

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
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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.

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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:

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

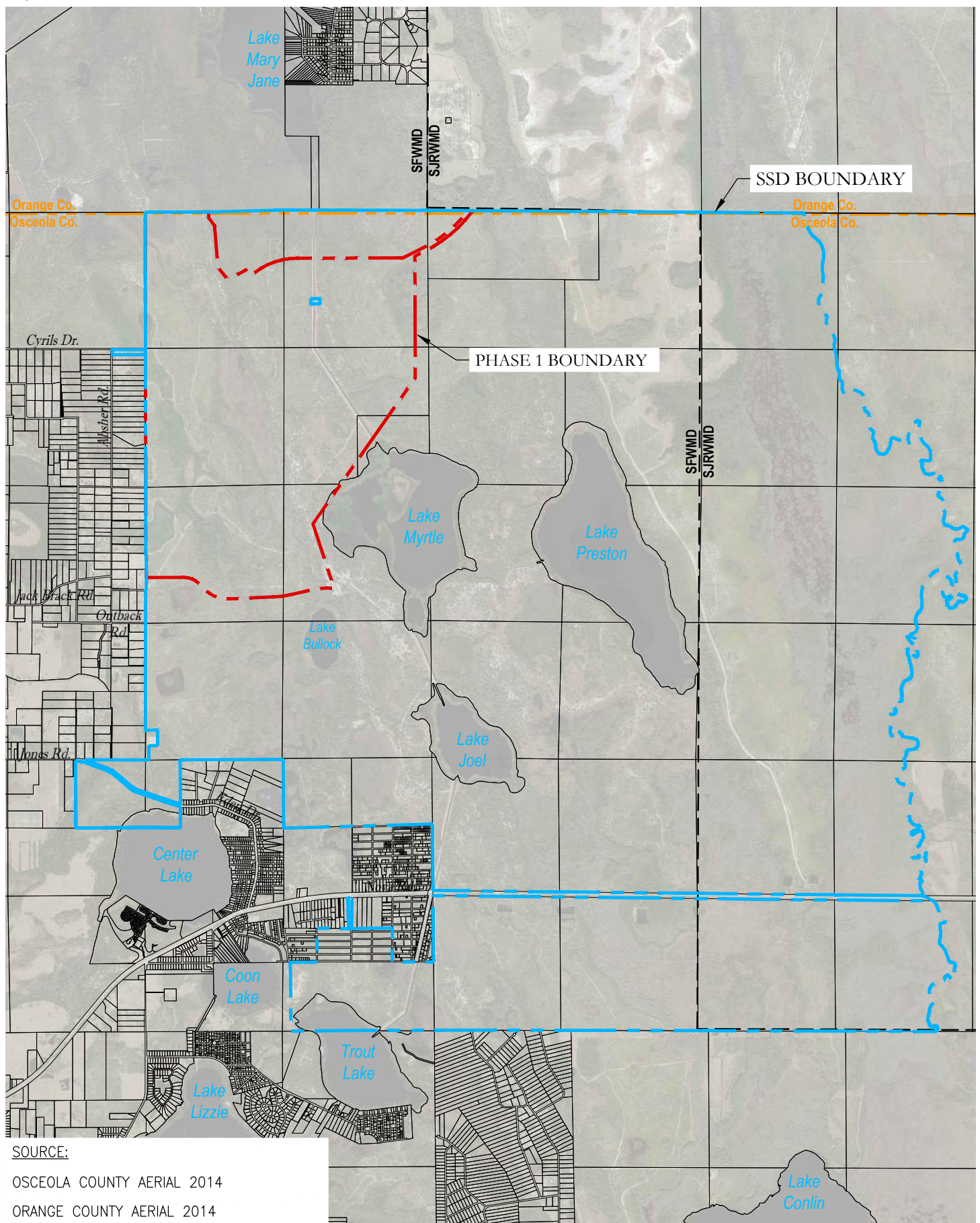
Sincerely,



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

cc: File Folder

Appendix



SOURCE:

OSCEOLA COUNTY AERIAL 2014

ORANGE COUNTY AERIAL 2014

Location Map

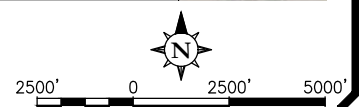
Sunbridge Stewardship District

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

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

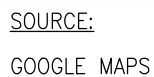
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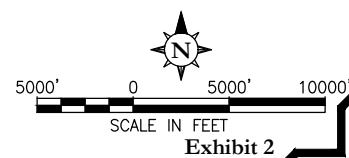


SCALE IN FEET

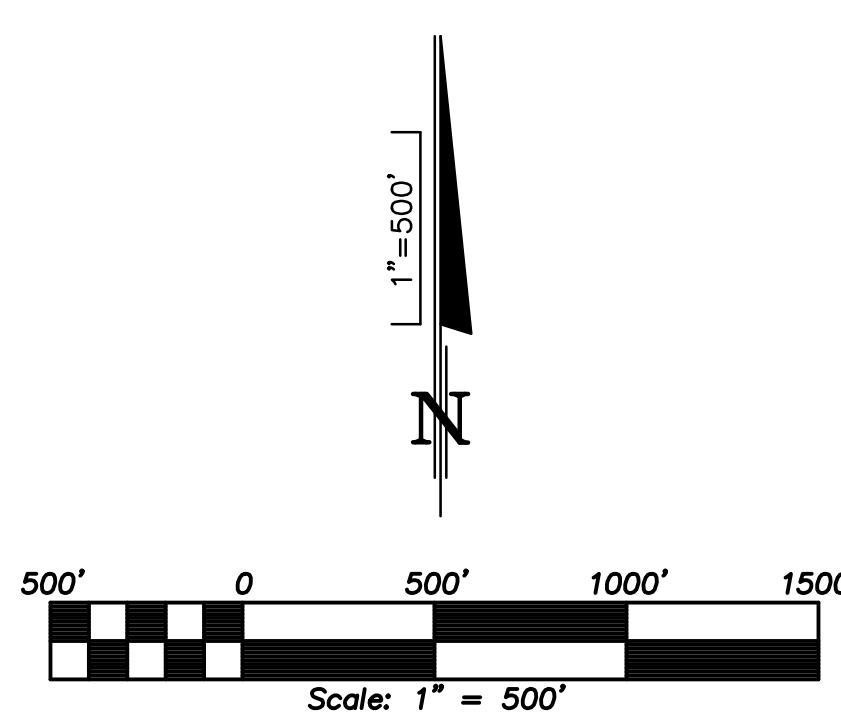
Exhibit 1



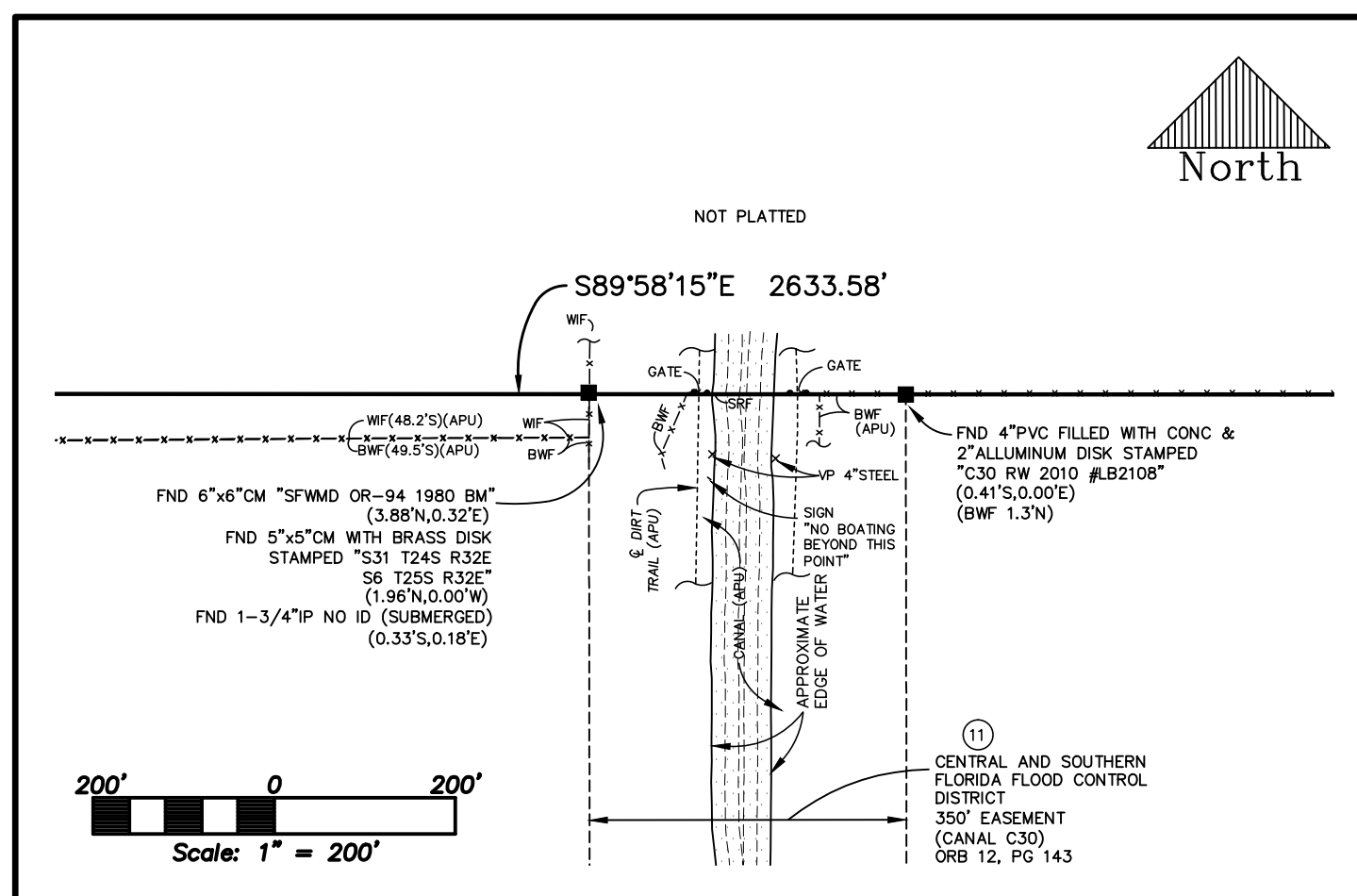
Sunbridge Stewardship District



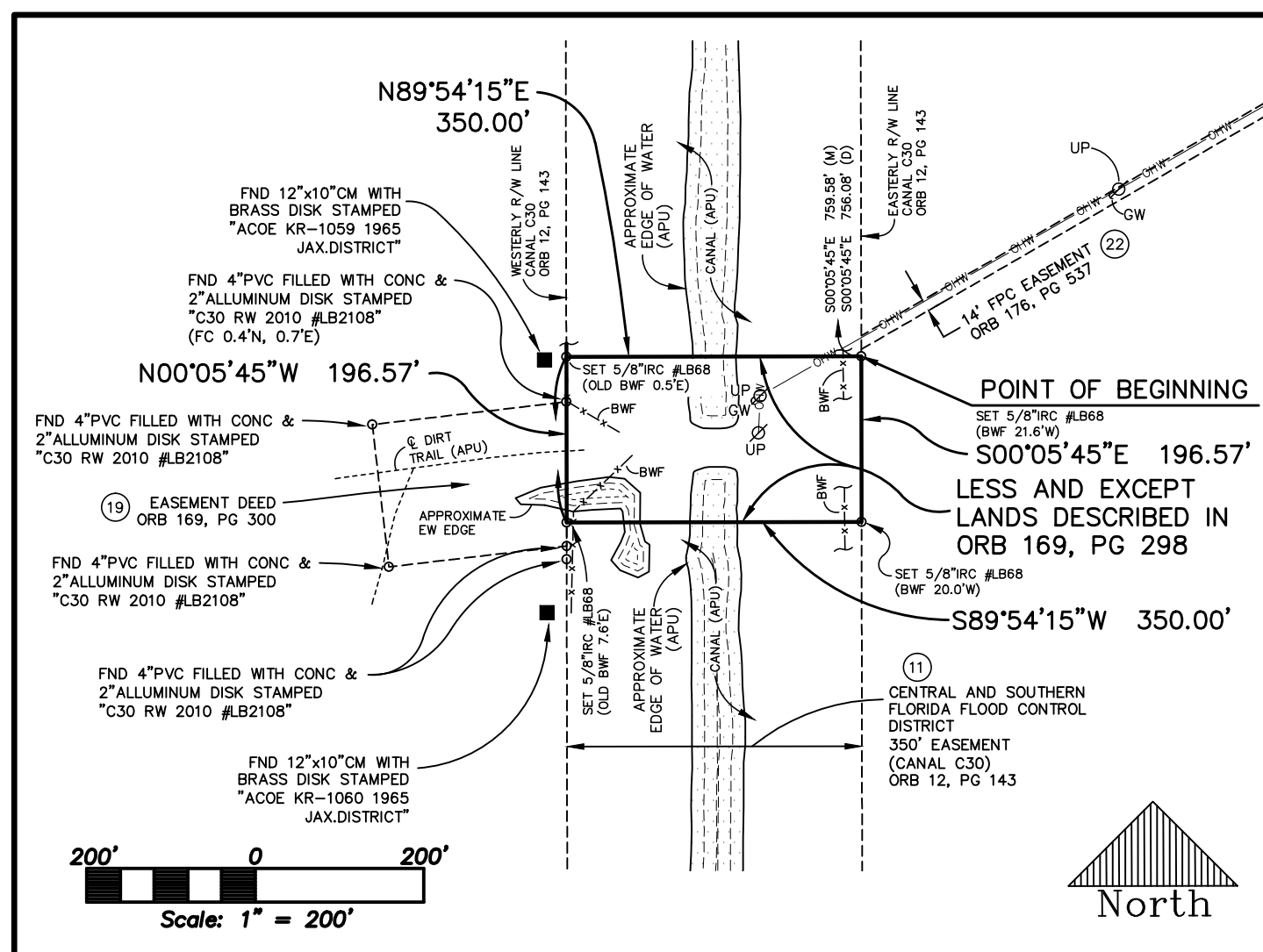
(SEE SHEET 1 FOR DESCRIPTION, NOTES, AND LEGEND)



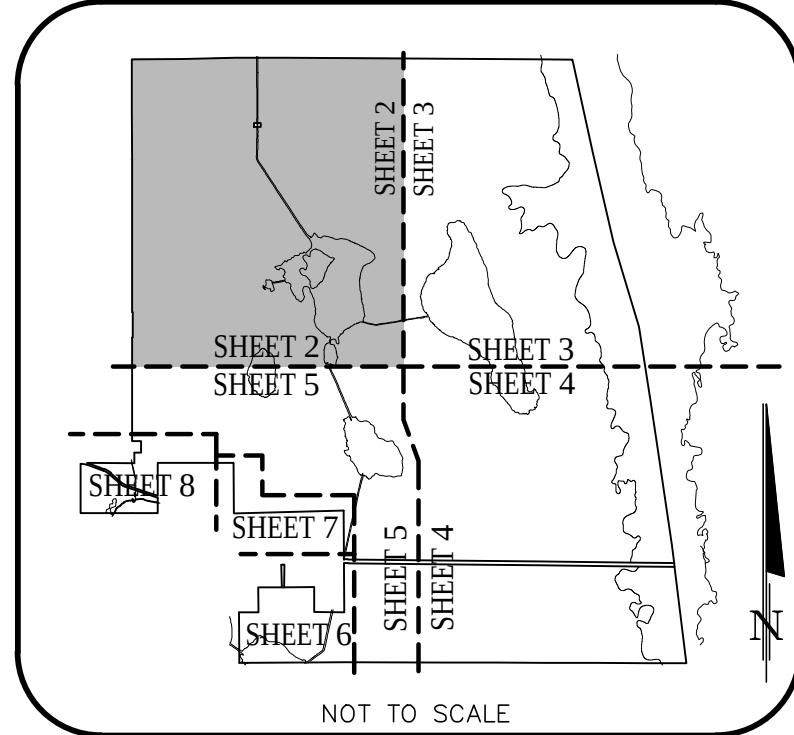
DETAIL 2A



DETAIL 2B

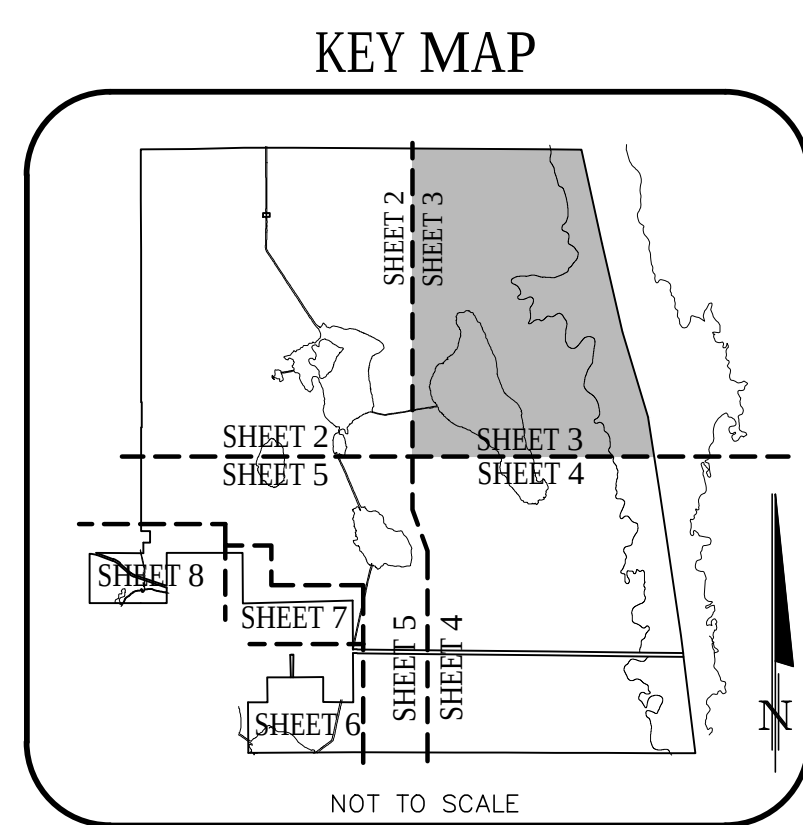
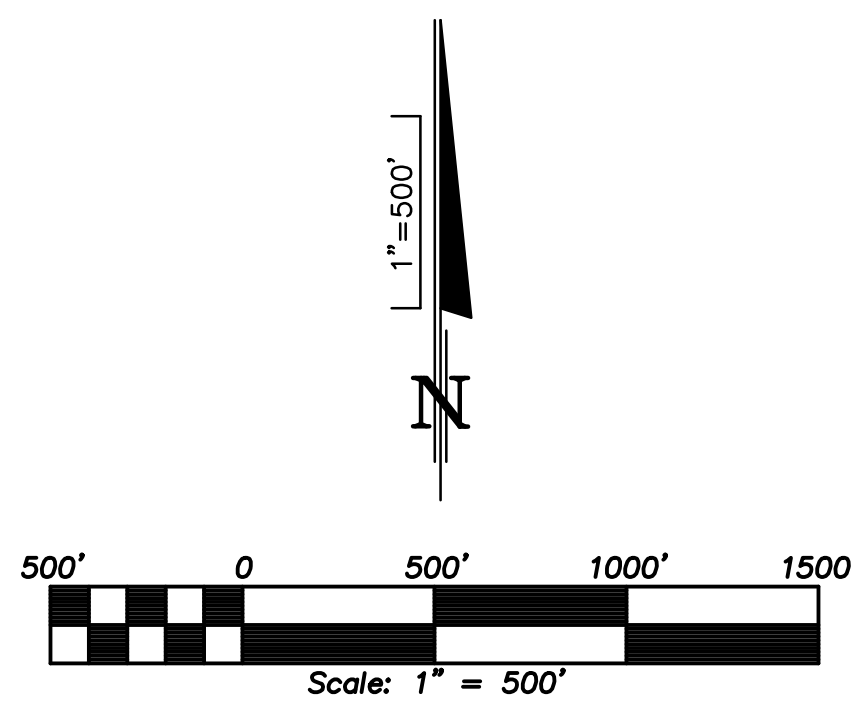


KEY MAP

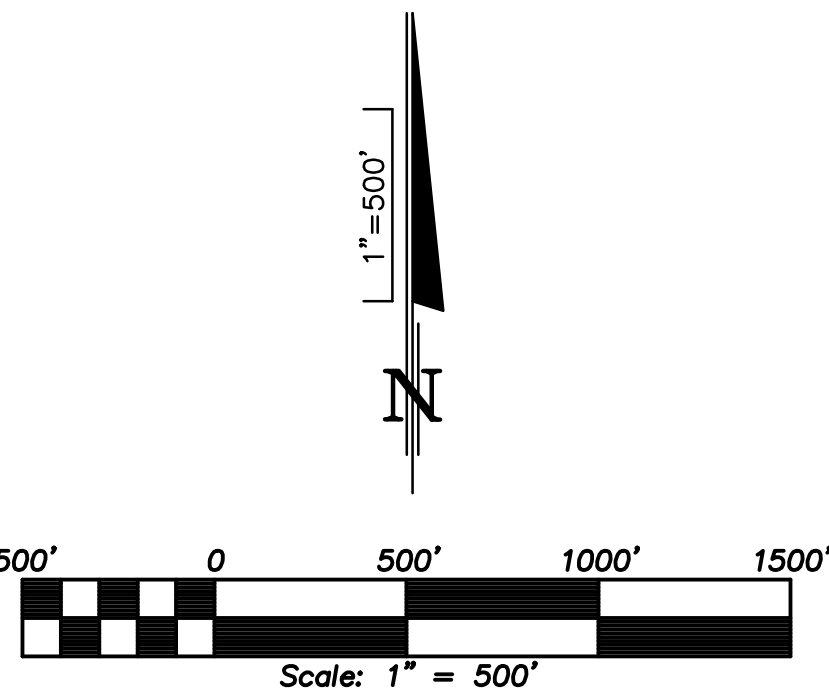


DRAWING CS# 15-209	PREPARED FOR:	 TAVISTOCK EAST HOLDINGS, LLC				DONALD W. McINTOSH ASSOCIATES, INC.				DONALD W. McINTOSH ASSOCIATES, INC.			
						PLANNERS ENGINEERS				SURVEYORS			
SHEET	2 OF 9	NORTHEAST DISTRICT \ TAVISTOCK SITE BOUNDARY SURVEY				2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4068				2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4068			
						CERTIFICATE OF AUTHORIZATION NO. 1884				CERTIFICATE OF AUTHORIZATION NO. 1884			
		DESIGN BY: PH		CHECKED BY: RC		FIELD BOOKS:		SCALE		JOB NUMBER		NO.	
		DATE: 12/20/15				1489 & 1506		1"=500'		14134.0015		CHK.	
										DESCRIPTION		REVISIONS	

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



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

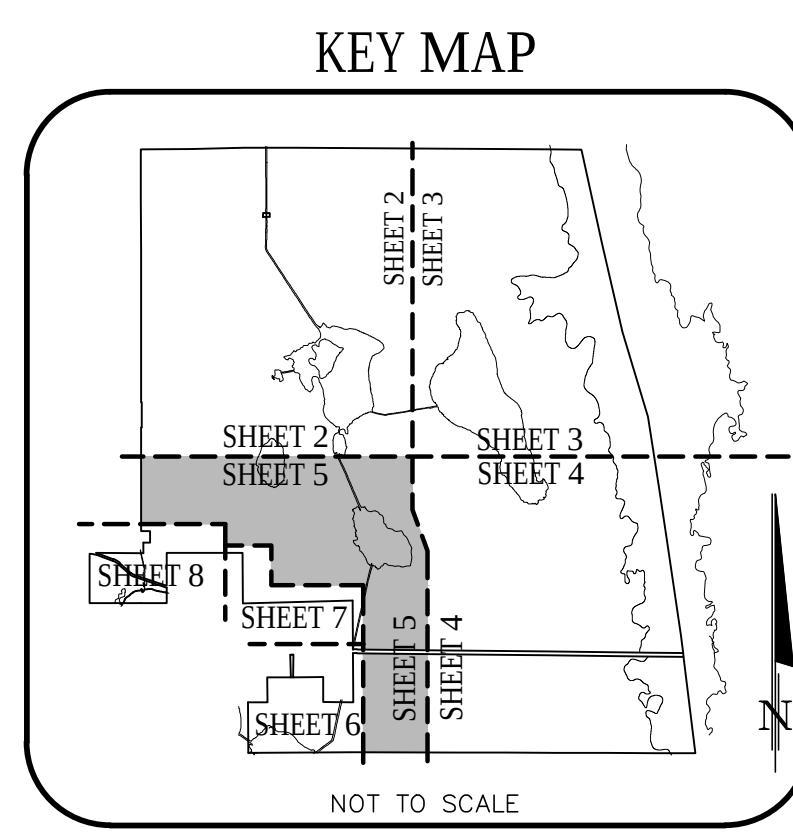
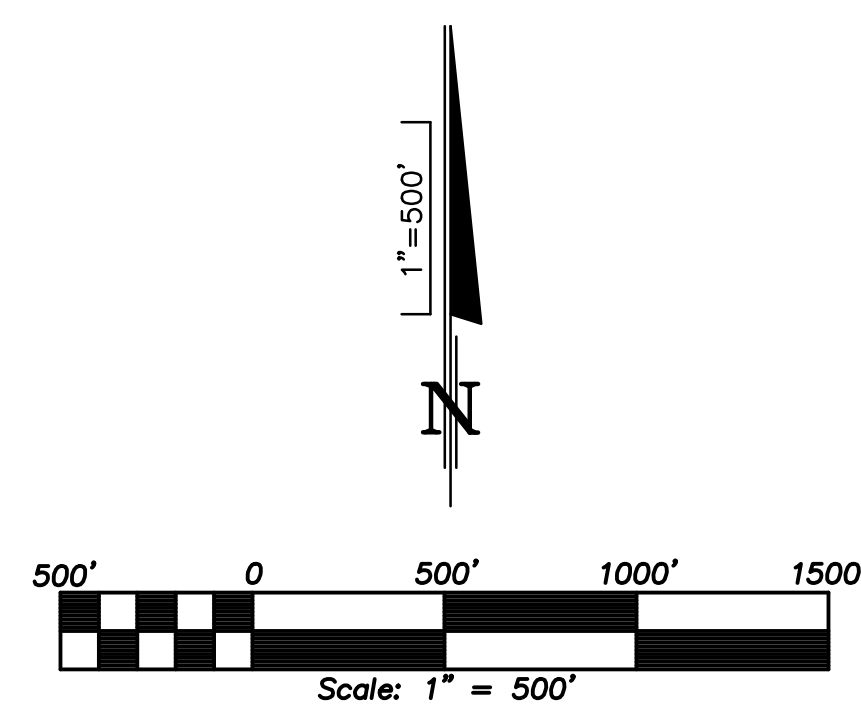


SEE SHEET 8

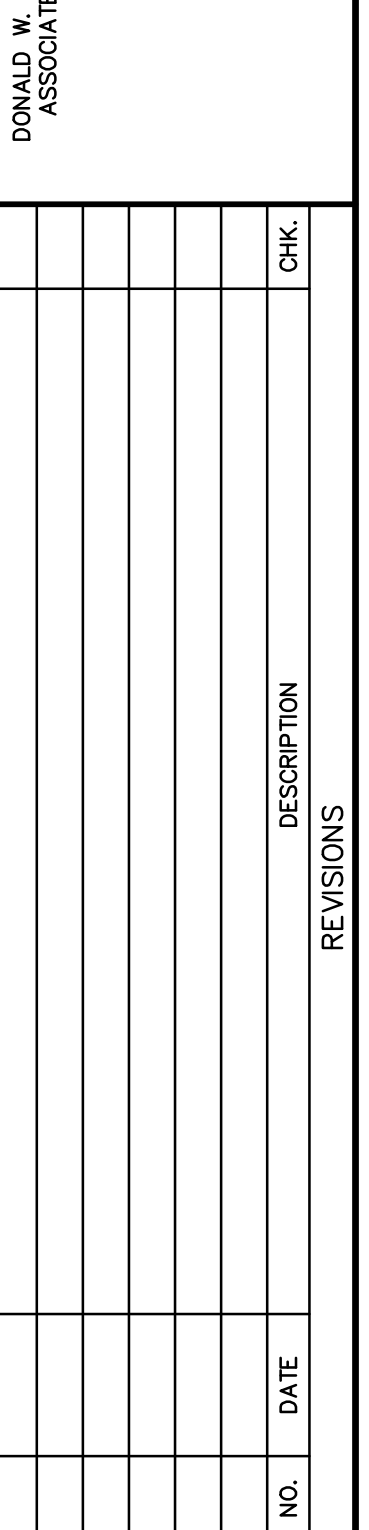
SEE SHEET 7

SEE SHEET 6

SEE DETAIL 8A
(SHEET 8)



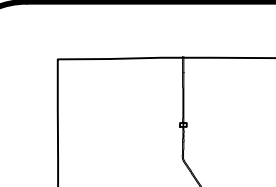
DONALD W. MCINTOSH
ASSOCIATES, INC.

McINTOSH
ES, INC.

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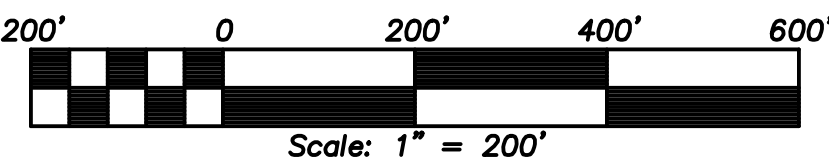
DRAWING # 15-209	PREPARED FOR:
SHEET	NORTHEAST DISTRICT \ TAMSTOCK SITE BOUNDARY SURVEY
5 OF 9	

KEY MAP

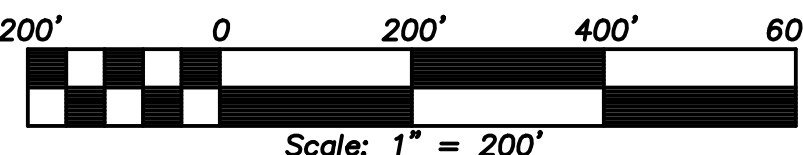


NOT TO SCALE

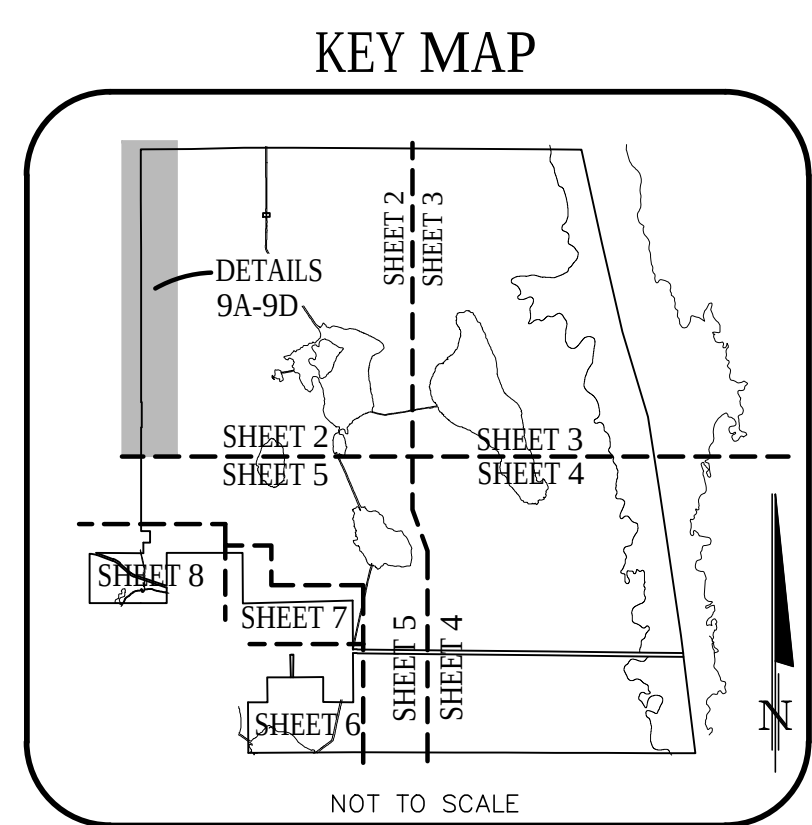
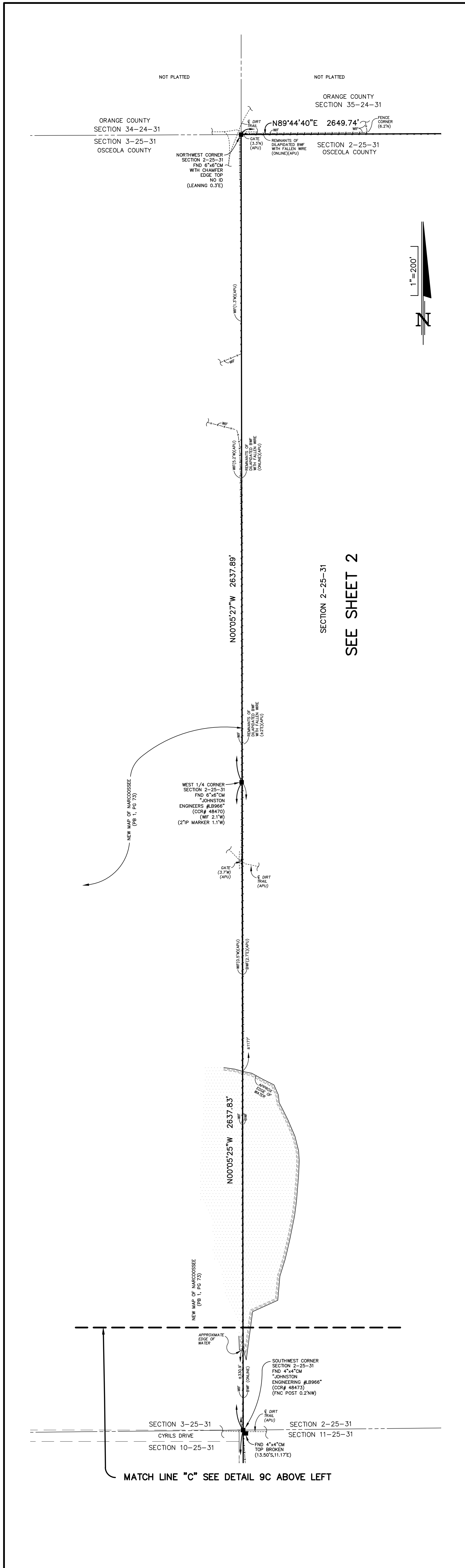
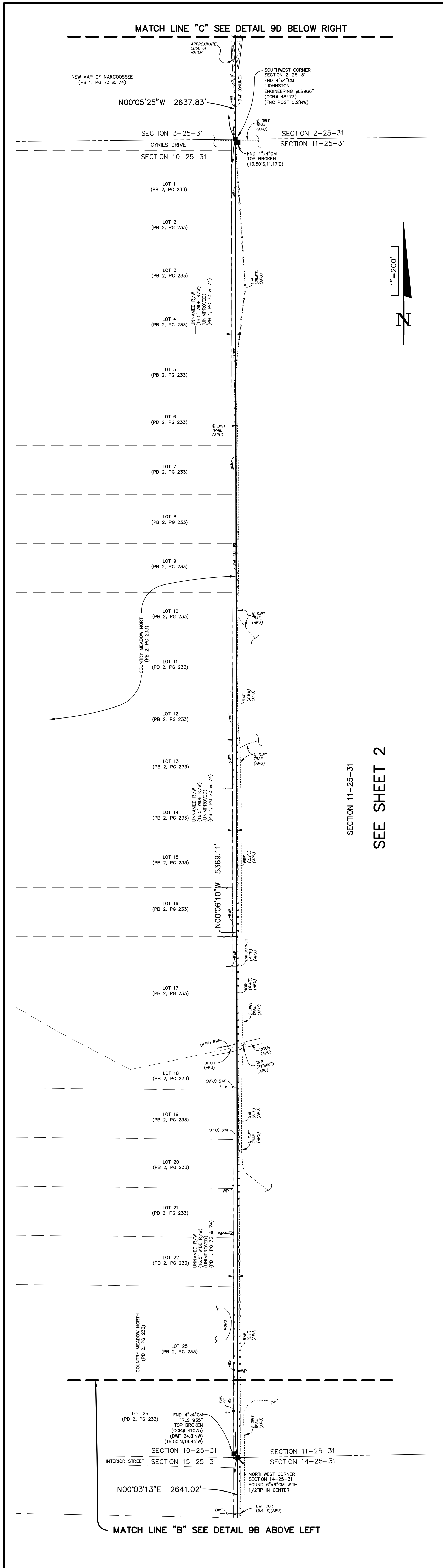
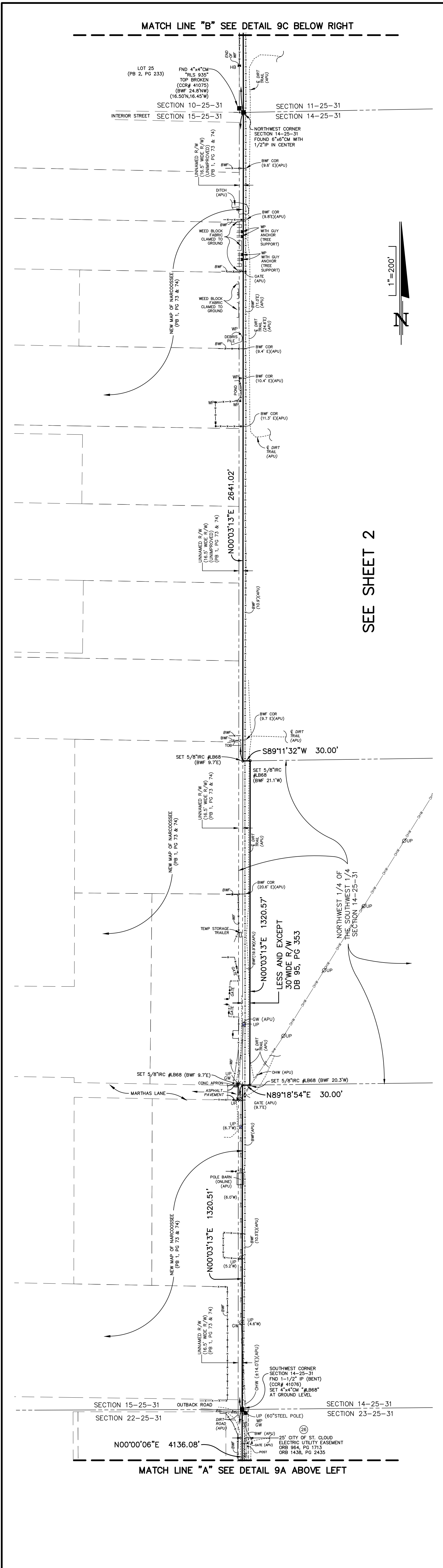
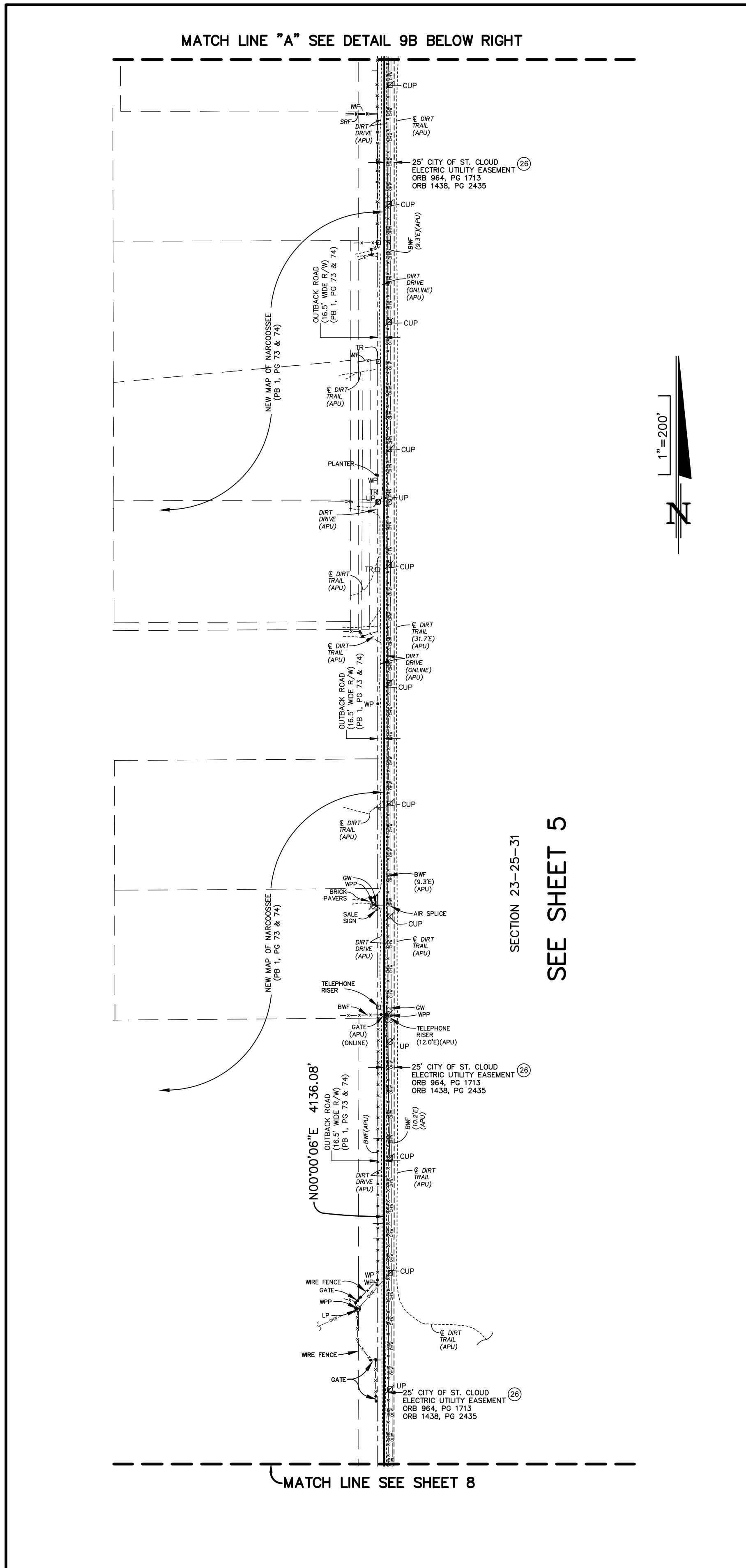
(SEE SHEET 1 FOR DESCRIPTION, NOTES, AND LEGEND)



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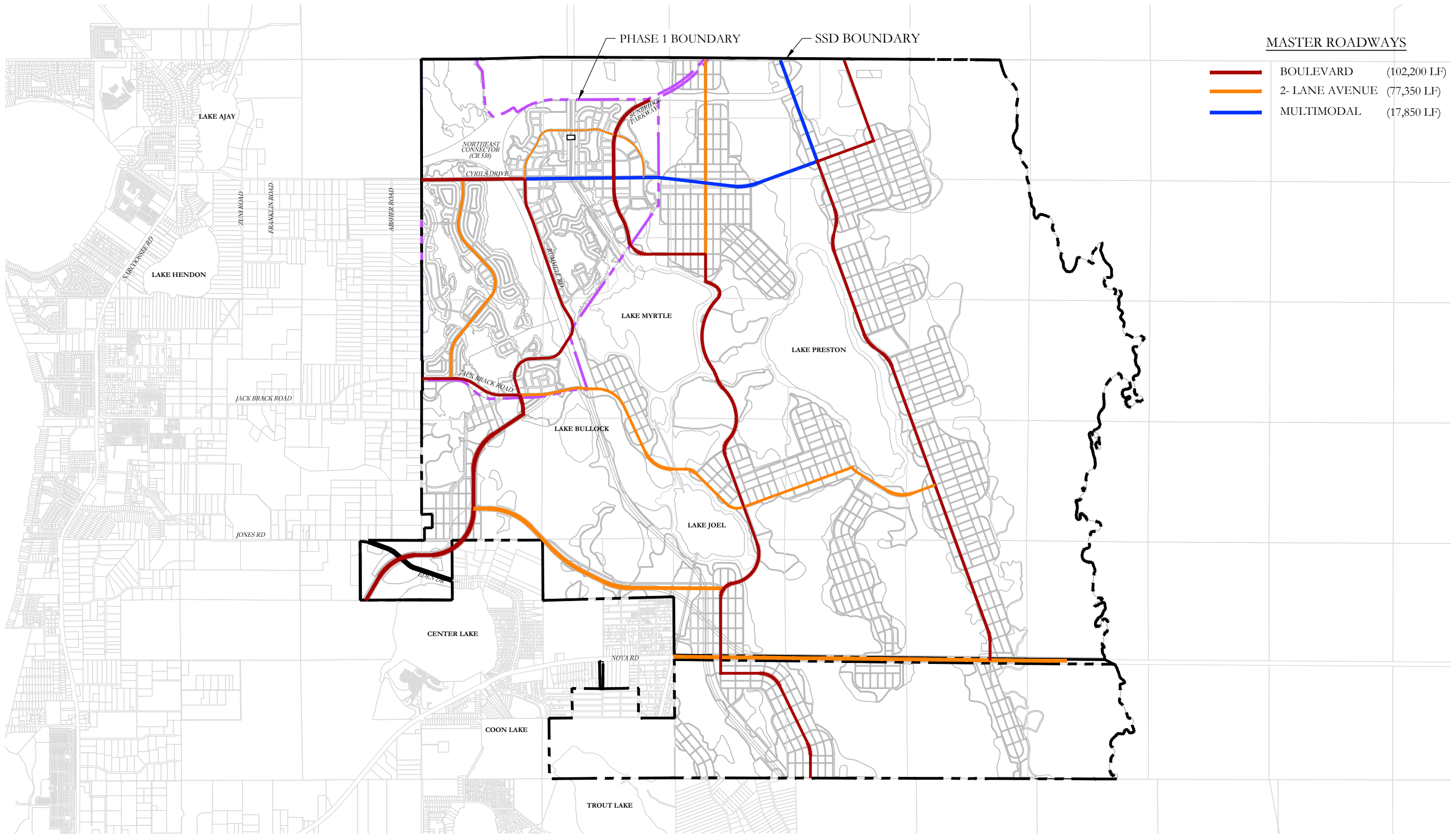
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CS# 15-209

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



				DONALD W MANTON ASSOCIATES, INC.
NO.	DATE	DESCRIPTION	CHECK	
				REVISIONS

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



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.

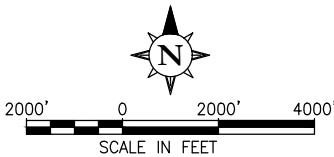
Master Roadway Infrastructure Map

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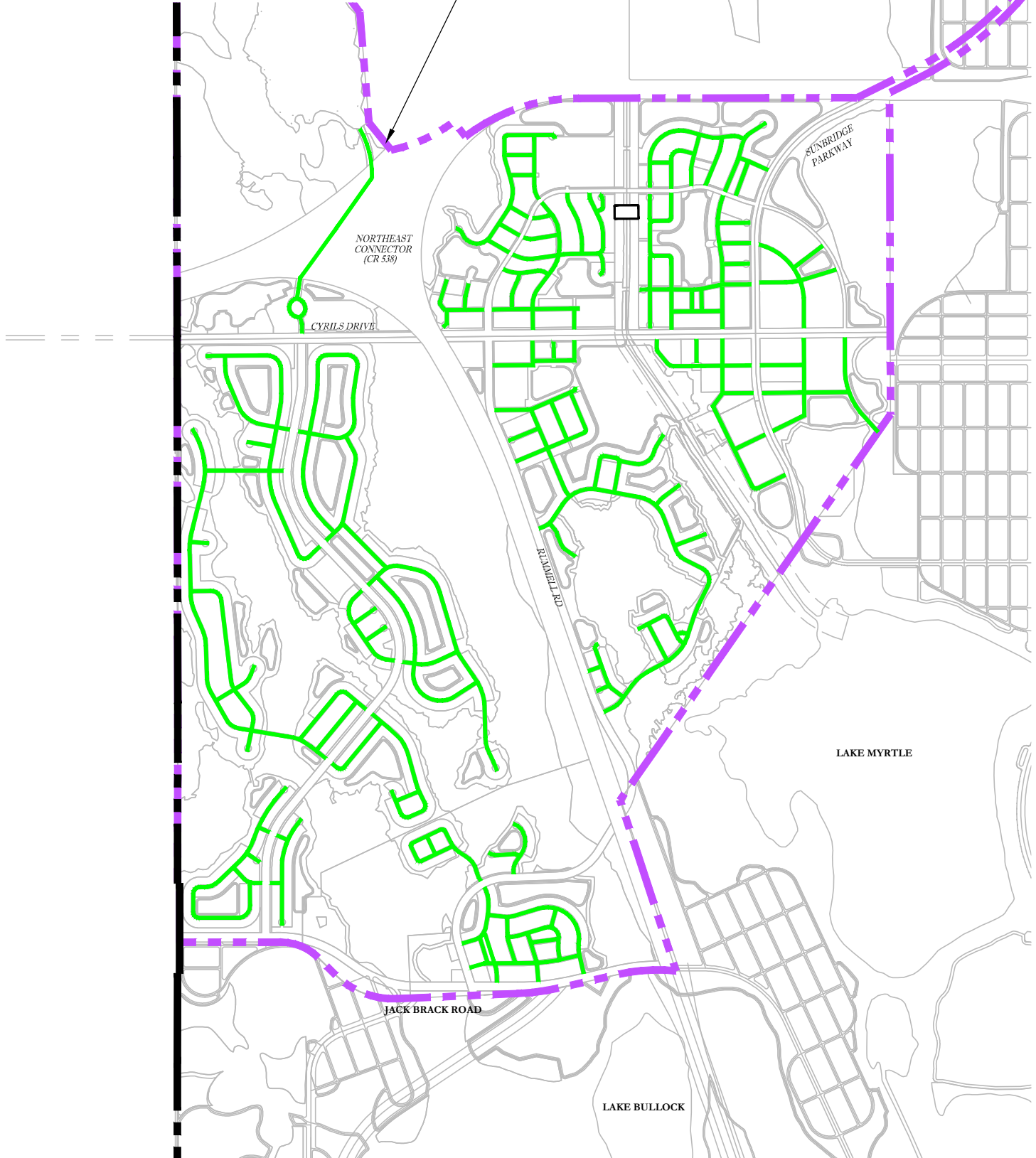
LEGEND



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

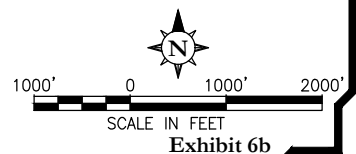
Sunbridge Stewardship District

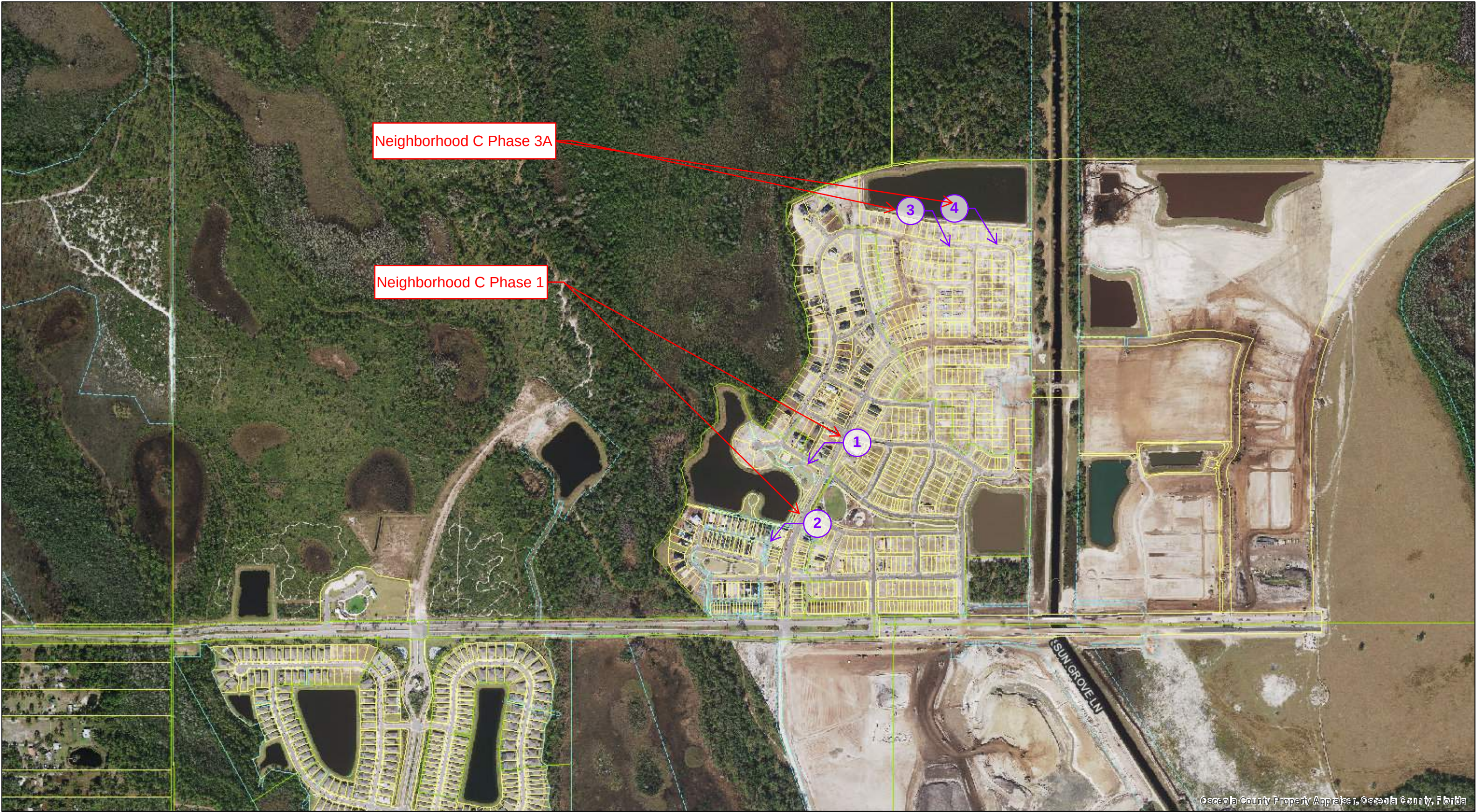
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Osceola County Property Appraiser, Osceola County, Florida

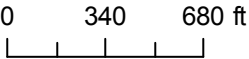
EXHIBIT A - DEFICIENCY MAP

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

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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.



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

Remove and
replace dead tree.



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DEFICIENCY #4
(Map ID: Def-D)

Remove and
replace dead tree.

