

Sunbridge Stewardship District

YEAR 2025 ENGINEER'S INSPECTION REPORT

Prepared For

Sunbridge Stewardship District

Date

June 25, 2025



2602 East Livingston Street | Orlando, Florida 32803 | Tel: 407.487.2594 | www.poulosandbennett.com
FBPE Certificate of Authorization No. 28567

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Sunbridge Stewardship District
2025 Engineer's Inspection Report
June 25, 2025

1. Location and General Description

Sunbridge Stewardship District (the "District") is located in Osceola County, Florida, Sections 1-2, 11-14, 23-24, Township 25 South, Range 31 East as well as Sections 5-8, 17-20, Township 25 South, Range 32 East. Please refer to the Location Map, Exhibit 1, the Vicinity Map, Exhibit 2, and the District Boundary Survey and Legal Description, Exhibit 3.

The Development is for the Osceola County's Sunbridge PD. The comprehensive plan element provides the framework for development planned in the Sunbridge Buildout Scenario consisting of residential units, commercial/office/industrial use, institutional/civic use, and hotel rooms. Based on the Development constructed to date, the District is responsible for the maintenance of all landscaping elements, including trees, within the public Right-of-Way within the District. The following phases have been constructed and conveyed to the District for Maintenance as of June 2025.

Construction Plans Phase	Construction Certified Complete
Cyrils Drive Phase 1	July 2020
Cyrils Drive Phase 2	April 2025
Cyrils Drive Phase 3	April 2024
Neighborhood C Phase 1	August 2022
Neighborhood C Phase 2	November 2023
Neighborhood C Phase 3	March 2024
Neighborhood D Phase 1A	July 2024
Neighborhood D Phase 1B-1C	June 2025
Crosswater Blvd Phase 1 (fka Marina Landings Blvd Phase 1)	June 2025

2. District's Operation and Maintenance Budget

We have reviewed the proposed operation and maintenance budget for Fiscal Year 2026 as proposed by the Sunbridge Stewardship District Board of Supervisors and are in agreement with the proposed allocations to the following sections of the budget for maintenance and repairs to the existing infrastructure for which the District is responsible:

Operation and Maintenance Budget Proposed FY2026	
Description	Proposed
Landscaping Maintenance & Material	\$493,467.96
Landscaping Improvements	\$25,000
Irrigation	\$35,000
Irrigation Parts	\$7,000
Streetlights	\$30,000
Tree Trimming	\$5,000
Total	\$595,467.96

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3. Infrastructure Conditions

Site visits were completed in June 2025 to review the conditions of the site infrastructure and determine maintenance recommendation for budgeting purposes. Cyrils Drive Phase 1, Cyrils Drive Phase 3, Neighborhood C Phase 1, and Neighborhood C Phase 2 that have been constructed and certified completed were evaluated. Cyrils Drive Phase 2, Neighborhood C Phase 3, Neighborhood D Phase 1A, Neighborhood D Phase 1B-1C, and Crosswater Blvd. Phase 1 have been certified complete but are still within the maintenance period under the obligation of the developer for repairs. The following maintenance & repairs are recommended to be completed under the proposed FY2026 Budget:

- Add cap to utility service meter
- Add stabilization
- Remove and replace dead tree
- Remove and replace dead tree

A location map and photographs representative of the needed maintenance are provided in Exhibits 1 & B.

**Sunbridge Stewardship District
2025 Engineer's Inspection Report
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4. District Engineers Letter Report

June 25, 2025

Ms. Lynne Mullins
District Manager
Sunbridge Stewardship District
PFM Group Consulting, LLC
3501 Quadrangle Blvd Ste 270
Orlando, FL 32817

Subject: Sunbridge Stewardship District
District Engineers Annual Inspection Report
Poulos & Bennett Job No. 18-203

Dear Ms. Mullins:

In accordance with Section 6 of the legislation for the Sunbridge Stewardship District (SSD), this letter serves as the Public Facilities Report. We have completed our annual review of the portions of the project within the SSD as constructed to date. Based on our inspection and knowledge of the community, we recommend maintenance and repairs to address the following:

- Add cap to utility service meter
- Add stabilization
- Remove and replace dead tree
- Remove and replace dead tree

A location map and photographs representative of the needed maintenance are provided in Exhibits 1 and B.

We have reviewed the proposed operation and maintenance budget for Fiscal Year 2026 as proposed by the Sunbridge Stewardship District Board of Supervisors and are in agreement with the proposed allocations to the following sections of the budget for maintenance and repairs to the existing infrastructure for which the District is responsible:

Sunbridge Stewardship District
2025 Engineer's Inspection Report
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Tree Trimming	\$5,000
Total	\$595,467.96

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

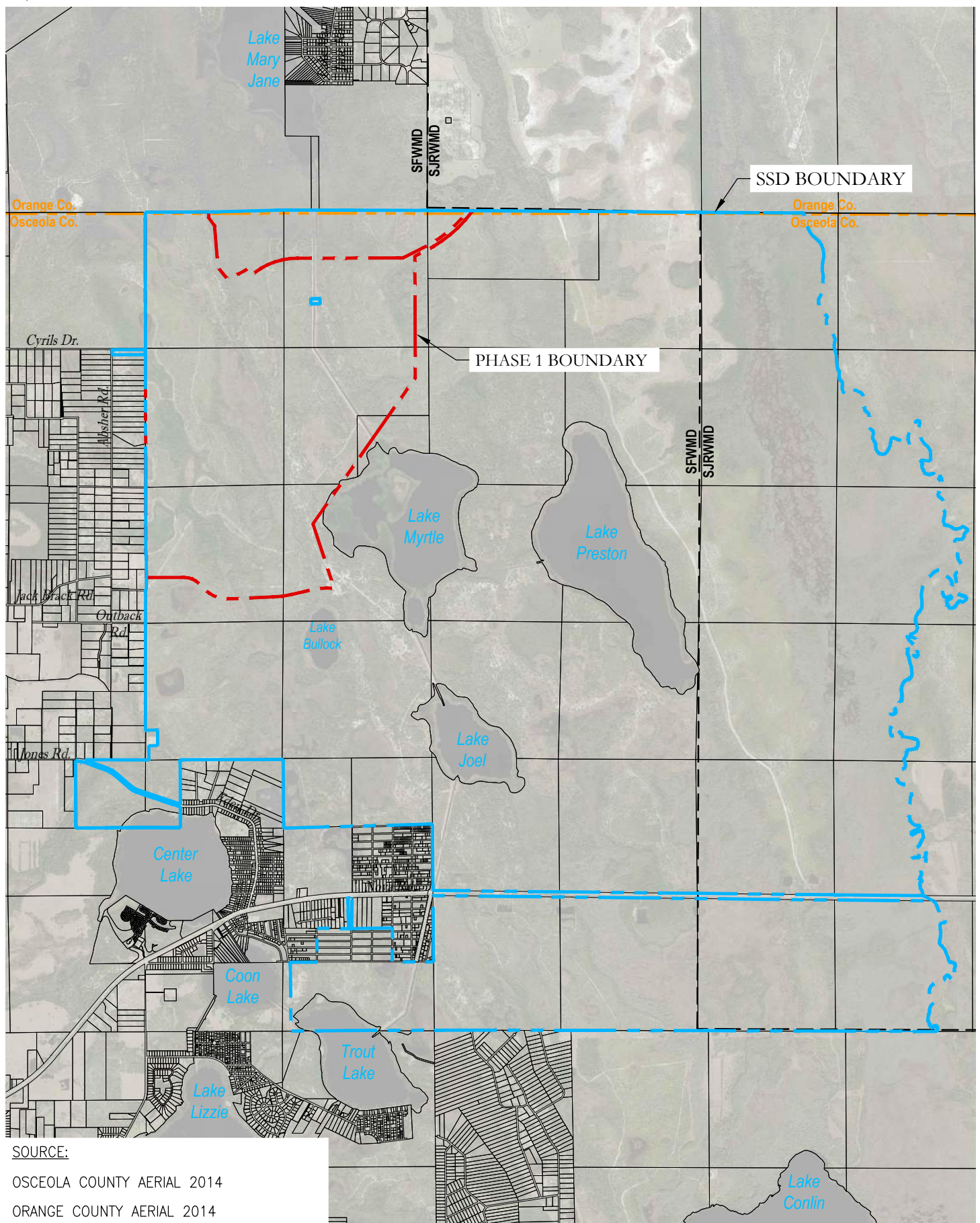
Sincerely,



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

cc: File Folder

Appendix



SOURCE:

OSCEOLA COUNTY AERIAL 2014

ORANGE COUNTY AERIAL 2014

Location Map

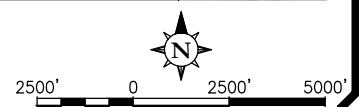
Sunbridge Stewardship District

January 20, 2020
P & B Job No.: 18-203

2602 E. Livingston St.
Orlando, Florida 32803-407.487.2594

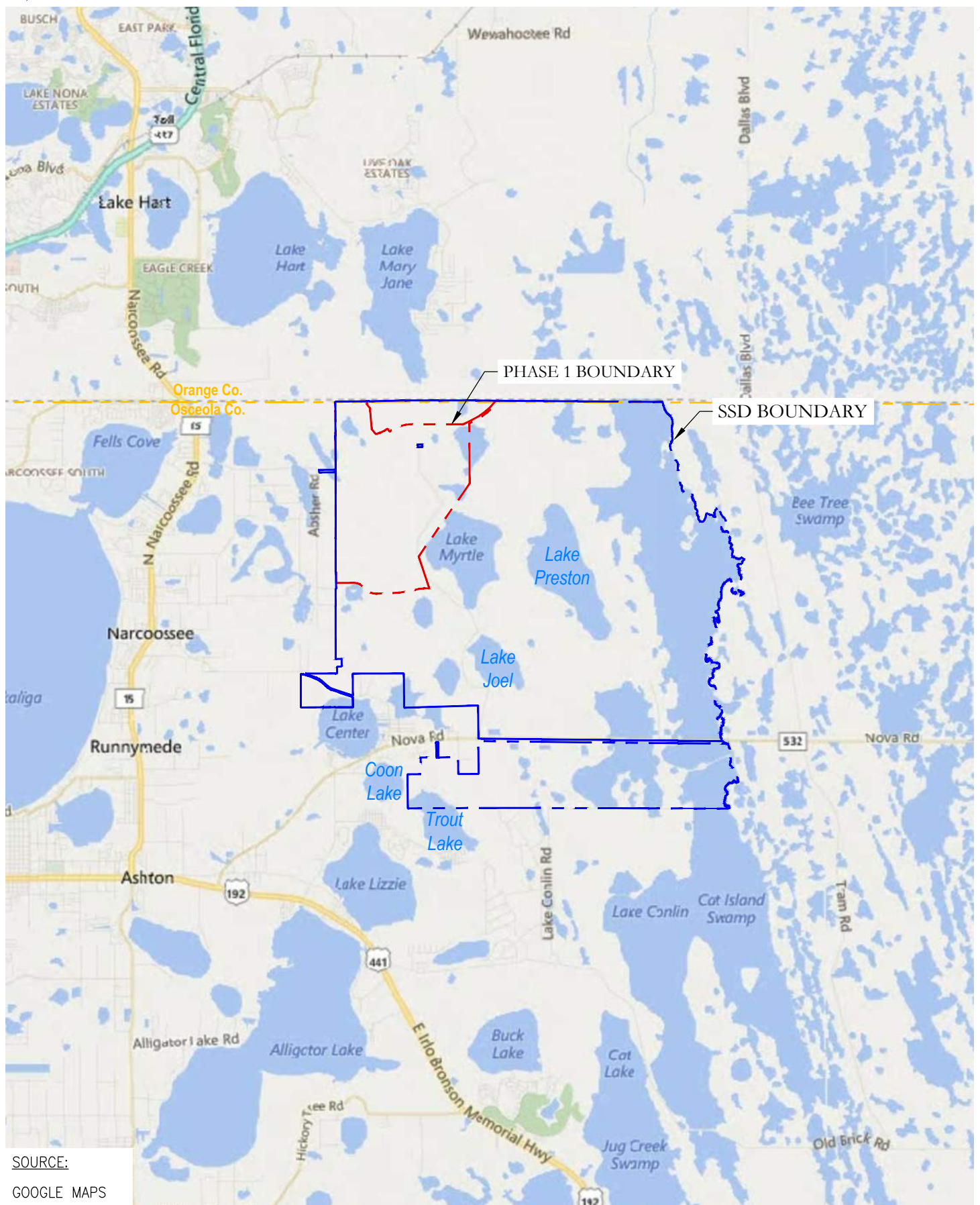
POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567



SCALE IN FEET

Exhibit 1



SOURCE:
GOOGLE MAPS

Vicinity Map

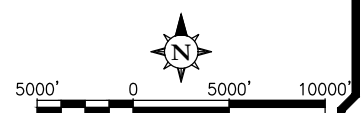
Sunbridge Stewardship District

POULOS & BENNETT

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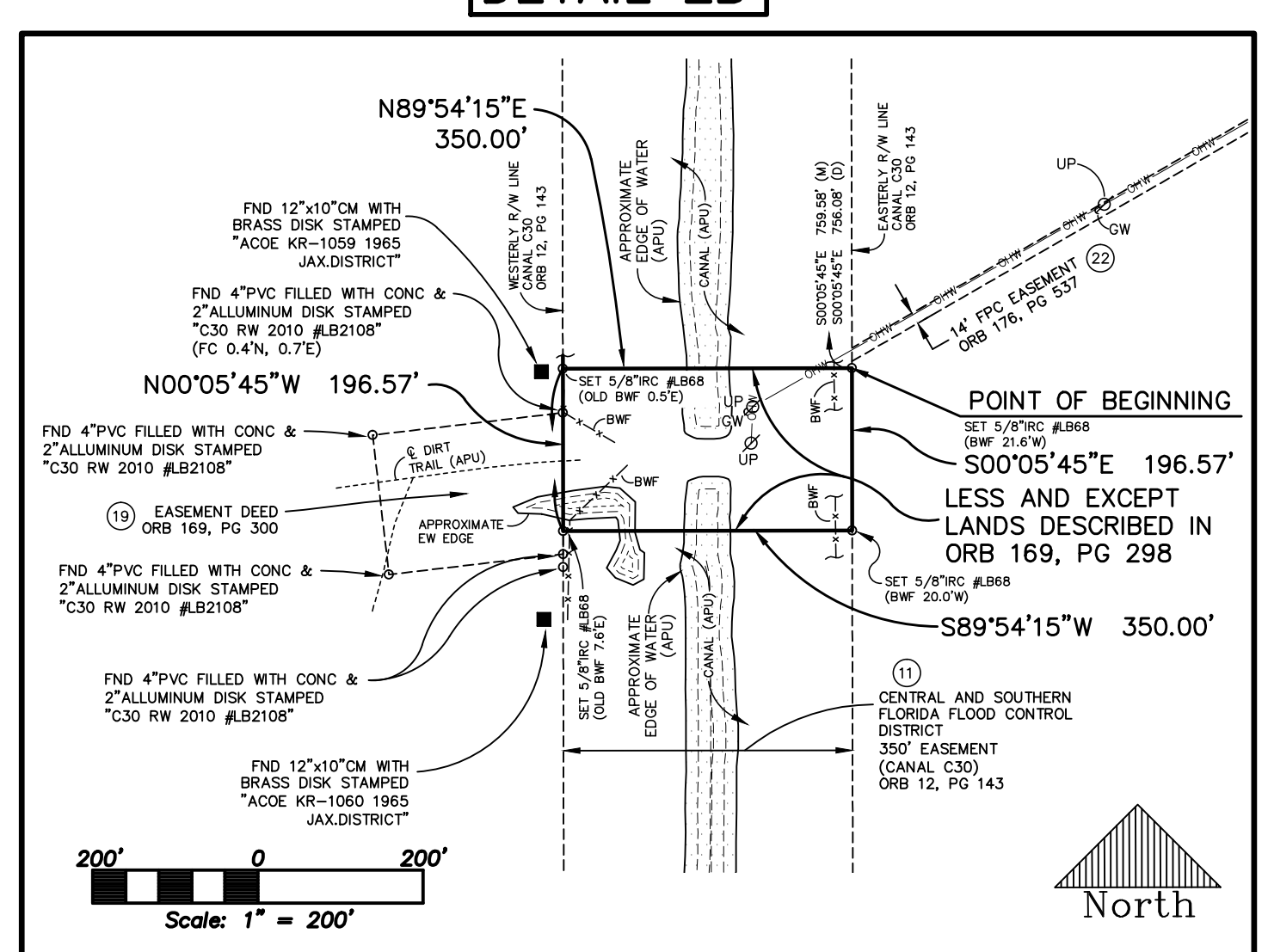
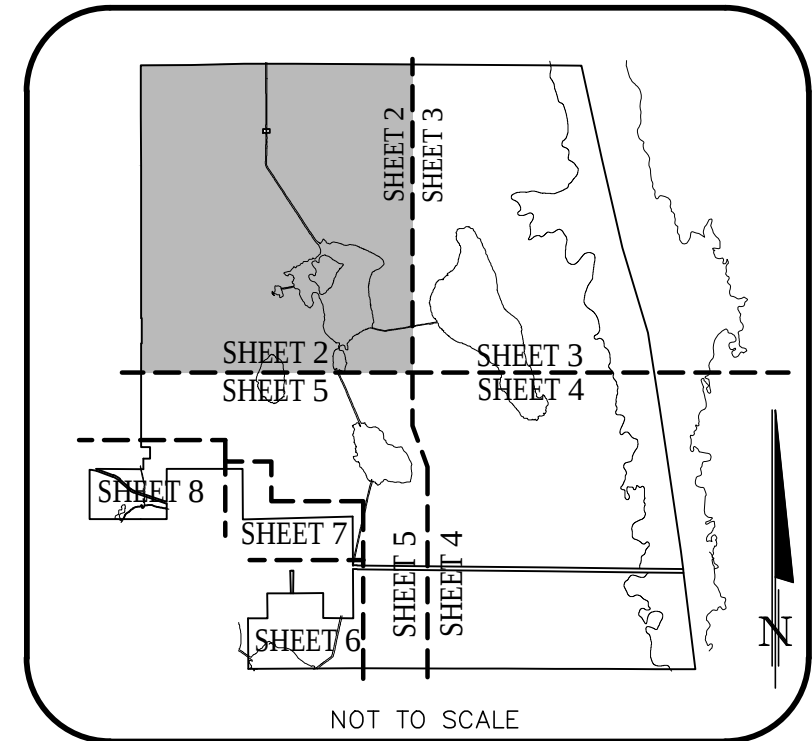
www.poulosandbennett.com
Certificate of Authorization No. 28567



SCALE IN FEET

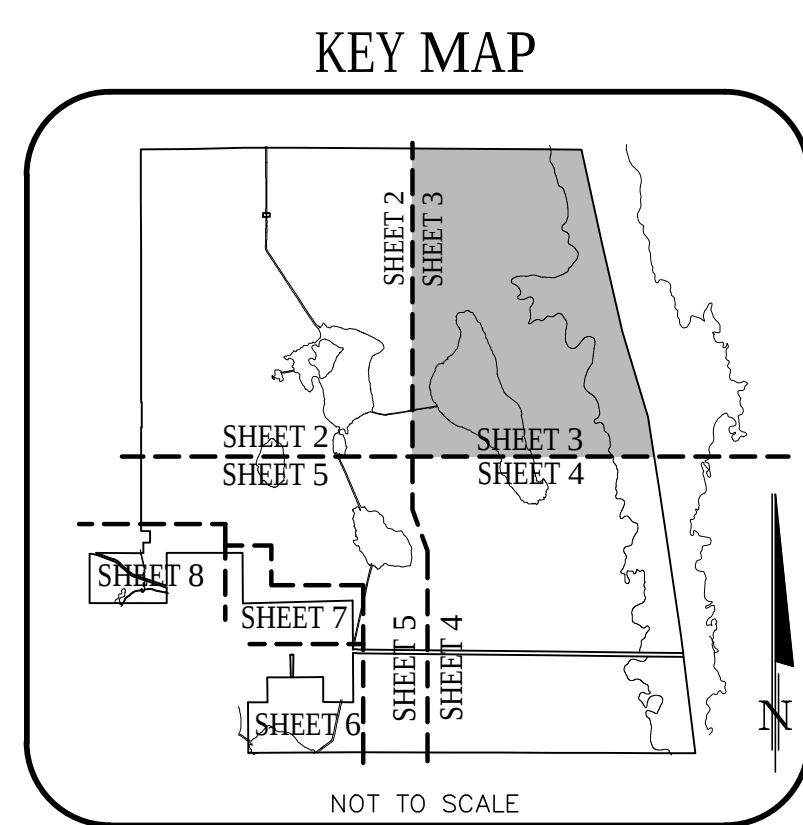
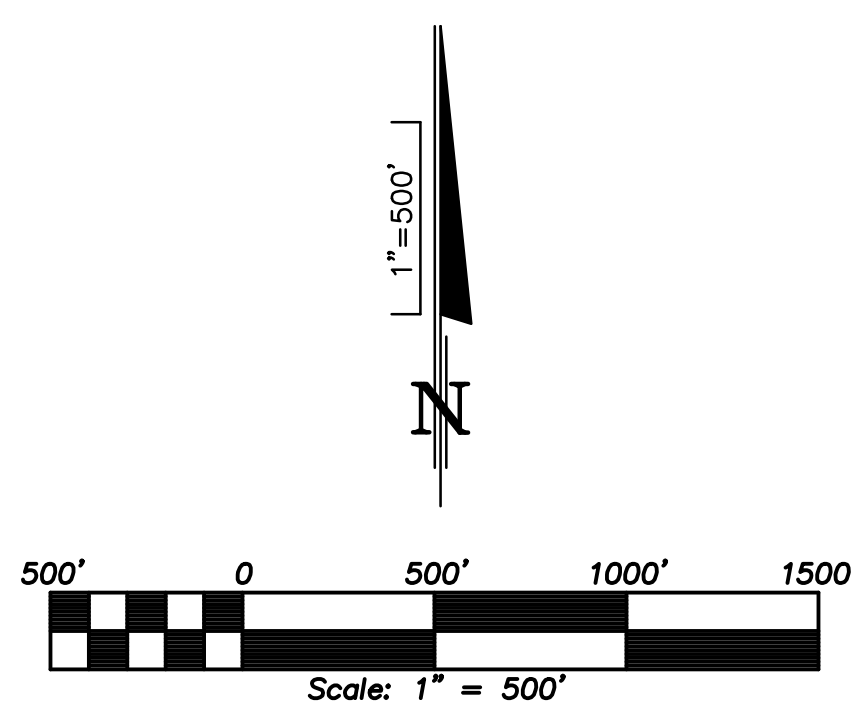
Exhibit 2

(SEE SHEET 1 FOR DESCRIPTION, NOTES, AND LEGEND)



REVISIONS			
NO.	DATE	DESCRIPTION	CHK.

(SEE SHEET 1 FOR DESCRIPTION, NOTES, AND LEGEND)

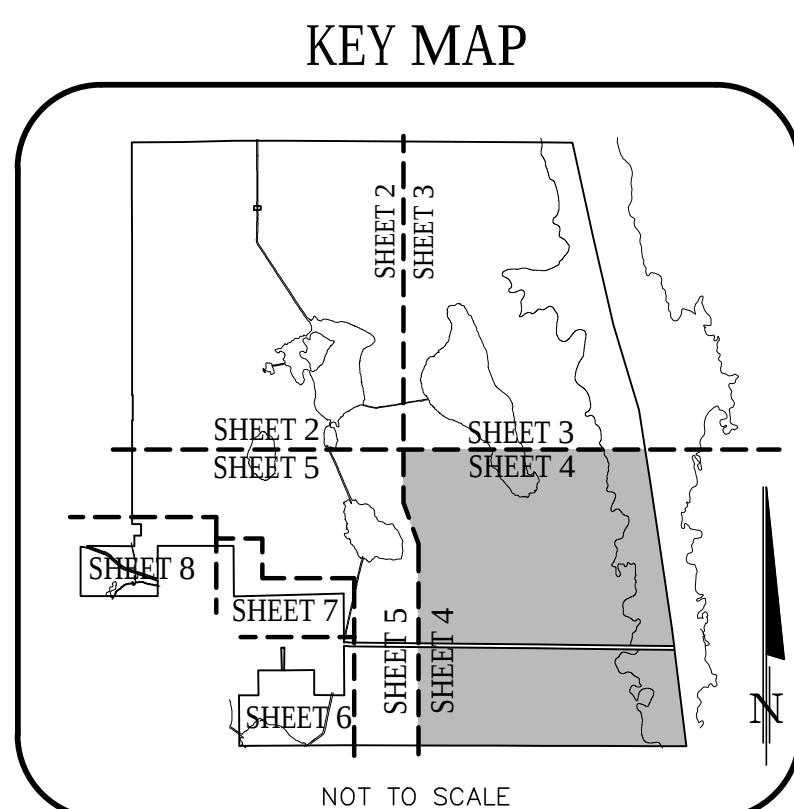
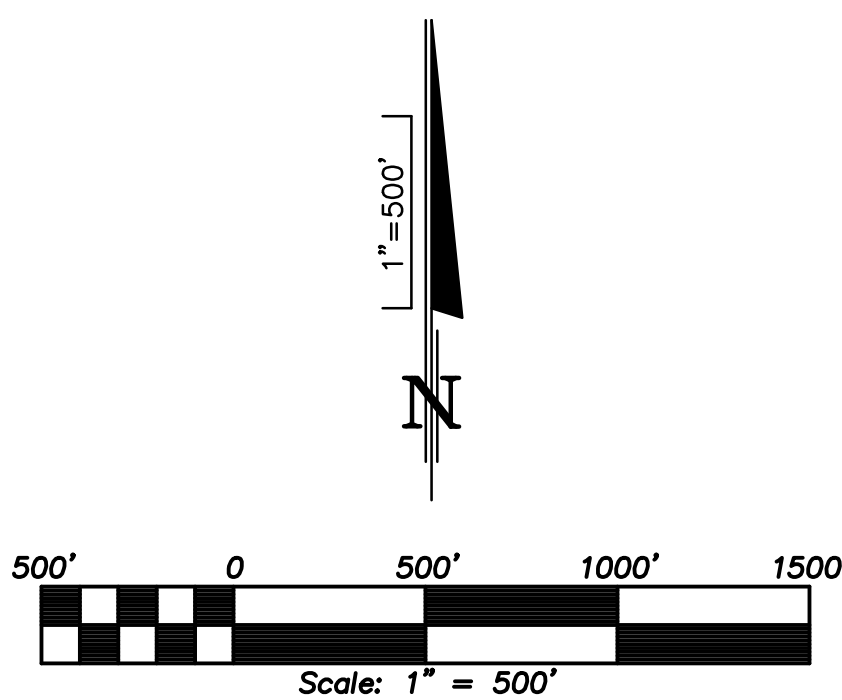


	DRAWN BY: PH DATE: 12/2015		CHECKED BY: RC		FIELD BOOKS: 1499 & 1506	SCALE 1" = 500'	JOB NUMBER 14134.0015
	CERTIFICATE OF AUTHORIZATION NO. LB88						
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068							

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DRAWING CS# 15-208 SHEET	PREPARED FOR:
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BOUNDARY SURVEY
(SEE SHEET 1 FOR DESCRIPTION, NOTES, AND LEGEND)



DRAWING FOR: TAVISTOCK EAST HOLDINGS, LLC		DONALD W. MCINTOSH ASSOCIATES, INC.		SURVEYORS		REVISIONS	
SHEET 9		ENGINEERS		PLANNERS		NO.	
DATE: 12/2015		2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088		JOB NUMBER		DATE	
DRAWN BY: PH		CHECKED BY: RC		SCALE		DESCRIPTION	
DATE: 12/2015		1499 & 1505		1"=500'		NO.	
FIELD BOOKS:		1499 & 1505		14134.0015		REVISIONS	
CERTIFICATE OF AUTHORIZATION NO. 14134.0015		DONALD W. MCINTOSH ASSOCIATES, INC.		SURVEYORS		NO.	
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088		JOB NUMBER		DATE		DESCRIPTION	
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(SEE SHEET 1 FOR DESCRIPTION, NOTES, AND LEGEND)

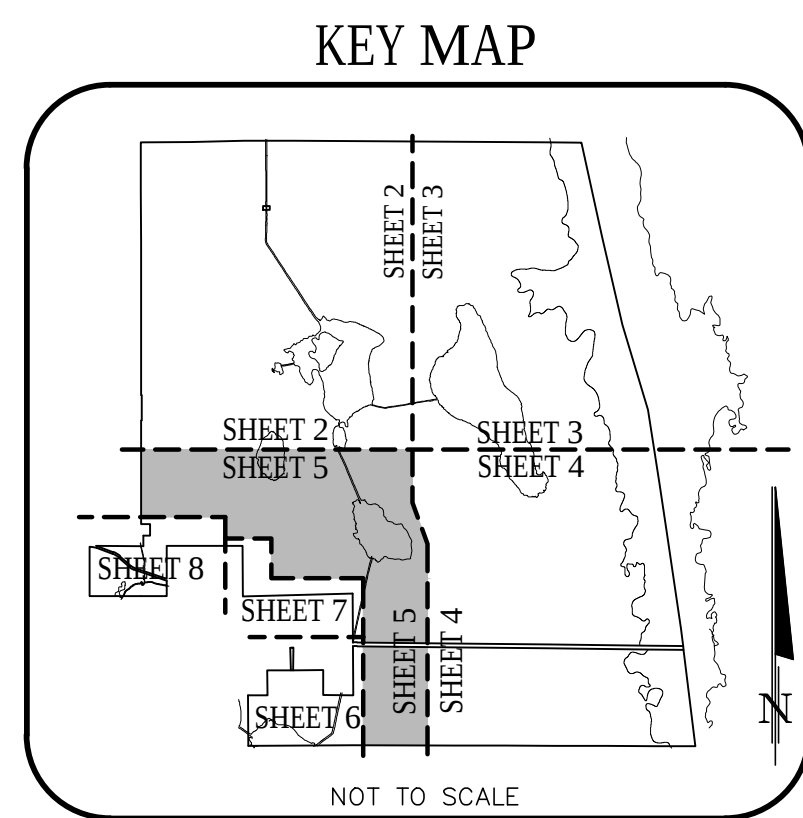
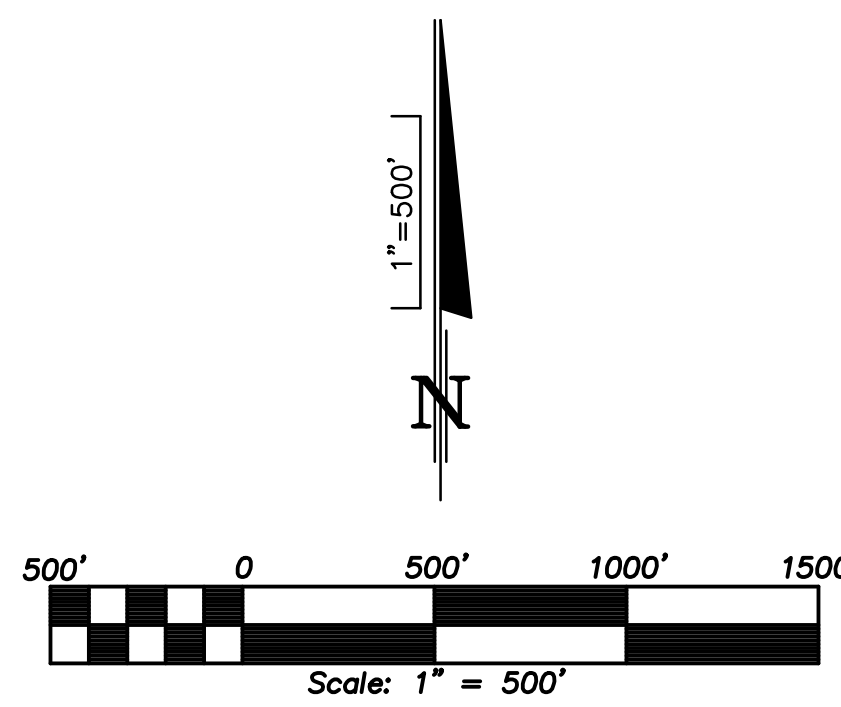


SEE SHEET 8

SEE SHEET 7

SEE SHEET 6

SEE DETAIL 8A
(SHEET 8)

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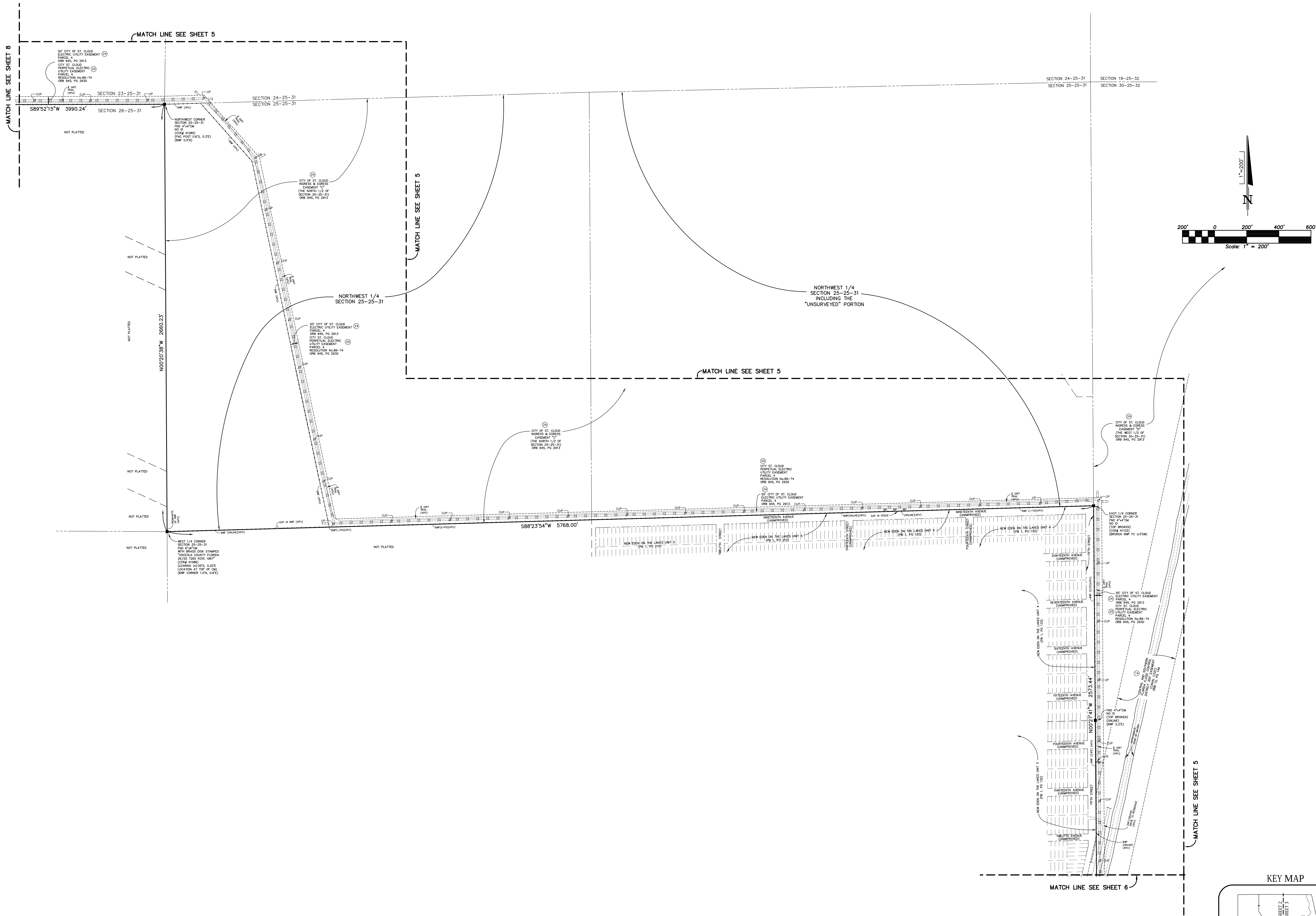
TAVISTOCK EAST HOLDINGS, LLC

DRAWING CS# 15-209	PREPARED FOR:
SHEET	
5 OF 9	NORTHEAST DISTRICT \ TAMSTOCK SITE BOUNDARY SURVEY

(SEE SHEET 1 FOR DESCRIPTION, NOTES, AND LEGEND)



BOUNDARY SURVEY
(SEE SHEET 1 FOR DESCRIPTION, NOTES, AND LEGEND)



PREPARED FOR:
DRAWING
CS# 15-209

ENGINEERS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088
CERTIFICATE OF AUTHORIZATION NO. LB88

DATE: 12/2015

PH: 1499.8 & 1505

CHECKED BY: RC

SCALE: 1"=200'

JOB NUMBER: 14134.0015

NO. 1

DATE

DESCRIPTION

REVISIONS

DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS
SURVEYORS

ENGINEERS
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REVISIONS

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DRAWING
CS# 15-209

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DATE

DESCRIPTION

REVISIONS

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DRAWING
CS# 15-209

ENGINEERS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088
CERTIFICATE OF AUTHORIZATION NO. LB88

DATE: 12/2015

PH: 1499.8 & 1505

CHECKED BY: RC

SCALE: 1"=200'

JOB NUMBER: 14134.0015

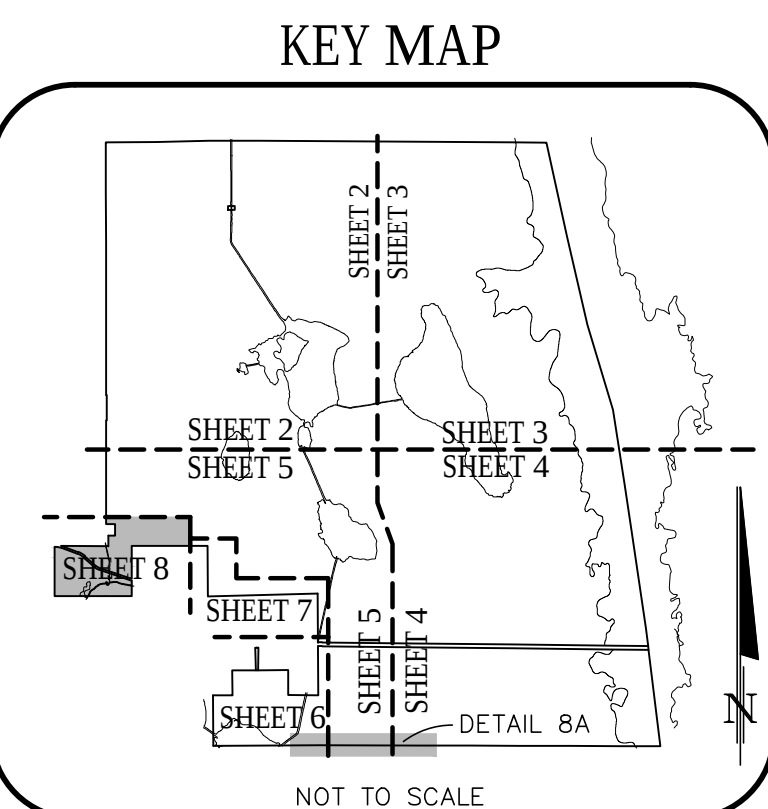
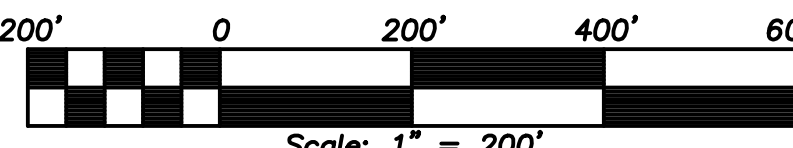
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DATE

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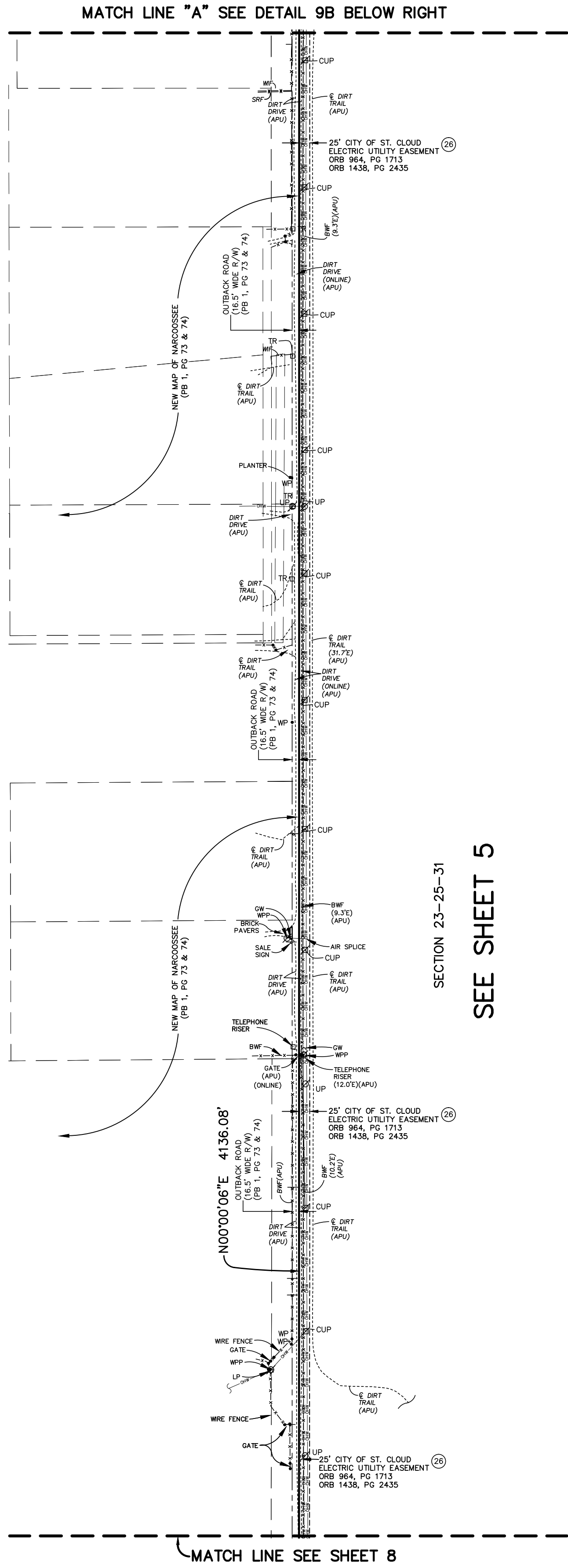
REVISIONS

(SEE SHEET 1 FOR DESCRIPTION, NOTES, AND LEGEND)

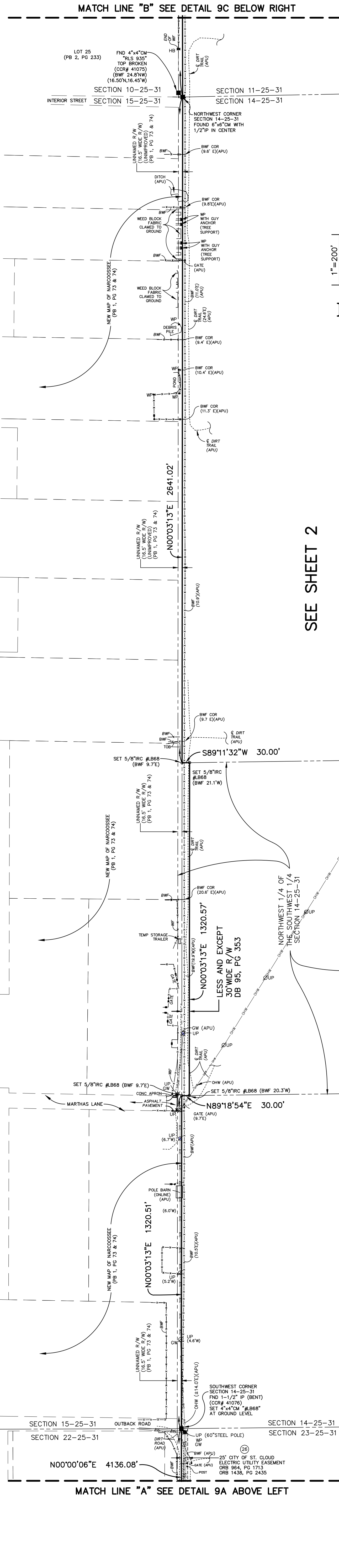


(SEE SHEET 1 FOR DESCRIPTION, NOTES, AND LEGEND)

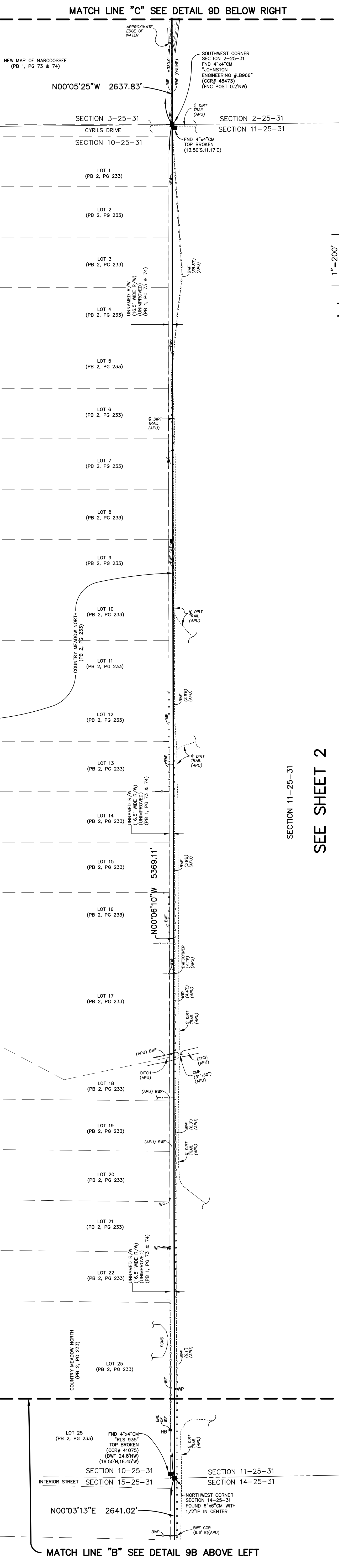
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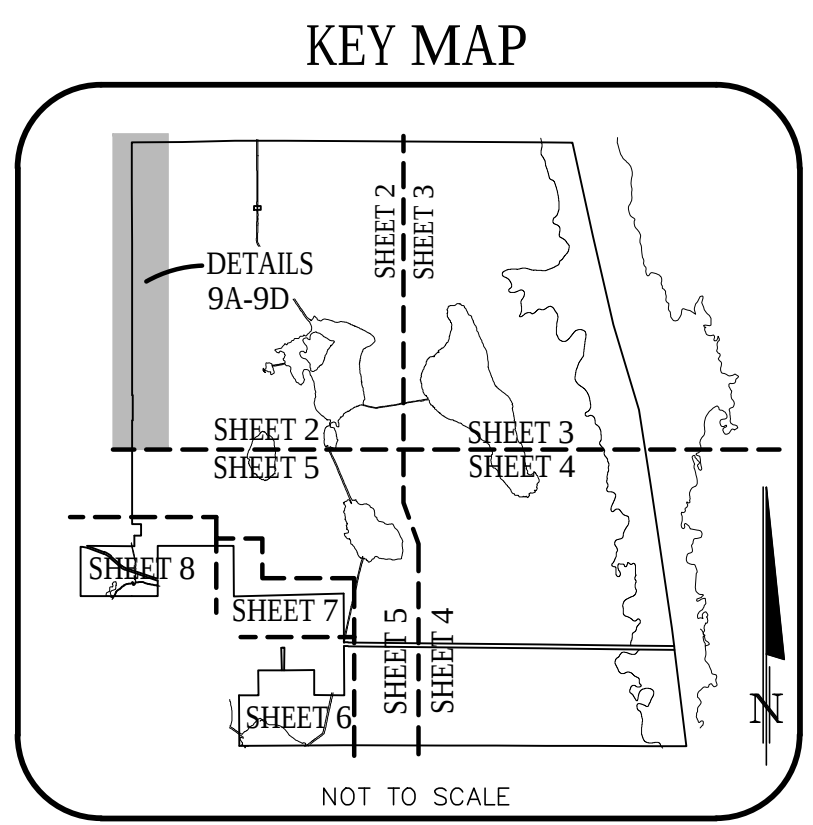
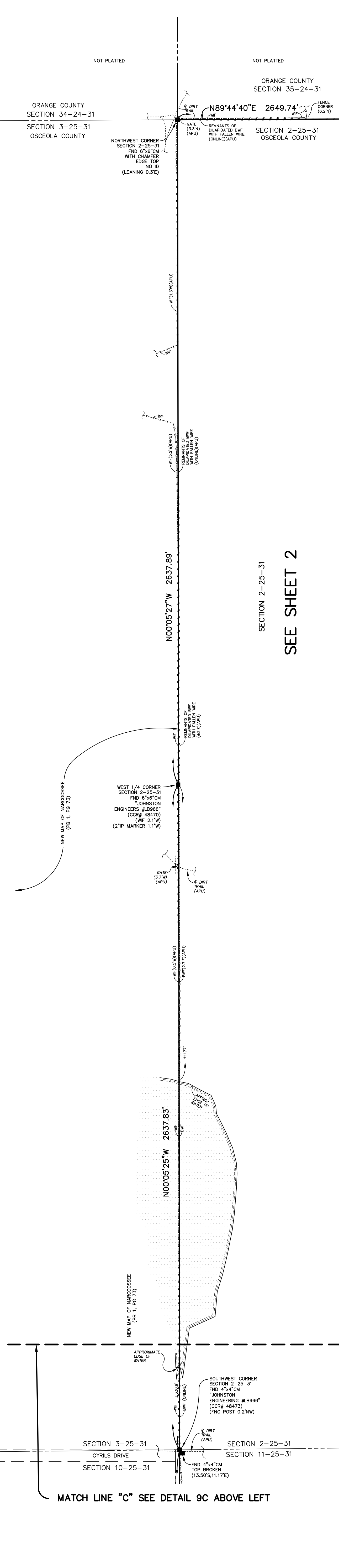
DETAIL 9B



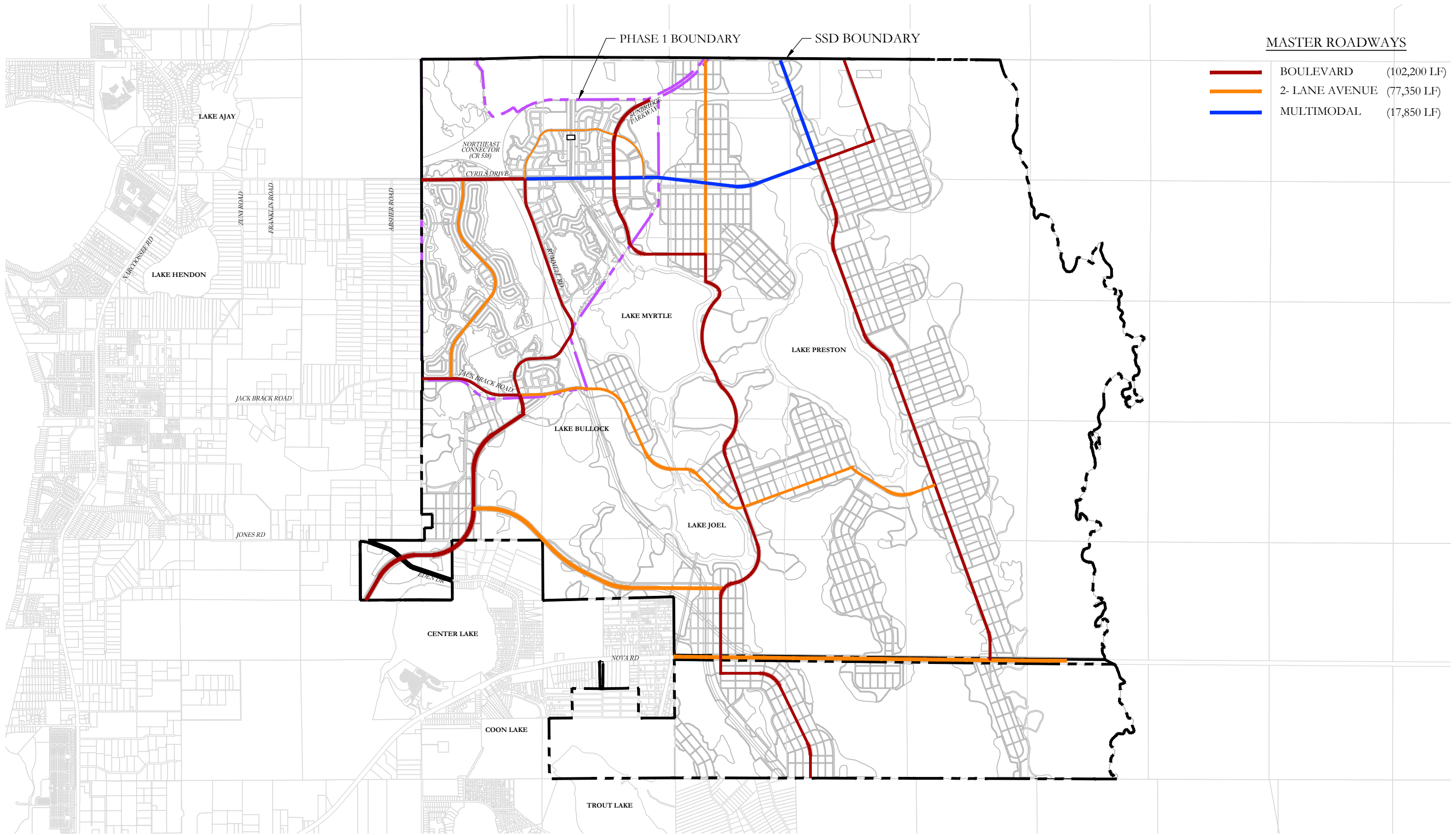
DETAIL 9C



DETAIL 9D



DRAWING CS# 15-2009	PREPARED FOR:	 TAVISTOCK EAST HOLDINGS, LLC	DONALD W. McINTOSH ASSOCIATES, INC. PLANNERS ENGINEERS 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088 CERTIFICATE OF AUTHORIZATION NO. 1848	DONALD W. McINTOSH ASSOCIATES, INC.				DONALD W. McINTOSH ASSOCIATES, INC.			
SHEET	9 of 9	NORTHEAST DISTRICT \ TAVISTOCK SITE BOUNDARY SURVEY	DRAWN BY: _____ PH _____ DATE: 12/2015	FIELD BOOKS: 1499 & 1506	CHECKED BY: RC	SCALE N/A	JOB NUMBER 14134.0015	NO.	DATE	DESCRIPTION	CHECK



MASTER ROADWAYS

	BOULEVARD	(102,200 LF)
	2- LANE AVENUE	(77,350 LF)
	MULTIMODAL	(17,850 LF)

SOURCES:
1. PHASE 1 CONCEPT PLAN DATED JUNE 25, 2018
2. NED COMPREHENSIVE PLAN DATED JUNE 20, 2011
3. ANTICIPATED DEVELOPMENT PER TAVISTOCK.

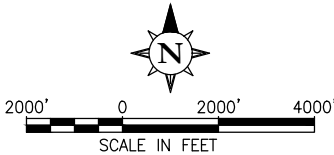
Master Roadway Infrastructure Map

Sunbridge Stewardship District



2602 E. Livingston St.
Orlando, Florida 32803-407.487.2594

www.poulosandbennett.com
Certificate of Authorization No. 28567



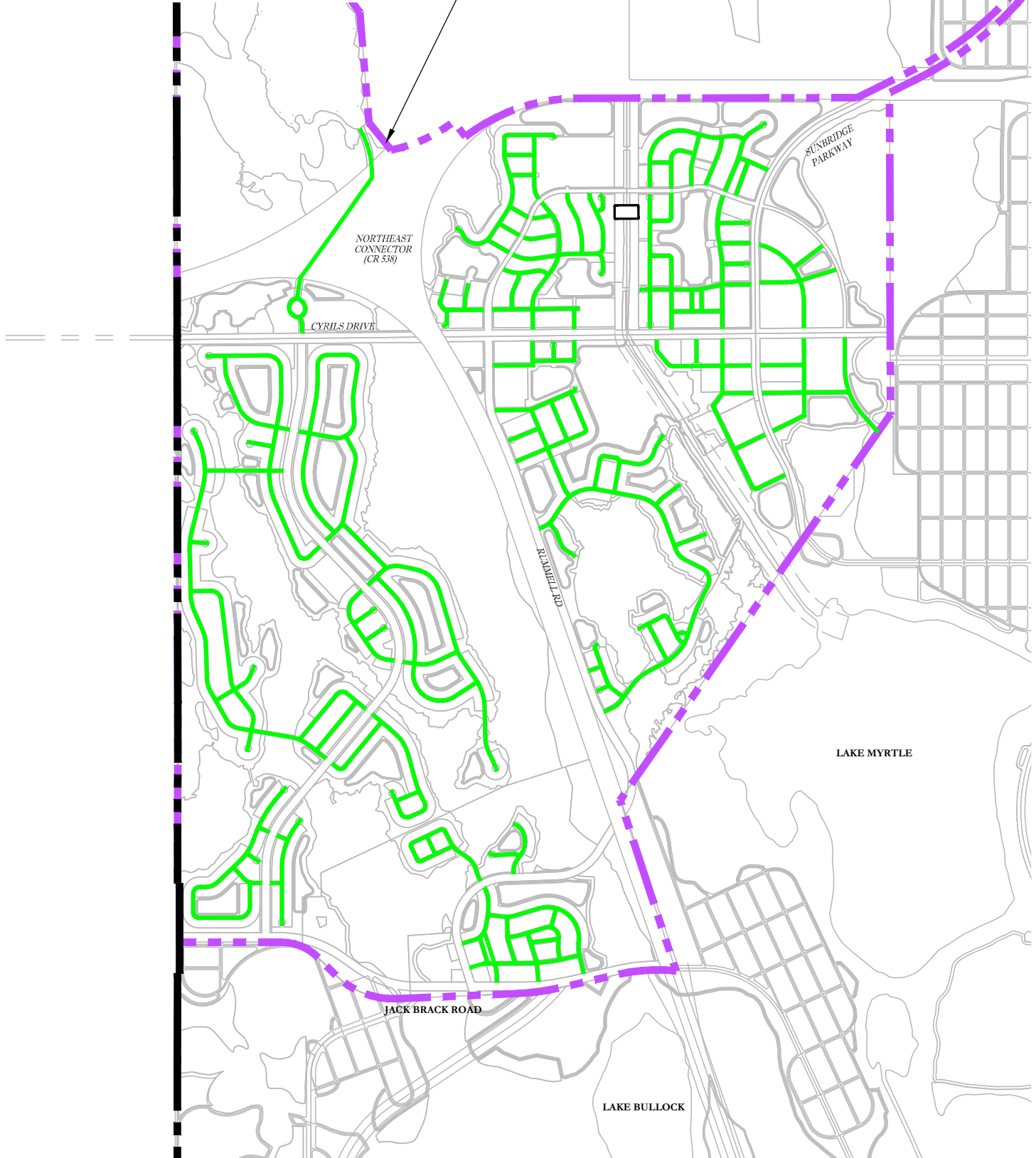
LEGEND



NEIGHBORHOOD ROADS (132,400 LF)

PHASE 1 BOUNDARY

SSD BOUNDARY



SOURCES:
1. PHASE 1 CONCEPT PLAN DATED JUNE 25, 2018
2. NED COMPREHENSIVE PLAN DATED JUNE 20, 2011

Phase 1 Roadway Infrastructure Map

Sunbridge Stewardship District

POULOS & BENNETT

2602 E. Livingston St.
Orlando, Florida 32803-407.487.2594

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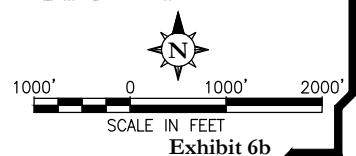
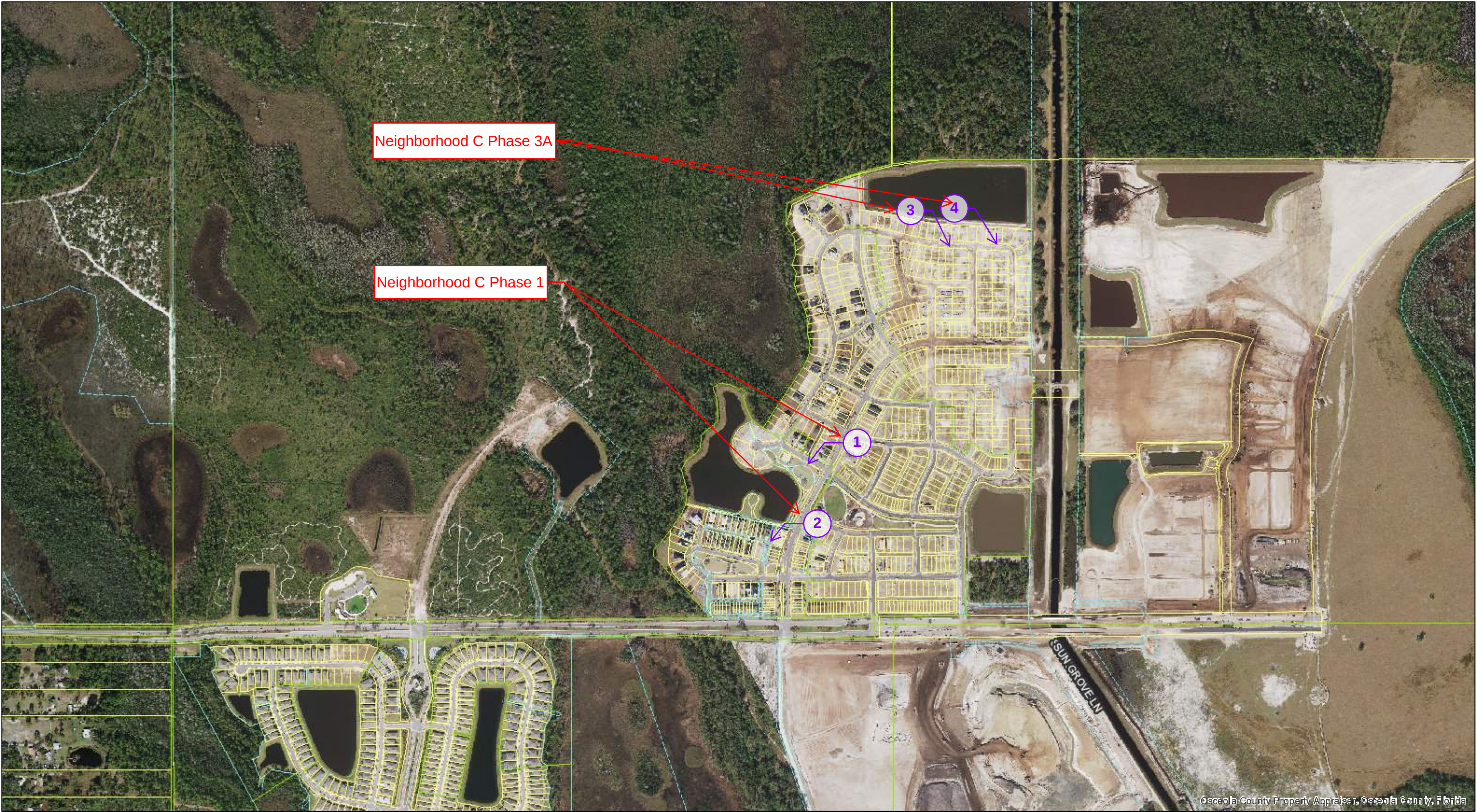


Exhibit 6b

January 20, 2020
P & B Job No.: 18-203

Z:\2018\18-203 SUNBRIDGE INDEPENDENT STEWARDSHIP DISTRICT\CAD\EXH & FIGS\18-203 INFRASTRUCTURE MAP



Osceola County Property Appraiser, Osceola County, Florida

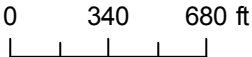
EXHIBIT A - DEFICIENCY MAP

This map is for reference only and is not a survey



This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey.

Date Generated: 6/18/2024



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser

Sunbridge Stewardship District
2025 Engineer's Inspection Report
June 25, 2025

EXHIBIT B

The table below is a list of the deficiencies observed during a site inspection of SSD owned infrastructure. Recommended repairs are provided.

TABLE: INFRASTRUCTURE DEFICIENCY & REPAIR LIST	
Def. ID	Description
A	Add cap to utility service meter.
B	Add stabilization.
C	Remove and replace dead tree.
D	Remove and replace dead tree.

The photos and deficiencies below are examples from the above table that are in need of repair.

DEFICIENCY #1 (Map ID: Def-A) Add cap to utility service meter.	
--	---

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DEFICIENCY #2
(Map ID: Def-B)

Add stabilization.



**Sunbridge Stewardship District
2025 Engineer's Inspection Report
June 25, 2025**

**DEFICIENCY #3
(Map ID: Def-C)**

Remove and
replace dead tree.



**Sunbridge Stewardship District
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**DEFICIENCY #4
(Map ID: Def-D)**

Remove and
replace dead tree.

