° E	11.18	C38	400.0	54.74	54.69	S 85.97° E	97.59	C42	400.0	54.74	54.69	S 85.97° E	97.59	
C15	175.0	34.34	34.34	S 11.18° E	11.18	C39	400.0	54.74	54.69	S 85.97° E	97.59	C43	400.0	54.74	54.69	S 85.97° E	97.59	
C16	175.0	34.34	34.34	S 11.18° E	11.18	C40	400.0	54.74	54.69	S 85.97° E	97.59	C44	400.0	54.74	54.69	S 85.97° E	97.59	
C17	175.0	34.34	34.34	S 11.18° E	11.18	C41	400.0	54.74	54.69	S 85.97° E	97.59	C45	400.0	54.74	54.69	S 85.97° E	97.59	
C18	175.0	34.34	34.34	S 11.18° E	11.18	C42	400.0	54.74	54.69	S 85.97° E	97.59	C46	400.0	54.74	54.69	S 85.97° E	97.59	
C19	175.0	34.34	34.34	S 11.18° E	11.18	C43	400.0	54.74	54.69	S 85.97° E	97.59	C47	400.0	54.74	54.69	S 85.97° E	97.59	
C20	175.0	34.34	34.34	S 11.18° E	11.18	C44	400.0	54.74	54.69	S 85.97° E	97.59	C48	400.0	54.74	54.69	S 85.97° E	97.59	
C21	175.0	34.34	34.34	S 11.18° E	11.18	C45	400.0	54.74	54.69	S 85.97° E	97.59	C49	400.0	54.74	54.69	S 85.97° E	97.59	
C22	175.0	34.34	34.34	S 11.18° E	11.18	C46	400.0	54.74	54.69	S 85.97° E	97.59	C50	400.0	54.74	54.69	S 85.97° E	97.59	
C23	175.0	34.34	34.34	S 11.18° E	11.18	C47	400.0	54.74	54.69	S 85.97° E	97.59							
C24	175.0	34.34	34.34	S 11.18° E	11.18	C48	400.0	54.74	54.69	S 85.97° E	97.59							
C25	175.0	34.34	34.34	S 11.18° E	11.18	C49	400.0	54.74	54.69	S 85.97° E	97.59							
C26	175.0	34.34	34.34	S 11.18° E	11.18	C50	400.0	54.74	54.69	S 85.97° E	97.59							
C27	175.0	34.34	34.34	S 11.18° E	11.18													
C28	175.0	34.34	34.34	S 11.18° E	11.18													
C29	175.0	34.34	34.34	S 11.18° E	11.18													
C30	175.0	34.34	34.34	S 11.18° E	11.18													
C31	175.0	34.34	34.34	S 11.18° E	11.18													
C32	175.0	34.34	34.34	S 11.18° E	11.18													
C33	175.0	34.34	34.34	S 11.18° E	11.18													
C34	175.0	34.34	34.34	S 11.18° E	11.18													
C35	175.0	34.34	34.34	S 11.18° E	11.18													
C36	175.0	34.34	34.34	S 11.18° E	11.18													
C37	175.0	34.34	34.34	S 11.18° E	11.18													
C38	175.0	34.34	34.34	S 11.18° E	11.18													
C39	175.0	34.34	34.34	S 11.18° E	11.18													
C40	175.0	34.34	34.34	S 11.18° E	11.18													
C41	175.0	34.34	34.34	S 11.18° E	11.18													
C42	175.0	34.34	34.34	S 11.18° E	11.18													
C43	175.0	34.34	34.34	S 11.18° E	11.18													
C44	175.0	34.34	34.34	S 11.18° E	11.18													
C45	175.0	34.34	34.34	S 11.18° E	11.18													
C46	175.0	34.34	34.34	S 11.18° E	11.18													
C47	175.0	34.34	34.34	S 11.18° E	11.18													
C48	175.0	34.34	34.34	S 11.18° E	11.18													
C49	175.0	34.34	34.34	S 11.18° E	11.18													
C50	175.0	34.34	34.34	S 11.18° E	11.18													

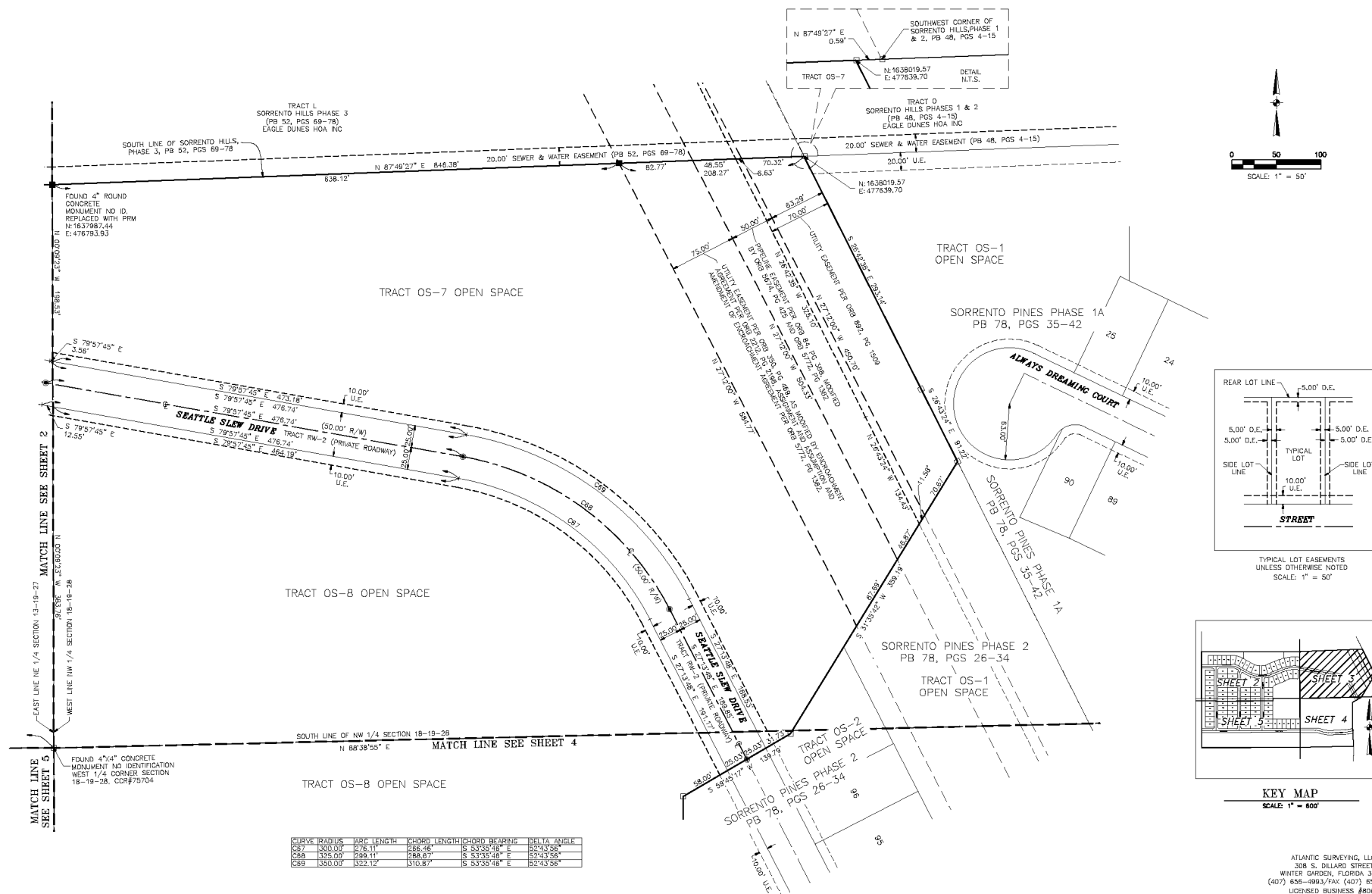


ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
(407) 656-4993/FAX (407) 656-4437
LICENSED BUSINESS #8060

A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND
SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA

PAGE

SHEET 3 OF 5



ATLANTIC SURVEYING, LLC.
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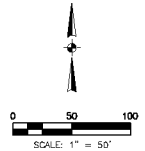
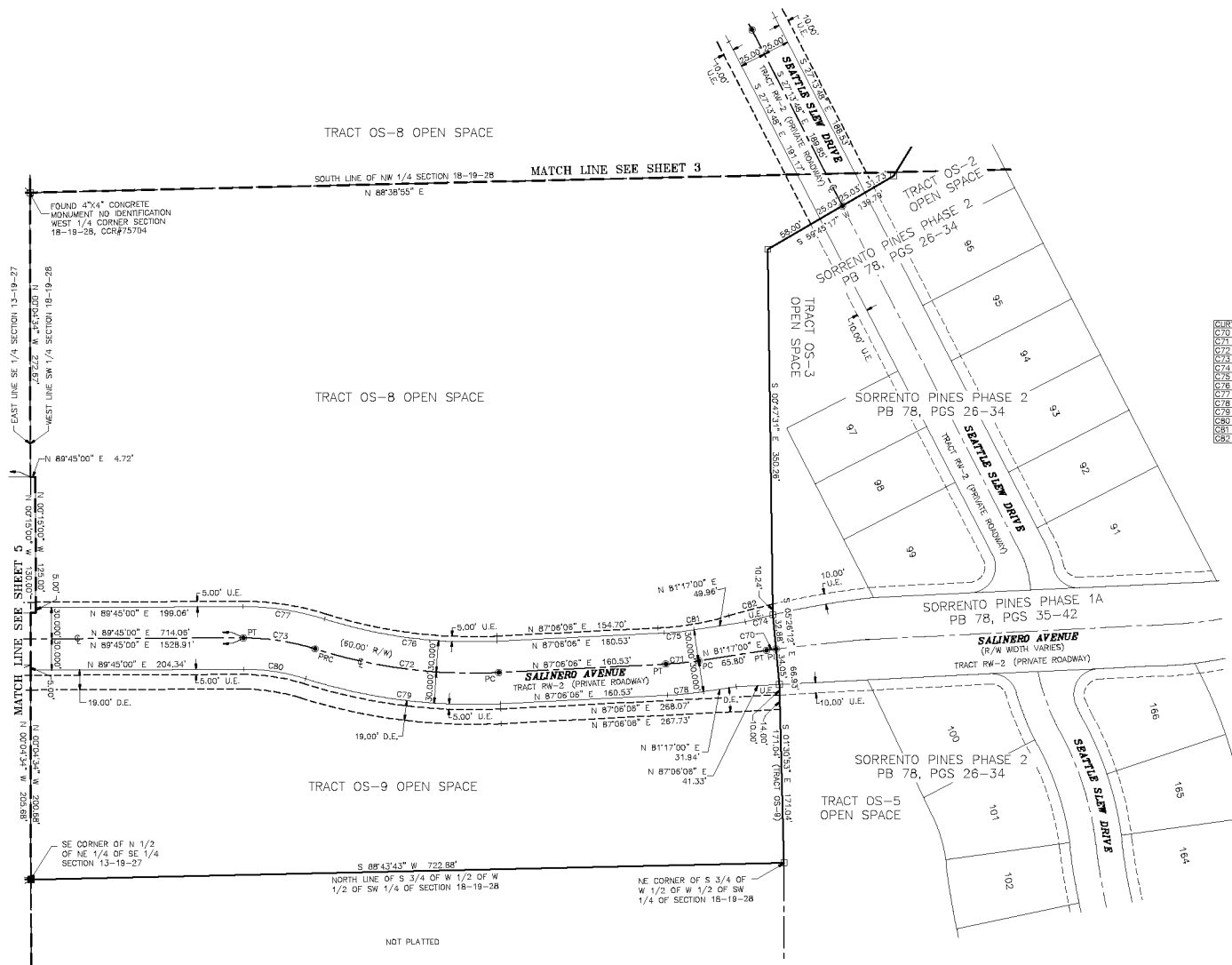
SORRENTO PINES PHASE 1B

A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND
SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA

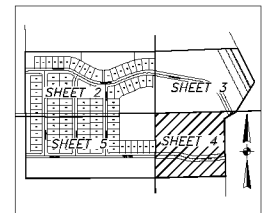
PLAT BOOK

PAGE

SHEET 4 OF 5



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C70	412.93	8.21	8.21	S 82°21'20" W	0°59'41"
C71	312.00	11.68	11.67	S 84°11'43" W	0°58'00"
C72	300.00	178.34	177.59	N 82°40'08" W	202°2'33"
C73	275.00	86.44	86.66	N 81°20'40" W	17°48'39"
C74	785.44	27.06	27.06	S 75°42'40" W	01°38'05"
C75	282.00	28.64	28.62	S 84°11'43" W	0°58'00"
C76	410.00	187.83	186.84	N 82°40'08" W	202°2'33"
C77	255.00	76.27	76.85	N 81°20'40" W	17°48'39"
C78	342.00	14.72	14.72	S 84°11'43" W	0°58'00"
C79	530.00	108.25	108.25	N 82°40'08" W	202°2'33"
C80	195.00	60.62	60.37	N 81°20'40" W	17°48'39"
C81	290.00	85.39	85.13	N 80°15'41" E	13°21'04"
C82	795.44	43.20	43.20	N 75°18'07" E	03°08'43"



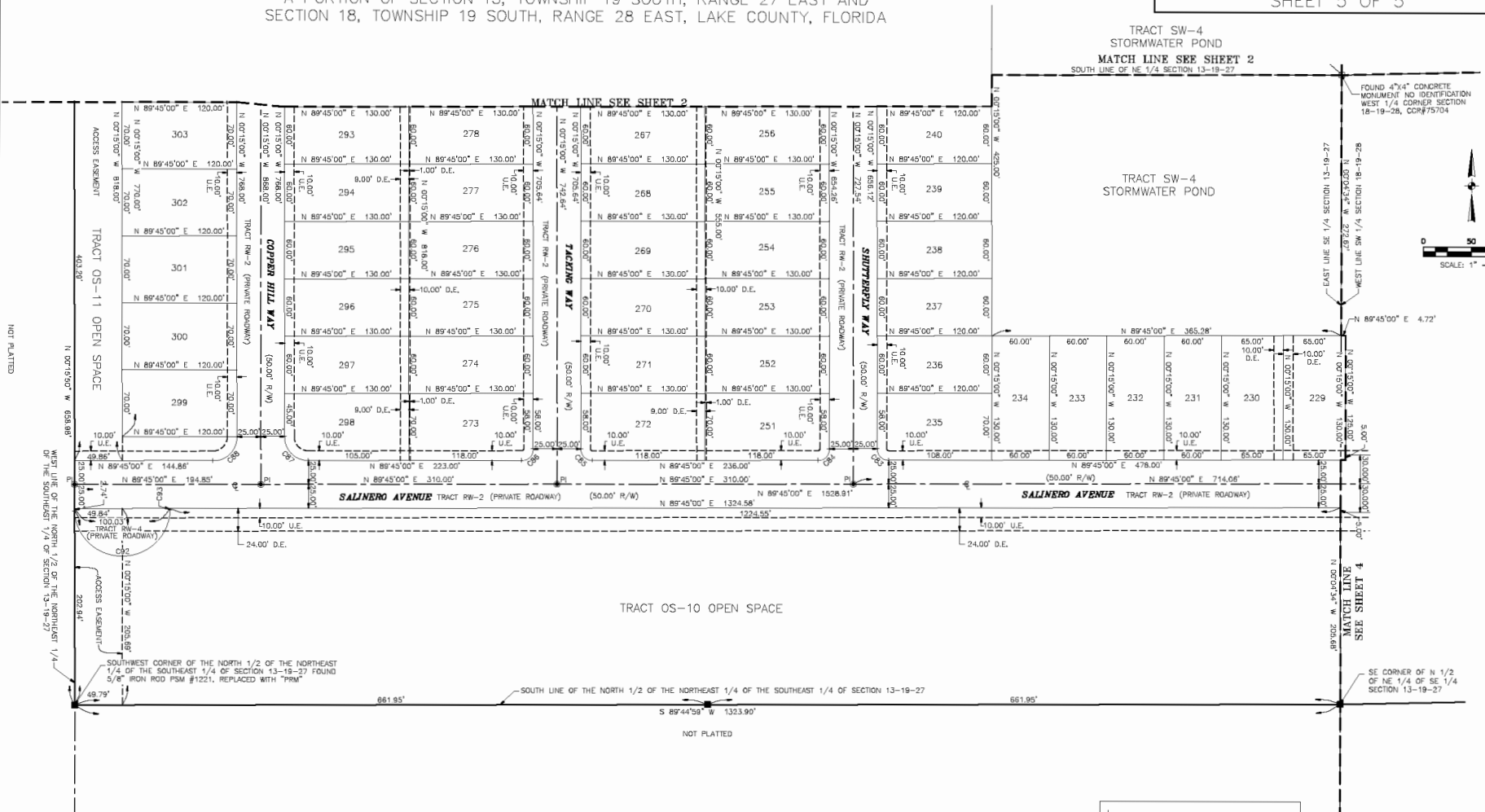
KEY MAP
SCALE: 1" = 600'

A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND
SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA

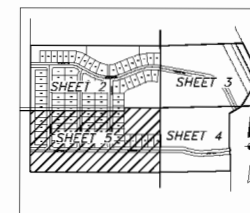
PAGE

TRACT SW-4
STORMWATER POND
MATCH LINE SEE SHEET 2
4TH LINE OF NE 1/4 SECTION 13-19-27

FOUND 4"x4" CONCRETE
MONUMENT NO IDENTIFICATION
WEST 1/4 CORNER SECTION
18-19-28, CCR#75704



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C83	12.00'	18.85'	16.97'	N 45°15'00" E	90°00'00"
C84	12.00'	18.85'	16.97'	N 44°45'00" E	90°00'00"
C85	12.00'	18.85'	16.97'	N 44°15'00" W	90°00'00"
C86	12.00'	18.85'	16.97'	N 44°45'00" E	90°00'00"
C87	25.00'	39.27'	35.36'	N 45°15'00" W	90°00'00"
C88	25.00'	39.27'	35.36'	N 44°45'00" E	90°00'00"
C89	50.00'	78.54'	69.72'	N 89°57'43.4" E	180°00'00"
C93	34.50'	1.52'	1.52'	N 30°40' E	180°00'00"



KEY MAP
SCALE: 1" = 600'

ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
(407) 656-4993/FAX (407) 656-4437
LICENSED BUSINESS #8060

BILL OF SALE
[SORRENTO PINES PHASE 1B UTILITIES IMPROVEMENTS]

Sorrento Pines Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Seller, for and in consideration of the sum of one (\$1.00) dollar and other valuable consideration paid to Seller by **City of Eustis**, Buyer, receipt of which is hereby acknowledged does grant, sell, transfer, convey and deliver to Buyer all pipes, lines, valves, valve boxes, fittings, thrust blocks, hydrants, equipment, manholes, lift station and other goods which comprise the water, reuse, forcemain and wastewater collection/transmission system installed by Seller and located on the City easements or rights-of-way as shown on the record drawings, more specifically described as follows:

All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto, located within or upon the rights-of-way designated as Tracts RW-2, RW-3, and RW-4 (Private Right-of-Way) and all "Utility Easements," each as identified in the PROPOSED plat known as *Sorrento Pines Phase 1B*, attached hereto as Exhibit A.

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.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Seller has executed this Bill of Sale on November 8th, 2023.

WITNESSES

By: [Signature]
Name: Chloe Brantley

By: [Signature]
Name: Seth Bennett

SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT

[Signature]
Name: Seth Bennett
Title: Chairperson

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8th day of November, 2023, by Seth Bennett as Chairperson of Sorrento Pines Community Dev. District, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

[Signature]
NOTARY PUBLIC, STATE OF Florida
Name: Stacey Ann Gray
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A

SORRENTO PINES PHASE 1B

A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA

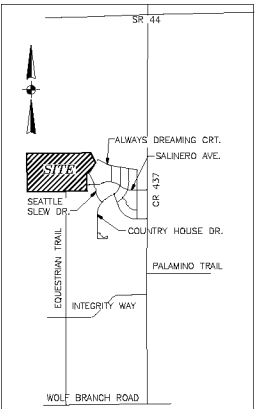
DESCRIPTION:

A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SORRENTO HILLS, PHASE 3, AS RECORDED IN PLAT BOOK 52, PAGES 69 THROUGH 78, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 89°53'44" EAST, ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 1327.47 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE NORTH 87°49'27" EAST 846.38 FEET; THENCE DEPARTING SAID SOUTH LINE RUN THENCE SOUTH 26°42'35" EAST, 293.14 FEET; THENCE SOUTH 26°43'24" EAST, 91.22 FEET; THENCE SOUTH 31°35'42" WEST, 359.19 FEET; THENCE SOUTH 59°45'17" WEST, 139.79 FEET; THENCE SOUTH 00°47'31" EAST, 350.26 FEET; THENCE SOUTH 05°26'12" EAST, 66.93 FEET; THENCE SOUTH 01°30'53" EAST, 171.04 FEET TO THE NORTHEAST CORNER OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA; THENCE SOUTH 88°43'43" WEST ALONG THE NORTH LINE OF SAID SOUTH 3/4 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 722.88 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE SOUTH 89°44'58" WEST ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 1323.90 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 00°15'50" WEST ALONG THE WEST LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 658.98 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE NORTH 00°16'59" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 635.84 FEET TO THE POINT OF BEGINNING. CONTAINING 63.882 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

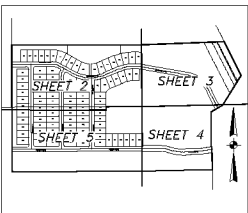
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SORRENTO HILLS, PHASE 3, PLAT BOOK 52, PAGES 69-78. PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING 1989'S 14" A GRID BEARING BASE ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD-83-2011 ADJUSTMENT), EAST ZONE. COORDINATES SHOWN AS NORTHING= 16,140,168.472, EASTING= 6,762,080.295.
- ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS (NR) = NON-RADIAL.
- PROPERTY IS LOCATED IN FLOOD ZONE X, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 120690038SE, MAP REVISED DECEMBER 18, 2012. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
- THE STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM 1983 (NAD 83-2011 ADJUSTMENT), EAST ZONE. (COORDINATES SHOWN AS NORTHING= 16,140,168.472, EASTING= 6,762,080.295).
- ALL PLATTED UTILITY EASEMENTS 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 PARAGRAPH SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. FURTHER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- LOT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES.
- THE LANDS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SORRENTO PINES (HEREAFTER REFERRED TO AS "DECLARATION") RECORDED IN THE OFFICIAL RECORDS OF LAKE COUNTY, FLORIDA AND ANY SUPPLEMENT AND/OR AMENDMENT THERETO.
- INDIVIDUAL LOT PURCHASERS SHALL BE REQUIRED TO COMPLY WITH ALL LANDSCAPE MAINTENANCE REQUIREMENTS SET FORTH IN SECTION 9.01, LAKE COUNTY LAND DEVELOPMENT REGULATIONS.
- TRACTS OS-7, OS-8, OS-9, OS-10, OS-11, OS-12 AND OS-13 (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE SORRENTO PINES OWNERS ASSOCIATION, INC. (HEREAFTER REFERRED TO AS "ASSOCIATION").
- TRACTS SW-4 AND SW-5 (STORMWATER POND) SHALL BE OWNED AND MAINTAINED BY SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS (HEREAFTER REFERRED TO AS "CDD"). SAID TRACTS ARE SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF LAKE COUNTY, OVER THE ENTIRETY OF THE TRACTS.
- TRACTS RW-2, RW-3 AND RW-4 (PRIVATE ROADWAY) SHALL BE OWNED AND MAINTAINED BY THE CDD. AN ACCESS EASEMENT OVER TRACTS RW-2, RW-3 AND RW-4 (PRIVATE ROADWAY) IS HEREBY GRANTED TO GALVIN LAND SERVICES, LLC, THEIR SUCCESSORS AND/OR ASSIGNS.
- THE ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED TO OR 437 LAND INVESTMENTS, LLC, THEIR SUCCESSORS AND/OR ASSIGNS.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CDD, ITS SUCCESSORS AND/OR ASSIGNS.
- THERE IS A 5.00' WIDE DRAINAGE EASEMENT ON ALL SIDE AND REAR LOT LINES AND A 10.00' WIDE UTILITY EASEMENT ALONG ALL FRONT LOT LINES UNLESS OTHERWISE NOTED. (SEE SHEET 3 FOR TYPICAL LOT DETAIL.)
- IT IS THE RESPONSIBILITY OF THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS TO OPERATE AND MAINTAIN ANY STORMWATER MANAGEMENT SYSTEM NOT LOCATED WITHIN THE PROPERTY. THE USER OF SUCH RESPONSIBILITY IS VOLUNTARILY ASSUMED BY LAKE COUNTY AND IN SUCH CASE, LAKE COUNTY SHALL BE ENTITLED TO UTILIZE ALL TRACTS AND EASEMENTS DESIGNATED ON THIS PLAT FOR STORMWATER PURPOSES. THE REAL PROPERTY UNDERLYING DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL OWNER OF EACH LOT.
- PURSUANT TO SECTION 193.0235, F.S., ALL TRACTS DEDICATED TO A HOMEOWNERS ASSOCIATION HEREUNDER ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.
- FINAL CONVEYANCE OF ANY UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE COUNTY BOARD AND/OR STAFF, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE CDD.
- PROPERTY IS SUBJECT TO AND BENEFITED BY THE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5737, PAGE 2287, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (NOT PLOTTABLE)

ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
(407) 656-4893/FAX (407) 656-4437
LICENSED BUSINESS #8060



VICINITY MAP

SCALE: 1" = 2000'



KEY MAP

SCALE: 1" = 800'

SHEET INDEX:

SHEET 1: LEGAL DESCRIPTION, DEDICATION, NOTES

SHEETS 2-5: GEOMETRY-PLAT DETAIL

LEGEND AND ABBREVIATIONS:

■	SET 4"x4" CONCRETE MONUMENT, PERM LB #8060 PERMANENT REFERENCE MONUMENT	(NR)	NON-RADIAL
□	FOUND 4"x4" CONCRETE MONUMENT, PERM LB #8060 PERMANENT REFERENCE MONUMENT	PC	POINT OF CURVATURE
●	SET NAIL AND DISK, POP LB #8060 PERMANENT CONTROL POINT	PRC	POINT OF REVERSE CURVATURE
PCP	PERMANENT CONTROL POINT	NT	NON-TANGENT
PRM	PERMANENT REFERENCE MONUMENT	PT	POINT OF TANGENCY
D.E.	DRAINAGE EASEMENT	PI	POINT OF INTERSECTION
ORB	OFFICIAL RECORDS BOOK	Q	CENTERLINE
PB	PLAT BOOK	↪	CHANGE IN DIRECTION
PG(S)	PAGE OR PAGES	C#	CURVE NUMBER
R/W	RIGHT OF WAY	L#	LINE NUMBER
CCR#	CERTIFIED CORNER RECORD	LB	LICENSED BUSINESS
CDD	COMMUNITY DEVELOPMENT DISTRICT	U.E.	UTILITY EASEMENT
		N.T.S.	NOT TO SCALE
		F.S.	FLORIDA STATUTES
		P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER

DEDICATION

IN WITNESS WHEREOF SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE AUTHORIZED AGENT NAMED BELOW BY: SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF THE SPECIAL PURPOSE GOVERNMENT CREATED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES.

WITNESS:

SIGNATURE _____ SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT

PRINTED NAME _____

SIGNATURE _____ PRINTED NAME _____

PRINTED NAME _____

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY _____ WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED BY _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

COMMISSION #: _____

CERTIFICATE OF SURVEYOR REVIEW

PURSUANT TO SECTION 177.091, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

CARY MELVIN _____ DATE _____

REGISTRATION NO. LS6329

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THE _____ DAY OF _____, 2023, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA.

BY: _____

CHAIRMAN OF THE BOARD

ATTEST: _____

CLERK OF THE BOARD

CERTIFICATES OF APPROVAL

COUNTY ENGINEER _____ SIGNATURE _____ DATE _____

PLANNING AND ZONING MANAGER _____ SIGNATURE _____ DATE _____

COUNTY ATTORNEY _____ SIGNATURE _____ DATE _____

PLAT BOOK

PAGE

SHEET 1 OF 5

SORRENTO PINES PHASE 1B

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTIONED PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE UTILITY EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC.

THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT (HEREAFTER REFERRED TO AS "CDD"), ITS SUCCESSORS AND/OR ASSIGNS IS HEREBY DEDICATED TRACTS RW-2, RW-3 AND RW-4 (PRIVATE ROADWAY), WHICH ARE INTENDED TO BE USED FOR ROADWAY AND RELATED PURPOSES, AND TRACTS SW-4 AND SW-5 (STORMWATER POND), WHICH ARE INTENDED TO BE USED FOR STORMWATER AND/OR CONSERVATION PURPOSES, FOR OWNERSHIP AND MAINTENANCE. THERE IS NO OBLIGATION OF OWNERSHIP OR MAINTENANCE OF SAID TRACTS TO LAKE COUNTY, FLORIDA OR ANY OTHER PUBLIC AGENCY.

A NON-EXCLUSIVE, PERPETUAL ACCESS EASEMENT OVER TRACT RW-2, RW-3 AND RW-4 (PRIVATE ROADWAY) IS DEDICATED TO THE PROVIDERS OR PUBLIC UTILITIES FOR THE PROPER PURPOSE.

TRACTS OS-7, OS-8, OS-9, OS-10, OS-11, OS-12 AND OS-13 (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE SORRENTO PINES OWNERS ASSOCIATION, INC. (HEREAFTER REFERRED TO AS "ASSOCIATION").

TRACTS SW-4 AND SW-5 (STORMWATER POND) SHALL BE OWNED AND MAINTAINED BY SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS (HEREAFTER REFERRED TO AS "CDD"). SAID TRACTS ARE SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF LAKE COUNTY, OVER THE ENTIRETY OF THE TRACTS.

THE ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED TO OR 437 LAND INVESTMENTS, LLC, THEIR SUCCESSORS AND/OR ASSIGNS.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CDD, ITS SUCCESSORS AND/OR ASSIGNS.

THE OWNER DOES HEREBY GRANT TO LAKE COUNTY THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS ALL OF THE PRIVATE ROADWAYS SHOWN AND DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF LOTS AND THEIR GUESTS, INVITEES, AND DOMESTIC HELP, AND TO DELIVERY, PICK UP AND FIRE PROTECTION SERVICES, POLICE, AUTHORITIES OF THE UNITED STATES POSTAL SERVICE MAIL CARRIES, REPRESENTATIVES OF UTILITIES AUTHORIZED BY THE OWNER, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE ROADWAYS AND UTILITY EASEMENTS.

IN WITNESS WHEREOF, THE UNDERSIGNED, GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED _____ MANAGER THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____, 2023.

GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
PRINTED NAME: MIKE GALVIN
TITLE: MANAGER
121 SNELL ISLE BLVD.
ST PETERSBURG, FLORIDA 33704

WITNESS _____ WITNESS _____

PRINTED NAME _____ PRINTED NAME _____

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY MIKE GALVIN, MANAGER, GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY HE IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

COMMISSION #: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A REGISTERED SURVEYOR AND MAPPER, LICENSED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

STEVEN E. BLANKENSHIP, P.S.M. _____ DATE _____
REGISTRATION NO. 5381
ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
LICENSED BUSINESS #8060

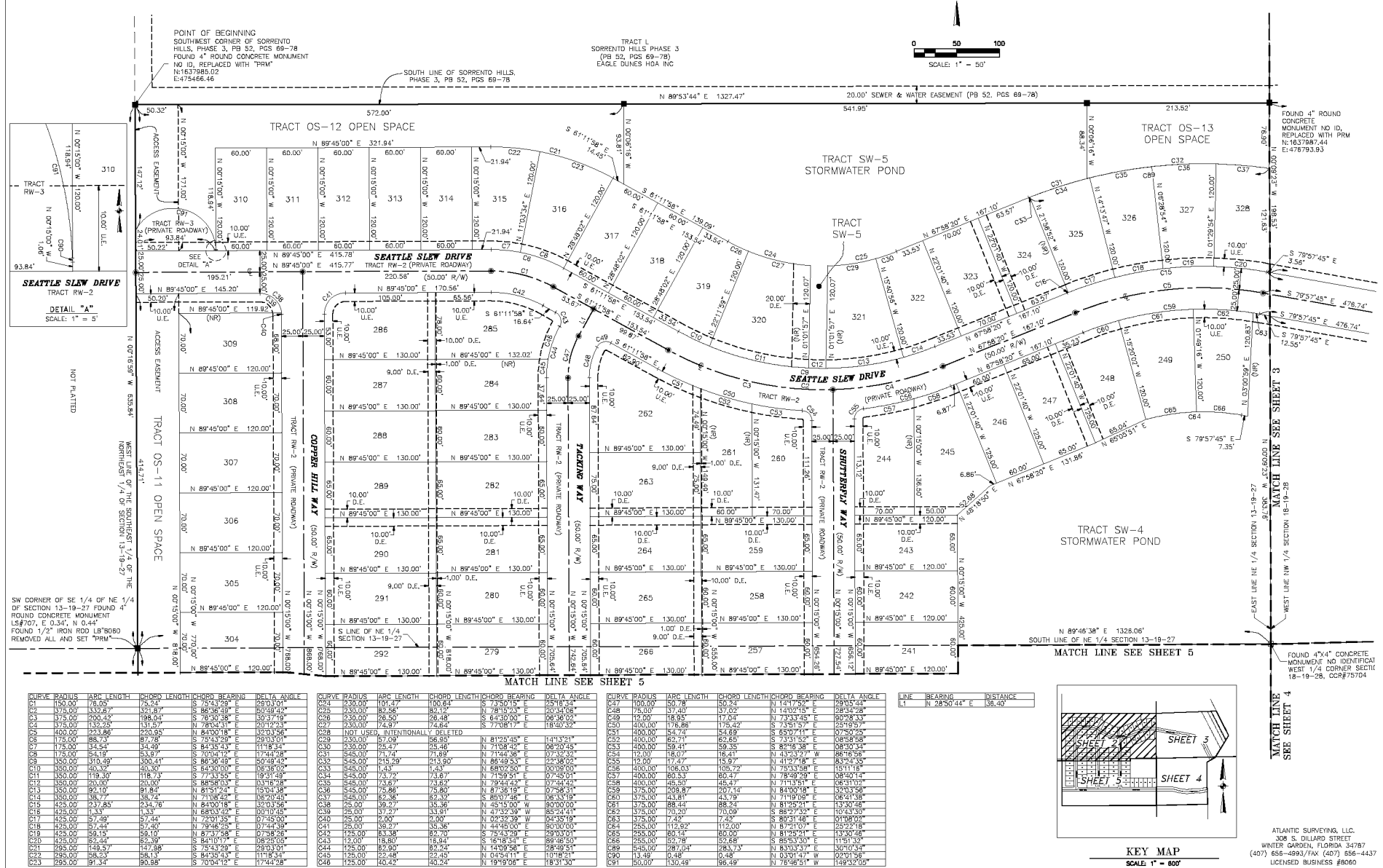
CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD

ON _____ AT _____,
FILE NO. _____, PLAT BOOK _____, PAGE _____.

CLERK OF THE CIRCUIT COURT
IN AND FOR LAKE COUNTY, FLORIDA

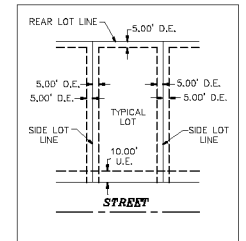
PLAT BOOK	PAGE
SHEET 2 OF 5	



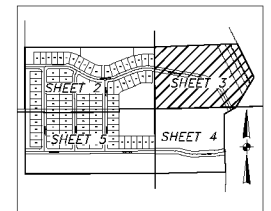
ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
(407) 656-4993/FAX (407) 656-4437
LICENSED BUSINESS #8060

A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND
SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA

PAGE



TYPICAL LOT EASEMENTS
UNLESS OTHERWISE NOTED
SCALE: 1" = 50'



KEY MAP
SCALE: 1" = 600'

ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
(407) 656-4983/FAX (407) 656-4437
LICENSED BUSINESS #8060

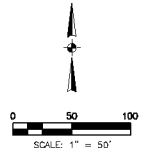
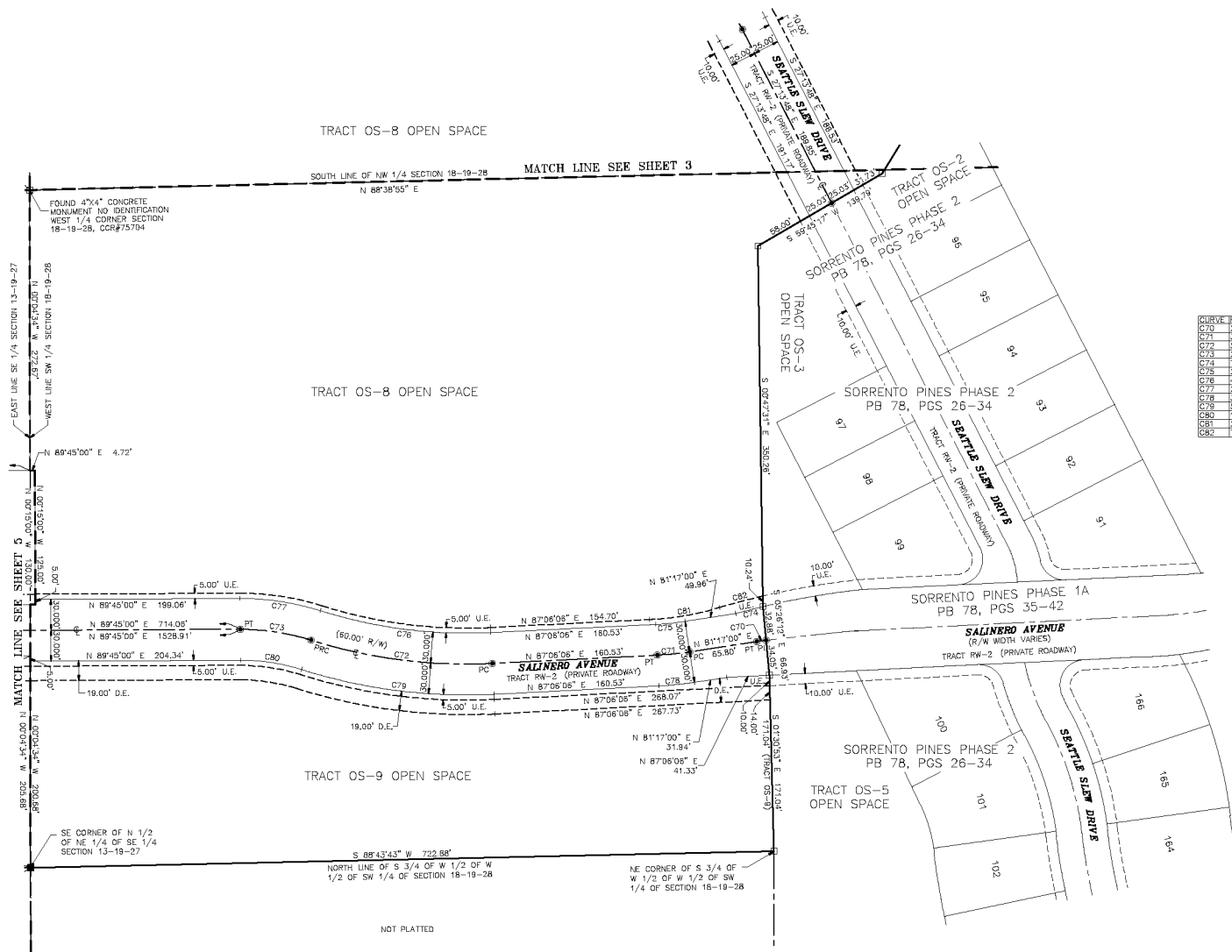
SORRENTO PINES PHASE 1B

A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND
SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA

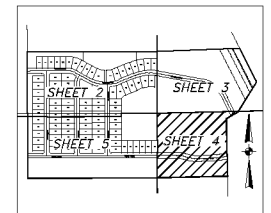
PLAT BOOK

PAGE

SHEET 4 OF 5



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C70	412.93	8.21	8.21	S 82°21'20" W	0°59'41"
C71	312.00	11.68	11.67	S 84°11'43" W	0°58'00"
C72	300.00	178.34	177.59	N 82°40'08" W	202°2'33"
C73	275.00	86.44	86.66	N 81°20'40" W	17°48'39"
C74	785.44	27.06	27.06	S 75°42'40" W	01°38'05"
C75	282.00	28.64	28.62	S 84°11'33" W	0°58'08"
C76	410.00	187.83	186.84	N 82°40'08" W	202°2'43"
C77	255.00	76.27	76.85	N 81°20'40" W	17°48'39"
C78	342.00	14.72	14.72	S 84°11'33" W	0°58'08"
C79	530.00	108.25	108.25	N 82°40'08" W	202°2'53"
C80	195.00	60.62	60.37	N 81°20'40" W	17°48'39"
C81	290.00	85.39	85.13	N 80°15'41" E	13°57'04"
C82	795.44	43.20	43.20	N 75°18'07" E	03°08'43"



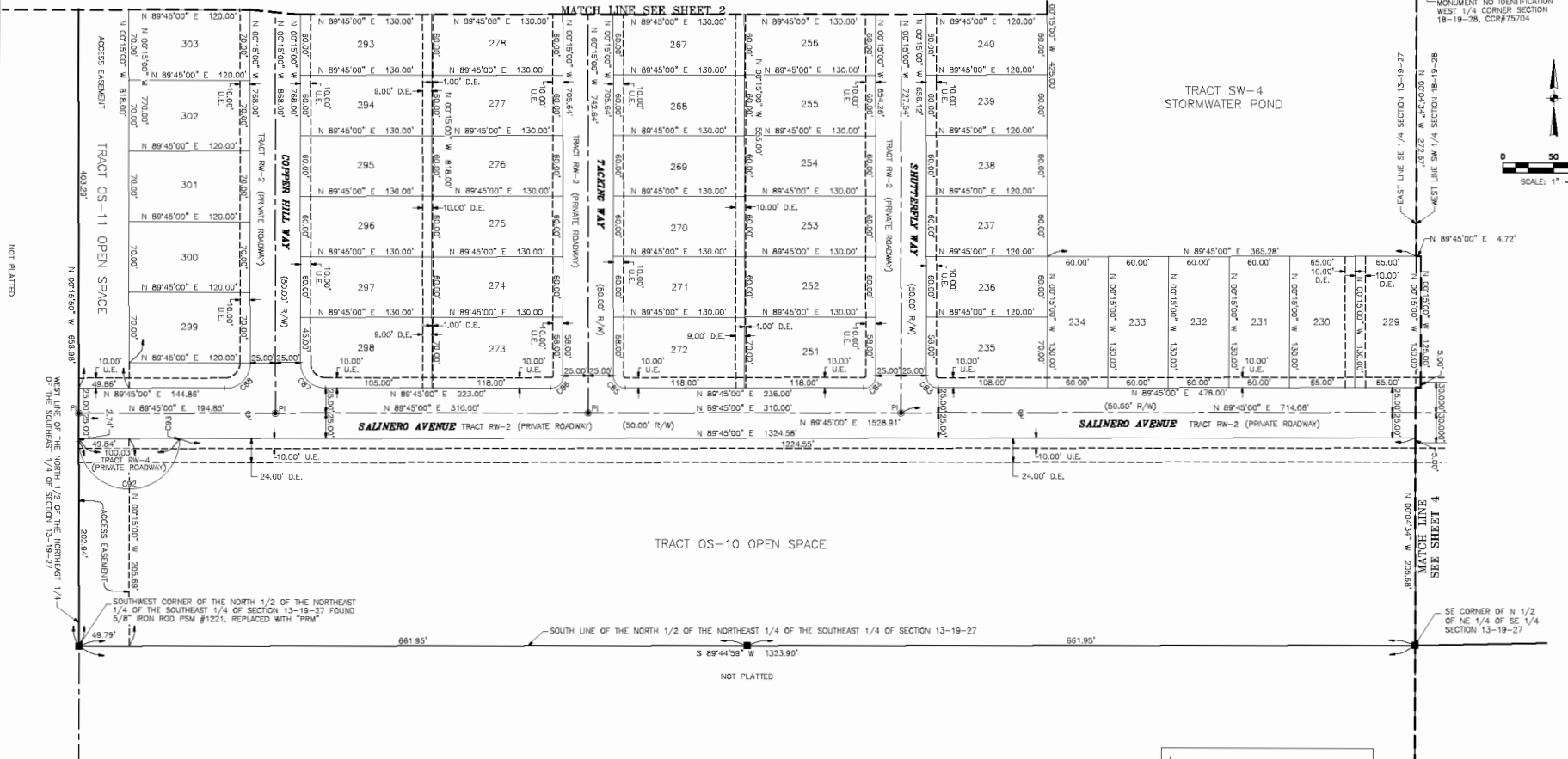
KEY MAP
SCALE: 1" = 600'

A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND
SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA

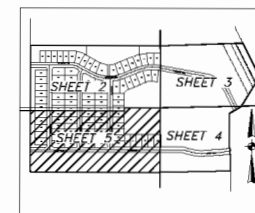
PAGE

TRACT SW-4
STORMWATER POND
MATCH LINE SEE SHEET 2
SOUTH LINE OF NE 1/4 SECTION 13-19-27

FOUND 4"x4" CONCRETE
MONUMENT NO IDENTIFICATION
WEST 1/4 CORNER SECTION
18-19-28, CCR#75704



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C83	12.00'	18.85'	16.97'	N 45°15'00" E	90°00'00"
C84	12.00'	18.85'	16.97'	N 44°45'00" E	90°00'00"
C85	12.00'	18.85'	16.97'	N 44°15'00" W	90°00'00"
C86	12.00'	18.85'	16.97'	N 44°45'00" E	90°00'00"
C87	25.00'	39.27'	35.36'	N 45°15'00" W	90°00'00"
C88	25.00'	39.27'	35.36'	N 44°45'00" E	90°00'00"
C89	50.00'	78.54'	69.91'	N 89°57'43.4" E	180°00'00"
C90	50.00'	1.52'	1.52'	N 30°40'45" E	180°00'00"



KEY MAP
SCALE: 1" = 600'

ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
(407) 656-4993/FAX (407) 656-4437
LICENSED BUSINESS #8060

This instrument was prepared by:

(This space reserved for Clerk)

Kutak Rock LLP
107 W College Avenue
Tallahassee, Florida 32301

QUIT CLAIM DEED
[SORRENTO PINES PHASE 1B]

THIS QUIT CLAIM DEED is made to be effective as of the ____ day of _____ 2023, by and between **Galvin Land Services, LLC**, a Florida limited liability company, the owner and developer of lands within the boundary of the District, and whose mailing address of 121 Snell Isle Boulevard, St. Petersburg, Florida 33704 ("**Grantor**") and **Sorrento Pines Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Lake County, Florida, and whose mailing address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**Grantee**").

(Wherever used herein, the terms "Grantor" and "Grantee" included all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

WITNESSETH

THAT GRANTOR, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby remises, releases and quit-claims to Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lake, State of Florida, and more particularly below ("**Property**"):

Tracts RW-2, RW-2 and RW-4 (Private Roadway) and Tracts SW-4 and SW-5 (Stormwater Pond), as identified on the plat known as Sorrento Pines Phase 1B, as recorded at Plat Book __, Pages _____, of the Official Records of Lake County, Florida.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and to have and to hold the same in fee simple forever. Such conveyance is subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

RESERVATION OF EASEMENT

GRANTOR hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all landscaping, hardscaping, irrigation, lighting, conservation and related improvements, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property; provided, however, that Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or improvements located thereon.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

WITNESS

GALVIN LAND SERVICES LLC

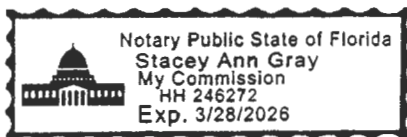
By: Seth Bennett
Name: Seth Bennett
Address: 930 Fern Ave
Orlando, FL 32814

By: Mike Galvin
Name: Mike Galvin
Title: MANAGER

By: Cheryl Brambley
Name: Cheryl Brambley
Address: 2602 E. Livingston St
Orlando, FL 32803

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of November, 2023, by Mike Galvin, as Manager of **Galvin Land Services LLC**, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

Stacey Ann Gray
NOTARY PUBLIC, STATE OF Florida

Name: Stacey Ann Gray
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

This instrument was prepared by:

Kutak Rock LLP
107 W College Avenue
Tallahassee, Florida 32301

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made and entered into this 8th day of November, 2023, by **GALVIN LAND SERVICES, LLC**, a Florida limited liability company, which an address of 121 Snell Isle Boulevard, St. Petersburg, Florida 33704 ("**Developer**"), **SORRENTO PINES OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, with an address of 121 Snell Isle Boulevard, St. Petersburg, Florida 33704 ("**Association**," and together with Developer, "**Grantor**"), and **SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Lake County, Florida, and whose mailing address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**" and "**Grantee**").

(Wherever used herein, the terms "Grantor" and "Grantee" included all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

WITNESSETH:

WHEREAS, the District is responsible for the drainage system serving the community; and

WHEREAS, Grantor desires to grant to Grantee easement rights to access and maintain the master drainage and other improvements ("**Improvements**"), located within certain easement areas identified herein; and

WHEREAS, Grantor acknowledges and agrees that the grant of easements hereunder shall not be interpreted as a grant of the Improvements, which may be done by separate bill of sale.

NOW THEREFORE, Grantor, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains and conveys to Grantee forever, the following non-exclusive, perpetual easement rights as more particularly described below:

1. **Recitals.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Agreement.

2. **Grant of Non-Exclusive Easement.** Grantor – to the extent of Developer's and Association's rights, if any – hereby grants to the District, its successors, and assigns, the following "**Easements**" on the areas ("**Easement Areas**") identified below:

- A) A perpetual, non-exclusive drainage easement for access, ingress, egress, installation, construction, operation, maintenance, repair and replacement of stormwater improvements located within those certain "Drainage Easements," as identified in the plat known as *Sorrento Pines Phase 1B*, recorded at Plat Book __, Pages __-__, of the Official Records of Lake County, Florida.

3. **Inconsistent Use.** Grantor agrees and covenants that it shall not exercise any rights in the Easement Areas inconsistent with, or which unreasonably interfere with, the rights herein afforded to Grantee.

4. **Beneficiaries of Easement Rights.** This Easement Agreement shall be for the non-exclusive benefit and use of Grantee and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Easement Agreement.

5. **Binding Effect; Runs with Land.** This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and shall run with the land, and be binding upon, and for the benefit of, successors and assigns in interest to the Easement Area.

6. **Default.** A default by any Party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. **Enforcement of Agreement.** In the event that either Grantee or Grantors seek to enforce this Easement Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution or appellate proceedings.

8. **Notices.** Any notice, demand, consent, authorization, request, approval, or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing and delivered personally to the other Parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows at the addresses first set forth above (or to such other place as any party may by notice to the others specify). Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Developer and Association and counsel(s) for Grantee may deliver Notice on behalf of the Developer and Association and Grantee, respectively.

9. **Assignment.** Except as set forth in Section 5, neither party may assign, transfer or license all or any portion of its real property rights under this Easement Agreement without the prior written consent of the other party. Any assignments attempted to be made by any party without the prior written approval of the other party are void. Notwithstanding the foregoing, nothing herein shall prevent Grantee

from assigning its maintenance obligations for the Improvements within the Easement Areas to a third party without the consent of the Developer and Association.

10. Controlling Law; Venue. This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties consent to and agree that the exclusive venue for any dispute arising hereunder shall be in the County in which the District is located.

11. Public Records. Developer and Association understand and agree that all documents of any kind provided to Grantee or to District staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

12. Severability. The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

13. Binding Effect. This Easement Agreement and all of the provisions thereof shall inure to the benefit of and be binding upon the Parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

14. Authorization. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

15. Amendments. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

16. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Easement Agreement.

17. Counterparts. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Developer, Association and Grantee have caused these presents to be executed on the day and year first above written.

WITNESS

GALVIN LAND SERVICES LLC

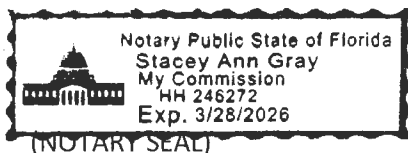
By: [Signature]
Name: Seth Bennett
Address: 930 Fern Ave
Orlando, FL 32814

By: [Signature]
Name: Mike Galvin
Title: MANAGER

By: [Signature]
Name: Chloe Brantley
Address: 2002 E. Livingston St.
Orlando, FL 32803

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 8th day of November, 2023, by Mike Galvin as Manager of Galvin Land Services, LLC, a Florida limited liability company, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



[Signature]
NOTARY PUBLIC, STATE OF Florida
Name: Stacey Ann Gray
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

[Signatures continue on following page]

WITNESS

SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT

By: Marianne
Name: MARIE Pitzer
Address: 2602 E. Livingston Street
Orlando, Florida 32803

By: Seth Bennett
Name: Seth Bennett
Title: Chairperson

By: Seth Bennett
Name: Seth Bennett
Address: 2602 E. Livingston St
Orlando, FL 32803

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of November, 2023, by Seth Bennett as Chairperson of the Sorrento Pines Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

NOTARY PUBLIC, STATE OF Florida

Name: Stacey Ann Gray
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

WITNESS

SORRENTO PINES OWNERS ASSOCIATION,
INC.

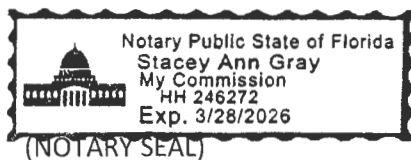
By: Monie Ruiz
Name: Monie Ruiz
Address: 2602 E. Livingston Street
Orlando, Florida 32803

By: Seth Bennett
Name: Seth Bennett
Title: Chairperson

By: Chloe Brantley
Name: Chloe Brantley
Address: 2602 E. Livingston St.
Orlando FL 32803

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 26th day of November, 2023, by Seth Bennett as Chairperson of Sorrento Pines Owners Association, Inc., a Florida not-for-profit corporation, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



Stacey Ann Gray
NOTARY PUBLIC, STATE OF Florida
Name: Stacey Ann Gray
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT

13

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT DECLARING THE DISTRICT'S INTENT TO ACCEPT RESPONSIBILITY FOR THE PERPETUAL OPERATION, MAINTENANCE, AND FUNDING OF THE STORMWATER MANAGEMENT SYSTEM AND CONSERVATION AREAS.

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

WHEREAS, the District is a perpetual, government entity that operates in the public interest, is governed by the public records laws, open government laws, and code of ethics of the State of Florida; and

WHEREAS, the District is authorized to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructures for storm water management and conservation improvements, and any related interest in real or personal property, pursuant to its establishing ordinance and Section 190.012(1)(f), *Florida Statutes*; and

WHEREAS, the District's operations and maintenance special assessments are a reliable source of funding which are enforced in the same manner as county taxes, and constitute a lien on the property against which assessed from the date of imposition thereof until paid, coequal with the lien of state, county, municipal, and school board taxes, pursuant to Section 190.021, *Florida Statutes*; and

WHEREAS, the St. Johns River Water Management District has issued a permit for the construction and operation of the water management system at Sorrento Pines; and

WHEREAS, as part of the District's capital improvement plan, the District intends to finance, construct, acquire, operate and maintain the Improvements and conservation areas (and related signage and other appurtenant improvements) within Sorrento Pines ("**Improvements**"), and desires to be added to any applicable approvals and/or permits as a "Co-Applicant" such that, upon transfer of the project from the construction to operation phase, the District can assume operation and maintenance responsibility for the Improvements; and

WHEREAS, accordingly, and to help facilitate the above-referenced approval and permitting processes, the District desires now to declare its intention to serve as the operation and maintenance entity for the Improvements, in accordance with the plan ("**Plan**") attached hereto as **Exhibit "A;"** and

WHEREAS, the District is authorized to perpetually operate and maintain mitigation areas within its boundaries, desires to perpetually operate and maintain Improvements in accordance with the Plan, and levy annual assessments for the purpose of operating and maintaining the Improvements and to ensure funds will be available if needed for corrective action; and

WHEREAS, upon transfer of the Improvements to the operation phase, the District desires to accept responsibility as the perpetual maintenance entity responsible for operating, maintaining and funding the Improvements in accordance with all applicable regulations.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

1. **RECITALS.** The foregoing statement of background and purpose is hereby adopted as part of this Resolution for all purposes.

2. **PERPETUAL OPERATION, MAINTENANCE AND FUNDING OBLIGATION.** The District acknowledges and agrees that, upon transfer of the Improvements from the construction to operation phase, the District will perpetually operate, maintain and fund the Improvements as described in the Plan. The District agrees to fund such operational and maintenance activities through the annual levy of maintenance special assessments as authorized under Section 190.021(3), *Florida Statutes*.

3. **ANNUAL LEVY OF MAINTENANCE SPECIAL ASSESSMENTS.** Upon transfer of Improvements to the operation phase, the District, as a part of its annual operations and maintenance budget, will levy maintenance special assessments for the perpetual operation and maintenance of the Improvements in amounts necessary to comply with the Plan. These funds may not be used for any purpose other than providing funding for the Improvements in accordance with the Plan.

4. **EFFECTIVE DATE.** This Resolution shall take immediate effect upon its adoption.

APPROVED and **ADOPTED** this ____ day of _____, 202_.

**SORRENTO PINES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT A

MAINTENANCE PLAN FOR IMPROVEMENTS

The Improvements include the District's stormwater improvements, conservation areas, and any related appurtenances (e.g., signage, etc.).

Weekly:

- Common mowing of the pond banks on a weekly basis (or every other week from March 1 through November 1), and weeding, edging and tree trimming will be done on an as needed basis.

Monthly:

- Conduct any monitoring and maintenance of any Improvements ponds and improvements to ensure that the District is in compliance with applicable laws, permits, easements, and other requirements.

Yearly:

- Visual inspection of stormwater facilities and repair as needed.
- Visual inspection of landscaping and other improvements to ensure that no dangerous conditions exist.

SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2023**

**SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2023**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 12,051	\$ -	\$ -	\$ 12,051
Investments				
Revenue	-	105,040	-	105,040
Reserve	-	286,138	-	286,138
Construction	-	-	314	314
Cost of issuance	-	138	-	138
Due from Landowner	13,602	-	-	13,602
Total assets	<u>\$ 25,653</u>	<u>\$ 391,316</u>	<u>\$ 314</u>	<u>\$ 417,283</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 19,653	\$ -	\$ -	\$ 19,653
Due to Landowner	-	3,726	-	3,726
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>25,653</u>	<u>3,726</u>	<u>-</u>	<u>29,379</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	13,602	47,595	-	61,197
Total deferred inflows of resources	<u>13,602</u>	<u>47,595</u>	<u>-</u>	<u>61,197</u>
Fund balances:				
Restricted for:				
Debt service	-	339,995	-	339,995
Capital projects	-	-	314	314
Unassigned	(13,602)	-	-	(13,602)
Total fund balances	<u>(13,602)</u>	<u>339,995</u>	<u>314</u>	<u>326,707</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 25,653</u>	<u>\$ 391,316</u>	<u>\$ 314</u>	<u>\$ 417,283</u>

**SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED OCTOBER 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 18,344	0%
Landowner contribution	6,982	6,982	79,829	9%
Total revenues	<u>6,982</u>	<u>6,982</u>	<u>98,173</u>	7%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	4,000	4,000	48,000	8%
Legal	-	-	25,000	0%
Engineering	-	-	2,000	0%
Audit*	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	83	83	1,000	8%
Trustee*	-	-	5,500	0%
Telephone	17	17	200	9%
Postage	-	-	500	0%
Printing & binding	42	42	500	8%
Legal advertising	-	-	1,750	0%
Annual special district fee	175	175	175	100%
Insurance	5,000	5,000	5,500	91%
Contingencies/bank charges	-	-	750	0%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>9,317</u>	<u>9,317</u>	<u>97,790</u>	10%
Other fees & charges				
Tax collector	-	-	382	0%
Total other fees & charges	-	-	382	0%
Total expenditures	<u>9,317</u>	<u>9,317</u>	<u>98,172</u>	9%
Excess/(deficiency) of revenues over/(under) expenditures	(2,335)	(2,335)	1	
Fund balances - beginning	(11,267)	(11,267)	-	
Fund balances - ending	<u>\$ (13,602)</u>	<u>\$ (13,602)</u>	<u>\$ 1</u>	

*These items will be realized when bonds are issued

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED OCTOBER 31, 2023**

	Current Month	Year To Date
REVENUES		
Assessment levy: off-roll	\$ -	\$ -
Special assessment: off-roll	-	-
Interest	1,393	1,393
Total revenues	<u>1,393</u>	<u>1,393</u>
EXPENDITURES		
Debt service		
Principal	-	-
Interest	-	-
Tax collector	-	-
Total debt service	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,393	1,393
Fund balances - beginning	<u>338,602</u>	<u>338,602</u>
Fund balances - ending	<u><u>\$ 339,995</u></u>	<u><u>\$ 339,995</u></u>

**SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED OCTOBER 31, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 2	\$ 2
Total revenues	<u>2</u>	<u>2</u>
EXPENDITURES		
Construction costs	-	-
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	2	2
Fund balances - beginning	312	312
Fund balances - ending	<u>\$ 314</u>	<u>\$ 314</u>

SORRENTO PINES
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Sorrento Pines Community Development District held Public Hearings and a Regular Meeting on June 21, 2023 at 3:00 p.m., at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 34731.

Present at the meeting were:

Seth Bennett	Chair
Robert "Quint" Noordstar	Vice Chair
Alex Gross	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Ashley Ligas (via telephone)	District Counsel
Steve Saha (via telephone)	Interim District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 3:15 p.m. Supervisors Bennett, Noordstar and Gross were present. Supervisor-Elect Galvin was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisor Taryn Galvin [SEAT 4] (the following will be provided in a separate package)

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**

E. Form 8B: Memorandum of Voting Conflict

This item was deferred.

FOURTH ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year
2023/2024 Budget****A. Proof/Affidavit of Publication****B. Consideration of Resolution 2023-35, Relating to the Annual Appropriations and
Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2023, and Ending
September 30, 2024; Authorizing Budget Amendments; and Providing an Effective
Date**

Mr. Wrathell presented Resolution 2023-35 and noted that the fiscal year runs from
October 1, 2023 through September 30, 2024. He reviewed the proposed Fiscal Year 2024
budget.

**On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor,
the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor,
the Public Hearing was closed.**

**On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor,
Resolution 2023-35, Relating to the Annual Appropriations and Adopting the
Budget(s) for the Fiscal Year Beginning October 1, 2023, and Ending September
30, 2024; Authorizing Budget Amendments; and Providing an Effective Date,
was adopted.**

FIFTH ORDER OF BUSINESS**Public Hearing to Hear Comments and
Objections on the Imposition of
Maintenance and Operation Assessments
to Fund the Budget for Fiscal Year
2023/2024, Pursuant to Florida Law****A. Proof/Affidavit of Publication****B. Mailed Notice(s) to Property Owners**

C. Consideration of Resolution 2023-36, 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

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, the Public Hearing was closed.

Mr. Wrathell presented Resolution 2023-36 and read the title.

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, Resolution 2023-36, 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, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-37, Ratifying, Confirming, and Approving the Sale of the Sorrento Pines Community Development District Special Assessment Bonds, Series 2023 (Assessment Area One); Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding The Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted By the Board; Providing a Severability Clause; and Providing an Effective Date

Mr. Wrathell presented Resolution 2023-37.

On MOTION by Mr. Noordstar and seconded by Mr. Gross, with all in favor, Resolution 2023-37, Ratifying, Confirming, and Approving the Sale of the Sorrento Pines Community Development District Special Assessment Bonds, Series 2023 (Assessment Area One); Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding The Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted By the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Ratification of Acquisition of Additional Phase 1A Stormwater Improvements

Mr. Wrathell presented the documents related to the Acquisition of Additional Phase 1A Stormwater Improvements, which were previously executed by the Chair.

On MOTION by Mr. Noordstar and seconded by Mr. Gross, with all in favor, acquisition of the Additional Phase 1A Stormwater Improvements, was ratified.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

This item was deferred.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2023-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

This item was deferred.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2023

On MOTION by Mr. Gross and seconded by Mr. Noordstar with all in favor, Unaudited Financial Statements as of April 30, 2023, were accepted.

ELEVENTH ORDER OF BUSINESS**Approval of April 11, 2023 Special Meeting Minutes**

The following change was made:

Line 242: Change "Bennet" to "Bennett"

On MOTION by Mr. Bennett and seconded by Mr. Noordstar with all in favor, the April 11, 2023 Special Meeting Minutes, as amended, were approved.

TWELFTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Kutak Rock, LLP

B. District Engineer (Interim): Poulos & Bennett

There were no reports from District Counsel or the District Engineer.

C. District Manager: Wrathell, Hunt and Associates, LLC

- 0 Registered Voters in District as of April 15, 2023

- NEXT MEETING DATE: TBD

- QUORUM CHECK

THIRTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, the meeting adjourned at 3:39 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair