

**EDGEWATER EAST**

**COMMUNITY DEVELOPMENT**

**DISTRICT**

**October 5, 2023**

**BOARD OF SUPERVISORS**

**REGULAR**

**MEETING AGENDA**

**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

**Edgewater East 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**

September 28, 2023

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

Board of Supervisors  
Edgewater East Community Development District

Dear Board Members:

The Board of Supervisors of the Edgewater East Community Development District will hold a Regular Meeting on October 5, 2023 at 9:00 a.m., at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Authorization of Staff to Execute Havenfield at Cross Prairie - Phase 2 Plat Mylar
4. Ratification of Change Orders
  - A. Jr. Davis Construction Company Change Order No. 001 ED6 Framework Roadway, Phase 1, Civil Site Work
  - B. Jr. Davis Construction Company Change Order No. 004 Phase 1 Civil Work ED-5
5. Acceptance of Unaudited Financial Statements as of August 31, 2023
6. Approval of September 14, 2023 Regular Meeting Minutes
7. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Hanson, Walter & Associates, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: November 2, 2023 at 9:00 AM

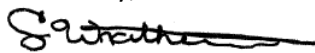
○ QUORUM CHECK

SEAT 1	NOAH BREAKSTONE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	KEVIN MAYS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	JUSTIN ONORATO	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	KEVIN KRAMER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	ROBERT WANAS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

8. Board Members' Comments/Requests
9. Public Comments
10. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres at (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**

**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3**

HAVENFIELD AT CROSS PRAIRIE-PHASE 2 DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That JCH CP, LLC, a Limited Liability Company, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the Streets within the Subdivision (except the alleys) to the Edgewater East C.D.D. A blanket Ingress/Egress easement over the Private Right of Way Tracts (Alleys C & D) and the Drainage & Utility Easements are hereby dedicated to the perpetual use of the public by this plat. The Private Right of Way Tracts (Alleys C & D) are hereby dedicated to the H.O.A by this plat.

IN WITNESS WHEREOF, has caused these presents to be signed and sealed by the person(s) named below on \_\_\_\_\_, 2023.

JCH CP, LLC, a Limited Liability Company

By: Print Name: Scott M. Stearns Title: Assistant Secretary

Signed and Sealed in the presence of:

Witness: Print Name: \_\_\_\_\_ Title: \_\_\_\_\_

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_ as \_\_\_\_\_

Type of identification produced: \_\_\_\_\_

SIGNATURE OF NOTARY PUBLIC

Printed Name or Stamp

My Commission Number: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper, licensed in the State of Florida, does hereby certify that the plat shown herein was prepared under his direction and supervision and that the plat complies with all the survey requirements of Chapter 177, Florida Statutes; that that permanent reference monuments have been placed and permanent control points have been/will be placed as required by Chapter 177, Florida Statutes and the Osceola County Land Development Code, and that said land is located in Section 21, Township 26 South, Range 30 East, Osceola County, Florida.

DATE \_\_\_\_\_ JOHN M. HUGHES REGISTRATION NO. 6367 HANSON, WALTER & ASSOCIATES, INC. 8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741 PROFESSIONAL SURVEYING CERTIFICATE OF AUTHORIZATION NO. LB 3270

CERTIFICATE OF APPROVAL BY CITY SURVEYOR

Pursuant to Section 177.071 & 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Florida Statutes, provided, however, said review does not include field verification of coordinates, points or measurements shown on this plat.

Signature \_\_\_\_\_ Dated \_\_\_\_\_

Print Name \_\_\_\_\_ Registration No. \_\_\_\_\_

Florida Professional Surveyor and Mapper representing the City of Saint Cloud, Florida

CERTIFICATE OF APPROVAL BY CITY OF ST. CLOUD

THIS IS TO CERTIFY, That on \_\_\_\_\_, the City Council of the City of Saint Cloud approved the foregoing plat.

PRINT NAME \_\_\_\_\_ PRINT NAME \_\_\_\_\_

MAYOR (SIGNATURE) \_\_\_\_\_ CITY CLERK (SIGNATURE) \_\_\_\_\_

CERTIFICATE OF COUNTY CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of the Osceola County Land Development Code, and was filed for record on \_\_\_\_\_ at \_\_\_\_\_.

File No. \_\_\_\_\_

Clerk of the Circuit Court in and for Osceola County, Florida

By: \_\_\_\_\_ Deputy Clerk

HAVENFIELD AT CROSS PRAIRIE - PHASE 2

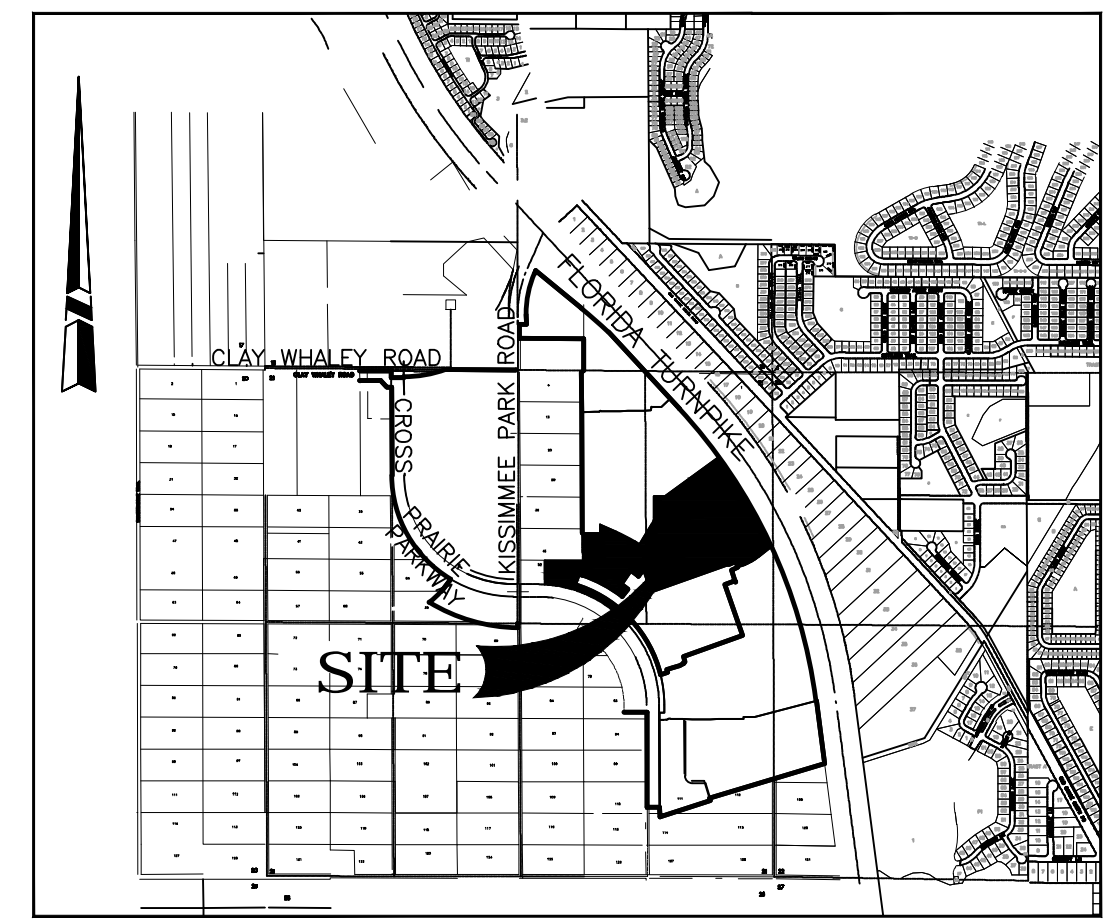
BEING A REPLAT OF LOT 4, EDGEWATER ED-4, AS RECORDED IN PLAT BOOK 32, PAGES 25 THROUGH 28, LYING IN SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, CITY OF ST. CLOUD, OSCEOLA COUNTY, FLORIDA

DEED RESTRICTIONS FOR THIS PLAT ARE FILED IN O.R. BOOK NO. 6393, PAGE 149, AND (ARE) (ARE NOT) ACCOMPANIED BY DEED COVENANTS.

LEGAL DESCRIPTION:

LOT 4, EDGEWATER ED-4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES 25-28, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

CONTAINING 32.978 ACRES, MORE OR LESS.



LOCATION MAP NOT TO SCALE

PLAT NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 21-26S.-30E., BEING N00°20'10"W.
2. ALL ROADS SHOWN HEREIN, EXCEPT FOR THE ALLEYS, SHALL BE PUBLIC ROADS, SUBJECT TO A BLANKET DRAINAGE AND UTILITY EASEMENT, OWNED AND MAINTAINED BY THE EDGEWATER EAST C.D.D.
3. PER CHAPTER 177.091(28), FLORIDA STATUTES: ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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 SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
4. ALL LOT LINES ARE RADIAL TO CURVES, UNLESS NOTED NON-RADIAL (N.R.).
5. THE CITY OF ST. CLOUD SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ACCESS, MAINTAIN, REPAIR, REPLACE OR OTHERWISE CARE FOR OR CAUSE TO BE CARED FOR, STORMWATER MANAGEMENT AREAS AND THE DRAINAGE EASEMENTS, INCLUDING WITHOUT LIMITATION THE DRAINAGE SYSTEMS CONSTRUCTED THEREON. A BLANKET INGRESS/EGRESS EASEMENT IS GRANTED IN FAVOR OF THE CITY OF ST. CLOUD.
6. ALL STREET LIGHTS ARE TO BE OWNED AND MAINTAINED BY THE ORLANDO UTILITIES COMMISSION.
7. THE UTILITY EASEMENTS SHOWN HEREIN SHALL BE MAINTAINED BY THE OWNER'S OF RECORD. NO IMPROVEMENTS SHALL BE CONSTRUCTED ON THE LANDS SUBJECT TO SUCH EASEMENTS BY ANY LOT OWNER, PROVIDED THAT FENCES, DRIVEWAYS, SIDEWALKS, IRRIGATION LINES, STREET LIGHTS AND UTILITY APPURTENANCES MAY, SUBJECT TO ANY REQUIRED APPROVAL BY THE HOMEOWNERS' ASSOCIATION AND THE DECLARANT UNDER THE DECLARATION, DEFINED BELOW, IF REQUIRED, BE CONSTRUCTED ON OR ACROSS SUCH LANDS. THE C.D.D. IS NOT REQUIRED TO GET HOA APPROVAL TO PERFORM WORK ON C.D.D. LAND OR IN C.D.D. EASEMENTS
8. THIS PLAT IS SUBJECT TO A TEMPORARY DEVELOPMENT EASEMENT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 6057, PAGE 2073 AND CORRECTED IN OFFICIAL RECORDS BOOK 6159, PAGE 2095, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
9. THIS PLAT IS SUBJECT TO A TEMPORARY CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 6060, PAGE 1897.
10. THIS PLAT IS SUBJECT TO A USE EASEMENT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 6060, PAGE 1908.
11. THIS PLAT IS SUBJECT TO A WATER AND WASTEWATER SERVICE ANNEXATION, AND DEVELOPMENT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 6020, PAGE 2060, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
12. THIS PLAT IS WITHIN THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT PER THE NOTICE OF ESTABLISHMENT OF THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT, AS RECORDED IN OFFICIAL RECORDS BOOK 5743, PAGE 1668 & OFFICIAL RECORDS BOOK 5800, PAGE 486, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, THE LOTS AND TRACTS ARE SUBJECT TO THE IMPOSITION OF ASSESSMENTS BY THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT.
13. TRACT A IS A STORMWATER TRACT AND SHALL BE OWNED AND MAINTAINED BY THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT WITH FUTURE CONVEYANCE BY DEED AND SHALL BE SUBJECT TO A BLANKET DRAINAGE EASEMENT.
14. TRACT B IS A CONSERVATION AREA TRACT AND SHALL BE OWNED AND MAINTAINED BY THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT, WITH FUTURE CONVEYANCE BY DEED.
15. ALL LOTS AND TRACTS SHALL HAVE A 10.00 FOOT WIDE PUBLIC DRAINAGE AND UTILITY EASEMENT ADJACENT TO ALL PUBLIC ROADS AND A 5.00 FOOT WIDE PUBLIC DRAINAGE AND UTILITY EASEMENT ALONG THE REAR AND SIDE LINES OF ALL SINGLE FAMILY LOTS AND TOWN HOME LOT CLUSTERS, AS SHOWN HEREON, SAID EASEMENTS SHALL BE MAINTAINED BY THE OWNER'S OF RECORD.
16. ACCESS RIGHTS OVER DRAINAGE AND UTILITY EASEMENTS ARE GRANTED TO THE CITY OF SAINT CLOUD; PROVIDED HOWEVER, THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, REPAIR, ALTER AND REPLACE LINES, CONDUITS, SWALES AND OTHER IMPROVEMENTS AND EQUIPMENT WITHIN SUCH AREAS.
17. THE H.O.A. AND/OR THE INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE SWALES.
18. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN COMMUNITY DECLARATION FOR EDGEWATER EAST AND ALL EXHIBITS THERETO, AS SUPPLEMENTED AND AMENDED FROM TIME TO TIME, WHICH IS RECORDED IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AS DOCUMENT NUMBER 2023048557 (DECLARATION).
19. ALLEYS C AND D SHALL BE PRIVATE ROADS, OWNED AND MAINTAINED BY THE H.O.A., WITH FUTURE CONVEYANCE BY DEED, SAID ALLEYS SHALL BE SUBJECT TO A BLANKET INGRESS/EGRESS EASEMENT FOR USE BY BUT NOT LIMITED TO MAIL DELIVERY AND EMERGENCY SERVICES, SAID ALLEYS ARE ALSO SUBJECT TO A BLANKET DRAINAGE & UTILITY EASEMENT.
20. ALL NON-GOVERNMENTAL ENTITIES, INCLUDING BUT NOT LIMITED TO, UTILITY COMPANIES, CABLE COMPANIES, TELECOMMUNICATIONS COMPANIES, INTERNET AND DATA COMPANIES, CONTRACTORS, SUBCONTRACTORS, BUILDERS, DEVELOPERS AND OTHERS PERFORMING ANY UNDERGROUND OR ABOVE GROUND CONSTRUCTION WITHIN LAND OWNED BY THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT ("CDD"), OR LAND FOR WHICH THE C.D.D. HAS AN EASEMENT OR MAINTENANCE RESPONSIBILITIES AS SHOWN ON THIS PLAT, MUST NOTIFY THE C.D.D. MANAGER AT LEAST ONE WEEK (168) HOURS IN ADVANCE AT INFO@EDGEWATEREASTCDD.NET. AFTER SUCCESSFUL NOTIFICATION, ALL SUCH ACTIVITIES SHALL BE COORDINATED IN ADVANCE WITH THE C.D.D. MANAGER.
21. ALL NON-GOVERNMENTAL ENTITIES PERFORMING CONSTRUCTION WITHIN A UTILITY EASEMENT ON LAND OWNED BY THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT ("CDD"), OR LAND FOR WHICH THE C.D.D. HAS AN EASEMENT OR MAINTENANCE RESPONSIBILITIES AS SHOWN ON THIS PLAT, SHALL IMMEDIATELY NOTIFY THE C.D.D. MANAGER AT INFO@EDGEWATEREASTCDD.NET OF ANY DAMAGE TO EXISTING UTILITIES, LANDSCAPING AND IRRIGATION CAUSED BY SUCH ENTITY'S CONSTRUCTION.
22. THE BUILDER ENTITY EXECUTING THE "DEDICATION" ON THIS PLAT SHALL BE RESPONSIBLE FOR THE INSTALLATION OF UTILITIES AND STREET LIGHTING ON LAND OWNED BY THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT ("CDD"), AND ON LAND FOR WHICH THE C.D.D. HAS AN EASEMENT OR MAINTENANCE RESPONSIBILITIES AS SHOWN ON THIS PLAT.
23. THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT ("C.D.D.") IS DEDICATED A MAINTENANCE, DRAINAGE AND INGRESS/EGRESS EASEMENT THROUGH AND ON ALL DRAINAGE EASEMENTS DEPICTED ON THIS PLAT.
24. THE EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT ("C.D.D.") CANNOT BE COMPELLED TO PERFORM ANY CONSTRUCTION WITHIN THE LIMITS OF THE PLAT UNLESS INCLUDED WITHIN THE PORTION OF THE C.D.D.'S IMPROVEMENT PLAN FUNDED BY BOND PROCEEDS OR REQUIRED BY AN INTERLOCAL AGREEMENT TO WHICH THE C.D.D. IS A PARTY.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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.

HANSON, WALTER & ASSOCIATES, INC. ENGINEERS, SURVEYORS & PLANNERS 8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741 PROFESSIONAL SURVEYING CERTIFICATE OF AUTHORIZATION NO. LB 3270

TRACT TABLE with columns: TRACT, USAGE, MAINTAINED BY. Rows: A (STORMWATER, EDGEWATER EAST C.D.D.), B (CONSERVATION AREA, EDGEWATER EAST C.D.D.), C (PRIVATE ALLEY, H.O.A.), D (PRIVATE ALLEY, H.O.A.)

LEGEND listing symbols for P.B. PLAT BOOK, P.G. PAGES, P.T. POINT OF TANGENCY, P.C. POINT OF CURVATURE, P.I. POINT OF INTERSECTION, P.R.C. POINT OF REVERSE CURVE, P.C.C. POINT OF COMPOUND CURVATURE, R.P. RADIUS POINT, P.R.M. PERMANENT REFERENCE MONUMENT, FND FOUND, I.R.C. IRON ROD & CAP, SET 5/8" IRON ROD WITH CAP LB #3270 (UNLESS NOTED OTHERWISE), 4"x4" CONCRETE MONUMENT, PERMANENT CONTROL POINT PCP (NAIL & DISC LB #3270), SET 5/8" IRON ROD WITH CAP (P.R.M. LB #3270), HOME OWNERS' ASSOCIATION & ITS SUCCESSORS or ASSIGNS, SEC. SECTION, O.R.B. OFFICIAL RECORDS BOOK, CENTERLINE, CHORD DISTANCE, CHORD BEARING, LENGTH OF CURVE, LICENSED SURVEYOR, LICENSED BUSINESS, REGISTERED LAND SURVEYOR, CENTRAL ANGLE, EASEMENT, RIGHT OF WAY DRAINAGE & UTILITY, TANGENT, CONCRETE MONUMENT, NOT TO SCALE, NAIL & DISC, NON RADIAL, OSCEOLA COUNTY ENGINEERING DEPARTMENT, JOINT PLANNING AGREEMENT, C.D.D. COMMUNITY DEVELOPMENT DISTRICT

SHEET INDEX SHEET 1 = LEGAL DESCRIPTION, VICINITY MAP & DEDICATION SHEET 2 = OVERALL PLAT BOUNDARY & KEY MAP SHEETS 3-5 = LOT AND TRACT DETAILS

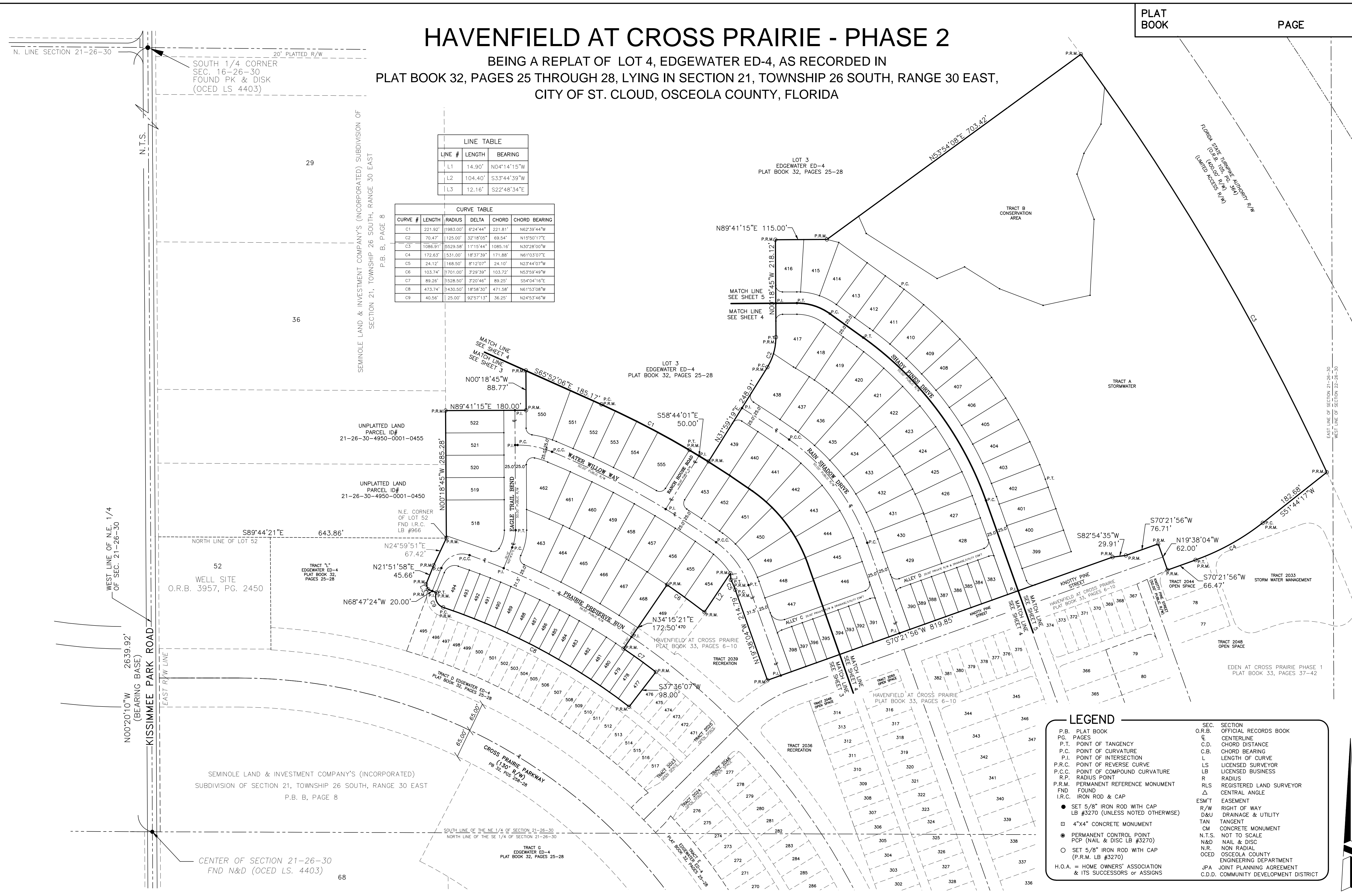
I:\4288-19\SURVEY\CADD\SUBMITTALS\FINAL PLAT\LOT 4 - REPLAT.dwg \* Sep 11, 2023 - 8:31am \* plotted by RBook

# HAVENFIELD AT CROSS PRAIRIE - PHASE 2

BEING A REPLAT OF LOT 4, EDGEWATER ED-4, AS RECORDED IN PLAT BOOK 32, PAGES 25 THROUGH 28, LYING IN SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, CITY OF ST. CLOUD, OSCEOLA COUNTY, FLORIDA

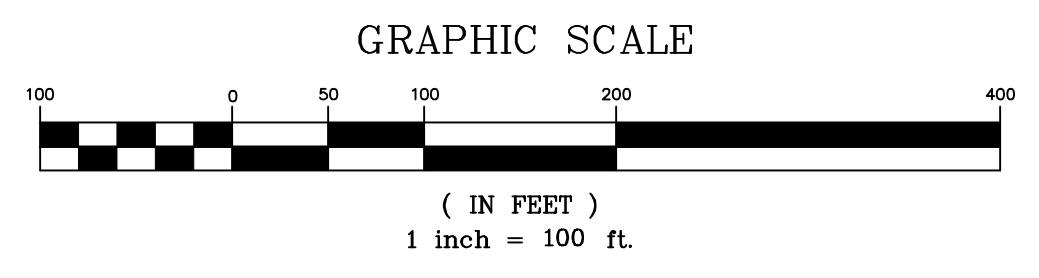
LINE #	LENGTH	BEARING
L1	14.90'	N04°14'15"W
L2	104.40'	S33°44'39"W
L3	12.16'	S22°48'34"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	221.92'	1983.00'	6°24'44"	221.81'	N62°39'44"W
C2	70.47'	125.00'	32°18'05"	69.54'	N15°50'17"E
C3	1086.91'	5529.58'	11°15'44"	1085.16'	N30°28'00"W
C4	172.63'	531.00'	18°37'39"	171.88'	N61°03'07"E
C5	24.12'	168.50'	8°12'07"	24.10'	N23°44'07"W
C6	103.74'	1701.00'	3°29'39"	103.72'	N53°59'49"W
C7	89.26'	1528.50'	3°20'46"	89.25'	S54°04'16"E
C8	473.74'	1430.50'	18°58'30"	471.58'	N61°53'08"W
C9	40.56'	25.00'	92°57'13"	36.25'	N24°53'46"W



**LEGEND**

P.B.	PLAT BOOK	SEC.	SECTION
P.G.	PAGES	O.R.B.	OFFICIAL RECORDS BOOK
P.T.	POINT OF TANGENCY	€	CENTERLINE
P.C.	POINT OF CURVATURE	C.D.	CHORD DISTANCE
P.I.	POINT OF INTERSECTION	C.B.	CHORD BEARING
P.R.C.	POINT OF REVERSE CURVE	L	LENGTH OF CURVE
P.C.C.	POINT OF COMPOUND CURVATURE	LS	LICENSED SURVEYOR
R.P.	RADIUS POINT	LB	LICENSED BUSINESS
P.R.M.	PERMANENT REFERENCE MONUMENT	R	RADIUS
FND	FOUND	RLS	REGISTERED LAND SURVEYOR
I.R.C.	IRON ROD & CAP	Δ	CENTRAL ANGLE
	● SET 5/8" IRON ROD WITH CAP LB #3270 (UNLESS NOTED OTHERWISE)	ESM/T	EASEMENT
	◻ 4"x4" CONCRETE MONUMENT	R/W	RIGHT OF WAY
	● PERMANENT CONTROL POINT PCP (NAIL & DISC LB #3270)	D&U	DRAINAGE & UTILITY
	○ SET 5/8" IRON ROD WITH CAP (P.R.M. LB #3270)	TAN	TANGENT
		CM	CONCRETE MONUMENT
		N.T.S.	NOT TO SCALE
		N&D	NAIL & DISC
		N.R.	NON RADIAL
		OCED	OSCEOLA COUNTY ENGINEERING DEPARTMENT
		JPA	JOINT PLANNING AGREEMENT
		C.D.D.	COMMUNITY DEVELOPMENT DISTRICT



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HANSON, WALTER & ASSOCIATES, INC. ENGINEERS, SURVEYORS & PLANNERS  
 8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741  
 PROFESSIONAL SURVEYING CERTIFICATE OF AUTHORIZATION NO. LB 3270

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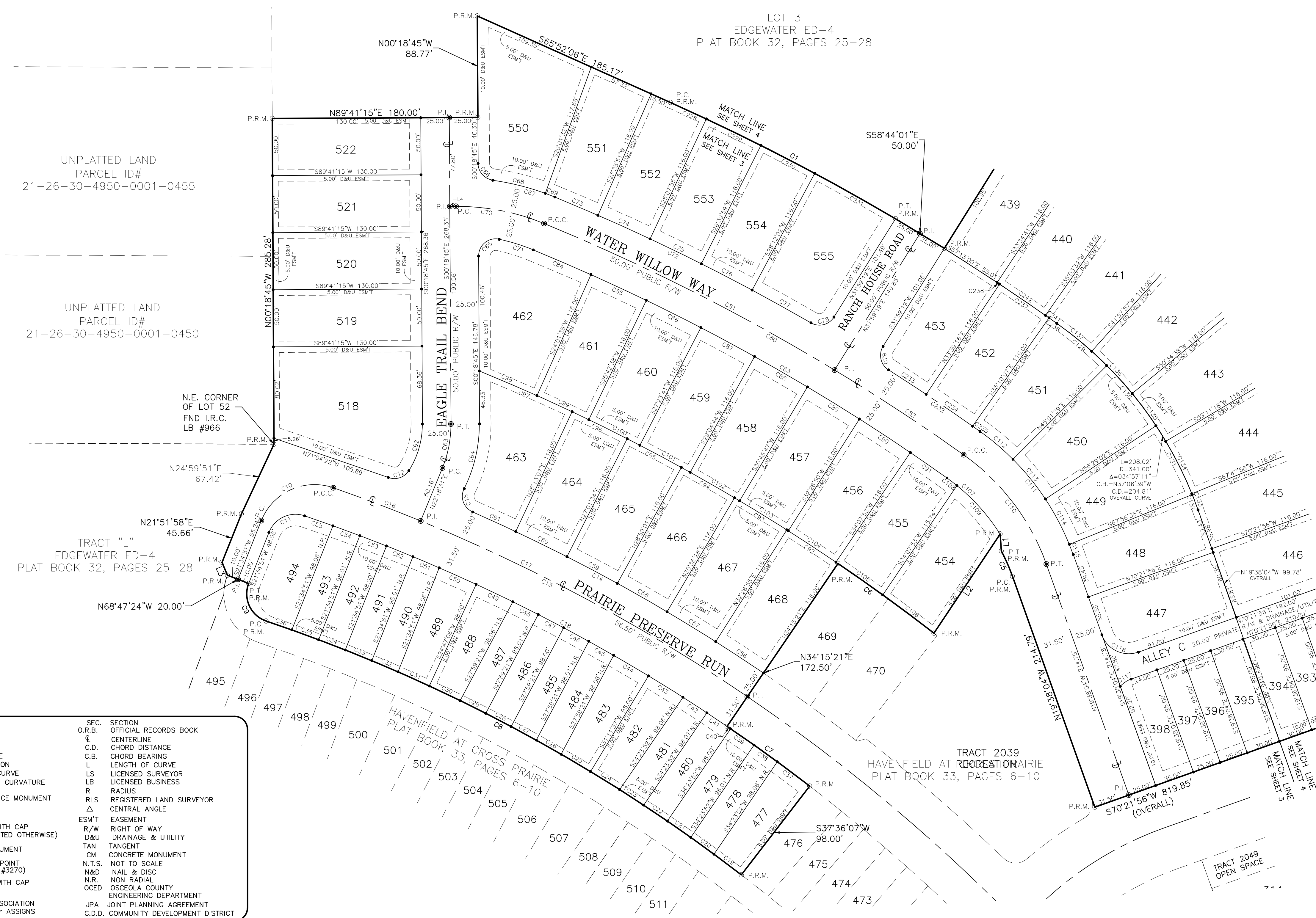
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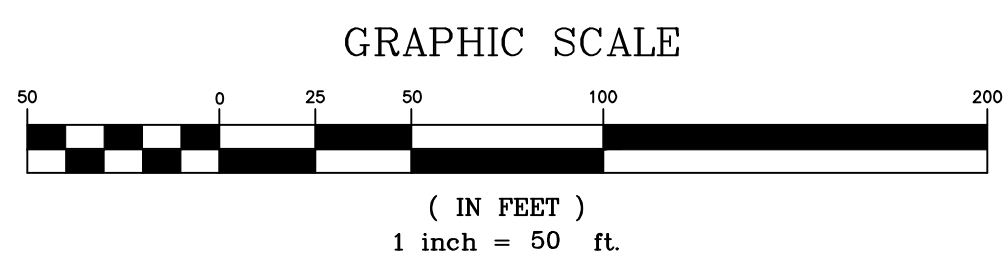
LINE TABLE		
LINE #	LENGTH	BEARING
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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
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C5	24.12'	168.50'	8°12'07"	24.10'	N23°44'07"W
C6	103.74'	1701.00'	3°29'30"	103.72'	N53°59'49"W
C7	89.26'	1528.50'	3°20'46"	89.25'	S54°04'16"E
C8	473.74'	1430.50'	18°58'30"	471.58'	N61°53'08"W
C9	40.56'	25.00'	92°57'13"	36.25'	N24°53'46"W
C10	76.55'	50.00'	87°43'22"	69.29'	S69°28'32"W
C11	38.02'	25.00'	87°08'26"	34.46'	S69°09'04"W
C12	20.49'	15.00'	78°16'46"	18.94'	N71°42'07"E
C13	24.33'	15.00'	92°56'35"	21.75'	S19°48'07"E
C14	291.28'	1585.00'	10°31'46"	290.87'	N61°00'32"W
C15	407.11'	1560.00'	14°57'09"	405.96'	N63°13'13"W
C16	81.82'	1560.00'	3°00'18"	81.81'	N69°11'38"W
C17	325.29'	1560.00'	11°56'51"	324.71'	N61°43'04"W
C18	414.42'	1528.50'	15°32'04"	413.15'	N63°30'41"W
C19	29.99'	1430.50'	1°12'04"	29.99'	N52°59'55"W
C20	25.01'	1430.50'	1°00'06"	25.01'	N54°06'00"W
C21	25.00'	1430.50'	1°00'06"	25.00'	N55°06'06"W
C22	25.00'	1430.50'	1°00'06"	25.00'	N56°06'11"W
C23	25.01'	1430.50'	1°00'06"	25.01'	N57°06'16"W
C24	29.99'	1430.50'	1°12'04"	29.99'	N58°12'21"W
C25	29.99'	1430.50'	1°12'04"	29.99'	N59°12'25"W
C26	25.01'	1430.50'	1°00'06"	25.01'	N60°12'31"W
C27	25.00'	1430.50'	1°00'05"	25.00'	N61°12'36"W
C28	25.00'	1430.50'	1°00'05"	25.00'	N62°12'41"W
C29	25.01'	1430.50'	1°00'06"	25.01'	N63°12'47"W
C30	29.99'	1430.50'	1°12'04"	29.99'	N64°12'52"W
C31	29.99'	1430.50'	1°12'04"	29.99'	N65°12'57"W
C32	25.01'	1430.50'	1°00'06"	25.01'	N66°13'03"W
C33	25.00'	1430.50'	1°00'05"	25.00'	N67°13'09"W
C34	25.00'	1430.50'	1°00'05"	25.00'	N68°13'14"W
C35	25.01'	1430.50'	1°00'06"	25.01'	N69°13'20"W
C36	23.73'	1430.50'	0°57'02"	23.73'	N70°13'25"W
C37	35.47'	1528.50'	1°19'47"	35.47'	N53°03'46"W
C38	25.01'	1528.50'	0°56'15"	25.01'	N54°11'47"W
C39	25.00'	1528.50'	0°56'14"	25.00'	N55°08'01"W
C40	3.78'	1528.50'	0°08'31"	3.78'	N55°40'23"W
C41	21.22'	1528.50'	0°47'43"	21.22'	N56°08'30"W
C42	25.01'	1528.50'	0°56'15"	25.01'	N57°00'29"W
C43	35.47'	1528.50'	1°19'47"	35.47'	N58°08'30"W
C44	35.47'	1528.50'	1°19'47"	35.47'	N59°28'17"W
C45	25.01'	1528.50'	0°56'15"	25.01'	N60°38'17"W
C46	25.00'	1528.50'	0°56'14"	25.00'	N61°32'32"W
C47	25.00'	1528.50'	0°56'14"	25.00'	N62°28'46"W
C48	25.01'	1528.50'	0°56'15"	25.01'	N63°25'00"W
C49	35.47'	1528.50'	1°19'47"	35.47'	N64°33'01"W
C50	35.47'	1528.50'	1°19'47"	35.47'	N65°52'47"W
C51	25.01'	1528.50'	0°56'15"	25.01'	N67°00'48"W
C52	25.00'	1528.50'	0°56'14"	25.00'	N67°57'02"W
C53	25.00'	1528.50'	0°56'14"	25.00'	N68°53'16"W
C54	25.01'	1528.50'	0°56'15"	25.01'	N69°49'30"W
C55	26.27'	1528.50'	0°59'06"	26.27'	N70°47'10"W
C56	50.00'	1585.00'	1°48'27"	50.00'	N56°58'52"W
C57	50.00'	1585.00'	1°48'27"	50.00'	N58°27'19"W
C58	50.00'	1585.00'	1°48'27"	50.00'	N60°15'46"W
C59	50.00'	1585.00'	1°48'27"	50.00'	N62°04'12"W
C60	50.00'	1585.00'	1°48'27"	50.00'	N63°52'39"W
C61	41.28'	1585.00'	1°29'32"	41.28'	N65°31'39"W
C62	43.03'	75.00'	32°52'29"	42.45'	N107°09'29"E
C63	39.48'	100.00'	22°37'16"	39.23'	N109°50'53"E
C64	58.87'	125.00'	26°58'56"	58.32'	N131°10'43"E
C65	26.83'	15.00'	102°28'20"	23.39'	S50°55'25"W
C66	21.39'	15.00'	81°43'19"	19.63'	S41°10'25"E
C67	56.46'	225.00'	14°22'36"	56.31'	N74°50'46"W
C68	47.36'	225.00'	12°03'36"	47.27'	N76°00'16"W
C69	9.10'	225.00'	2°19'00"	9.10'	N68°48'58"W
C70	79.98'	200.00'	22°39'17"	78.57'	N78°59'07"W
C71	31.10'	175.00'	10°10'57"	31.06'	N72°44'57"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C72	249.84'	1867.00'	7°40'02"	249.66'	N63°49'27"W
C73	40.90'	1867.00'	1°15'19"	40.90'	N67°01'49"W
C74	50.00'	1867.00'	1°32'04"	50.00'	N69°38'07"W
C75	50.00'	1867.00'	1°32'04"	50.00'	N64°08'03"W
C76	50.00'	1867.00'	1°32'04"	50.00'	N62°33'59"W
C77	58.94'	1867.00'	1°48'32"	58.94'	N60°53'42"W
C78	23.04'	15.00'	88°01'15"	20.84'	N75°59'57"E
C79	23.44'	15.00'	89°32'36"	21.13'	S12°46'59"E
C80	420.21'	1842.00'	13°04'14"	419.30'	N61°07'21"W
C81	285.13'	1842.00'	8°52'08"	284.64'	N63°13'24"W
C82	135.08'	1842.00'	4°12'06"	135.05'	N56°41'17"W
C83	414.50'	1817.00'	13°04'14"	413.61'	N61°07'21"W
C84	54.98'	1817.00'	1°44'01"	54.97'	N66°47'17"W
C85	53.41'	1817.00'	1°41'03"	53.41'	N65°04'56"W
C86	53.41'	1817.00'	1°41'03"	53.41'	N63°23'53"W
C87	53.41'	1817.00'	1°41'03"	53.41'	N61°42'50"W
C88	53.41'	1817.00'	1°41'03"	53.41'	N60°11'47"W
C89	53.41'	1817.00'	1°41'03"	53.41'	N58°20'44"W
C90	53.41'	1817.00'	1°41'03"	53.41'	N56°39'41"W
C91	39.07'	1817.00'	1°13'55"	39.07'	N55°12'28"W
C92	53.68'	1701.00'	1°48'27"	53.68'	N56°58'52"W
C93	53.68'	1701.00'	1°48'27"	53.68'	N58°27'19"W
C94	53.68'	1701.00'	1°48'27"	53.68'	N60°15'46"W
C95	53.68'	1701.00'	1°48'27"	53.68'	N62°04'12"W
C96	53.68'	1701.00'	1°48'27"	53.68'	N63°52'39"W
C97	88.83'	1701.00'	2°59'32"	88.82'	N66°16'39"W
C98	55.00'	1701.00'	1°51'09"	55.00'	N68°50'40"W
C99	50.00'	1701.00'	1°41'03"	50.00'	N69°04'44"W
C100	50.00'	1701.00'	1°41'03"	50.00'	N67°23'41"W
C101	50.00'	1701.00'	1°41'03"	50.00'	N65°42'38"W
C102	50.00'	1701.00'	1°41'03"	50.00'	N64°01'35"W
C103	50.00'	1701.00'	1°41'03"	50.00'	N62°20'32"W
C104	50.00'	1701.00'	1°41'03"	50.00'	N60°39'29"W
C105	50.01'	1701.00'	1°41'04"	50.01'	N58°58'36"W
C106	55.86'	1701.00'	1°52'54"	55.86'	N57°11'28"W
C107	68.04'	175.00'	22°16'30"	67.61'	N43°28'59"W
C108	10.95'	175.00'	3°35'08"	10.95'	N52°47'40"W
C109	57.08'	175.00'	18°41'22"	56.83'	N41°39'25"W
C110	122.01'	200.00'	34°57'11"	120.13'	N37°08'39"W
C111	137.26'	225.00'	34°57'11"	135.14'	N37°08'39"W
C112	37.75'	225.00'	0°36'43"	37.70'	N49°46'52"W
C113	45.00'	225.00'	1°12'33"	44.93'	N39°14'44"W
C114	45.00'	225.00'	1°12'33"	44.93'	N27°47'11"W
C115	9.51'	225.00'	2°25'21"	9.51'	N20°50'44"W
C116	39.27'	25.00'	80°00'00"	35.36'	S64°38'04"E
C117	11.47'	23.00'	28°34'19"	11.35'	S56°04'77"E
C118	57.21'	341.00'	0°36'43"	57.14'	N49°46'52"W
C119	68.20'	341.00'	1°12'33"	68.09'	N39°14'44"W
C120	68.20'	341.00'	1°12'33"	68.09'	N27°47'11"W
C121	14.42'	341.00'	2°25'21"	14.42'	N20°50'44"W
C122	15.27'	341.00'	2°33'59"	15.27'	N20°50'03"W
C123	51.25'	341.00'	0°36'40"	51.20'	N35°07'02"W
C124	51.25'	341.00'	0°36'40"	51.20'	N43°43'43"W
C125	39.00'	341.00'	0°33'11"	38.98'	N51°18'38"W
C126	34.61'	1983.00'	1°09'00"	34.61'	N69°22'06"W
C127	53.11'	1983.00'	1°32'04"	53.11'	N64°08'03"W
C128	53.11'	1983.00'	1°32'04"	53.11'	N62°33'59"W
C129	81.10'	1983.00'	2°20'36"	81.09'	N60°37'40"W
C130	96.69'	1867.00'	2°56'03"	96.68'	N56°04'15"W
C131	39.40'	1867.00'	1°12'33"	39.40'	N56°57'00"W
C132	49.34'	1867.00'	1°30'51"	49.34'	N55°35'18"W
C133	8.45'	1863.00'	0°14'39"	8.45'	N54°42'33"W
C134	52.40'	1983.00'	1°30'51"	52.40'	N59°35'18"W
C135	2.65'	1983.00'	0°04'35"	2.65'	N56°23'01"W
C136	12.25'	1983.00'	0°21'14"	12.25'	N54°45'51"W
C137	51.25'	1983.00'	1°28'51"	51.25'	N55°40'54"W



LEGEND	
P.B.	PLAT BOOK
P.G.	PAGES
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
P.I.	POINT OF INTERSECTION
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVATURE
R.P.	RADIUS POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
F.N.D.	FOUND
I.R.C.	IRON ROD & CAP
SEC.	SECTION
O.R.B.	OFFICIAL RECORDS BOOK
☉	CENTERLINE
C.D.	CHORD DISTANCE
C.B.	CHORD BEARING
L	LENGTH OF CURVE
LS	LICENSED SURVEYOR
LB	LICENSED BUSINESS
R	RADIUS
R	REGISTERED LAND SURVEYOR
△	CENTRAL ANGLE
ESM'T	EASEMENT
●	SET 5/8" IRON ROD WITH CAP LB #3270 (UNLESS NOTED OTHERWISE)
□	4"x4" CONCRETE MONUMENT
●	PERMANENT CONTROL POINT PCP (NAIL & DISC LB #3270)
○	SET 5/8" IRON ROD WITH CAP (P.R.M. LB #3270)
H.O.A.	HOME OWNERS' ASSOCIATION & ITS SUCCESSORS OR ASSIGNS
TAN	TANGENT
N.T.S.	NOT TO SCALE
N&D	NAIL & DISC
N.R.	NON RADIAL
OCED	OSCEOLA COUNTY ENGINEERING DEPARTMENT
J.P.A.	JOINT PLANNING AGREEMENT
C.D.D.	COMMUNITY DEVELOPMENT DISTRICT



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.

HANSON, WALTER & ASSOCIATES, INC. ENGINEERS, SURVEYORS & PLANNERS  
8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741  
PROFESSIONAL SURVEYING CERTIFICATE OF AUTHORIZATION NO. LB 3270

SHEET INDEX  
SHEET 1 = LEGAL DESCRIPTION, VICINITY MAP & DEDICATION  
SHEET 2 = OVERALL PLAT BOUNDARY & KEY MAP  
SHEETS 3-5 = LOT AND TRACT DETAILS



# HAVENFIELD AT CROSS PRAIRIE - PHASE 2

BEING A REPLAT OF LOT 4, EDGEWATER ED-4, AS RECORDED IN  
 PLAT BOOK 32, PAGES 25 THROUGH 28, LYING IN SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST,  
 CITY OF ST. CLOUD, OSCEOLA COUNTY, FLORIDA

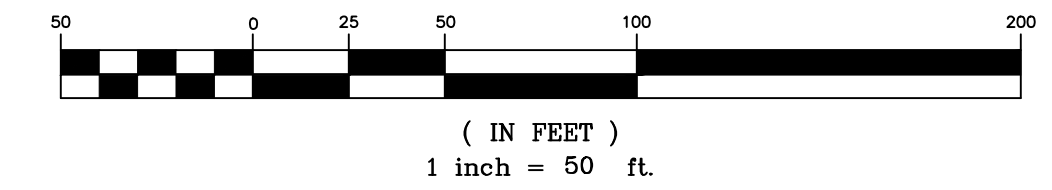
PLAT  
 BOOK

PAGE

## LEGEND

P.B.	PLAT BOOK	SEC.	SECTION
P.G.	PAGES	O.R.B.	OFFICIAL RECORDS BOOK
P.T.	POINT OF TANGENCY	CL	CENTERLINE
P.C.	POINT OF CURVATURE	C.D.	CHORD DISTANCE
P.I.	POINT OF INTERSECTION	C.B.	CHORD BEARING
P.R.C.	POINT OF REVERSE CURVE	L	LENGTH OF CURVE
P.C.C.	POINT OF COMPOUND CURVATURE	LS	LICENSED SURVEYOR
R.P.	RADIUS POINT	LB	LICENSED BUSINESS
P.R.M.	PERMANENT REFERENCE MONUMENT	R	RADIUS
FND	FOUND	RLS	REGISTERED LAND SURVEYOR
I.R.C.	IRON ROD & CAP	Δ	CENTRAL ANGLE
●	SET 5/8" IRON ROD WITH CAP LB #3270 (UNLESS NOTED OTHERWISE)	ESMT	EASEMENT
□	4"x4" CONCRETE MONUMENT	R/W	RIGHT OF WAY
●	PERMANENT CONTROL POINT PEP (NAIL & DISC LB #3270)	D&U	DRAINAGE & UTILITY
○	SET 5/8" IRON ROD WITH CAP (P.R.M. LB #3270)	TAN	TANGENT
H.O.A.	HOME OWNERS' ASSOCIATION & ITS SUCCESSORS OR ASSIGNS	CM	CONCRETE MONUMENT
		N.T.S.	NOT TO SCALE
		N&D	NAIL & DISC
		N.R.	NON RADIAL
		OCED	OSCEOLA COUNTY ENGINEERING DEPARTMENT
		JPA	JOINT PLANNING AGREEMENT
		C.D.D.	COMMUNITY DEVELOPMENT DISTRICT

## GRAPHIC SCALE



LINE #	LENGTH	BEARING
L7	47.18'	S89°41'15"W
L8	32.18'	N89°41'15"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	221.92'	1983.00'	6°24'44"	221.81'	N62°39'44"W
C2	70.47'	125.00'	32°18'05"	69.54'	N19°50'17"E
C118	11.47'	23.00'	28°34'19"	11.35'	S84°39'08"W
C119	23.56'	15.00'	80°00'00"	21.21'	N29°21'56"E
C120	23.56'	15.00'	80°00'00"	21.21'	S64°38'04"E
C121	11.47'	23.00'	28°34'19"	11.35'	S66°04'47"W
C122	11.47'	23.00'	28°34'19"	11.35'	S84°39'08"W
C123	23.56'	15.00'	80°00'00"	21.21'	N29°21'56"E
C125	23.46'	15.00'	89°36'10"	21.14'	S12°48'46"E
C126	23.67'	15.00'	80°24'45"	21.29'	S71°11'41"W
C127	126.93'	2124.00'	3°25'27"	126.91'	N56°17'57"W
C128	294.04'	482.00'	34°57'11"	289.50'	N37°06'39"W
C129	57.21'	341.00'	9°36'43"	57.14'	N49°46'52"W
C130	68.20'	341.00'	11°27'33"	68.09'	N39°14'44"W
C131	68.20'	341.00'	11°27'33"	68.09'	N27°47'11"W
C132	14.42'	341.00'	2°25'21"	14.42'	N20°50'44"W
C133	15.27'	341.00'	2°33'59"	15.27'	N20°59'03"W
C134	51.25'	341.00'	8°36'40"	51.20'	N26°30'22"W
C135	51.25'	341.00'	8°36'40"	51.20'	N35°07'02"W
C136	51.25'	341.00'	8°36'40"	51.20'	N43°43'43"W
C137	39.00'	341.00'	6°33'11"	38.98'	N51°18'38"W
C138	110.33'	2099.00'	3°00'42"	110.32'	N56°09'35"W
C139	43.12'	2099.00'	1°10'37"	43.12'	N57°00'37"W
C140	54.25'	2099.00'	1°28'51"	54.25'	N55°40'54"W
C141	12.96'	2099.00'	0°21'14"	12.96'	N54°45'51"W
C142	278.79'	457.00'	34°57'11"	274.49'	N37°06'39"W
C143	52.27'	457.00'	6°33'11"	52.24'	N51°18'38"W
C144	68.68'	457.00'	9°36'40"	68.62'	N43°43'43"W
C145	68.68'	457.00'	9°36'40"	68.62'	N39°07'02"W
C146	68.68'	457.00'	9°36'40"	68.62'	N28°30'22"W
C147	20.47'	457.00'	2°33'59"	20.47'	N20°59'03"W
C148	113.53'	2149.00'	3°01'37"	113.52'	N56°09'02"W
C149	70.85'	2149.00'	1°53'20"	70.84'	N56°40'11"W
C150	42.66'	2149.00'	1°08'17"	42.66'	N55°09'23"W
C151	309.29'	507.00'	34°57'11"	304.52'	N37°06'39"W
C152	6.50'	507.00'	0°44'03"	6.50'	N54°13'13"W
C153	47.65'	507.00'	9°23'06"	47.63'	N51°09'38"W
C154	47.65'	507.00'	9°23'06"	47.63'	N49°46'32"W
C155	47.65'	507.00'	9°23'06"	47.63'	N40°23'27"W
C156	47.65'	507.00'	9°23'06"	47.63'	N35°00'21"W
C157	47.65'	507.00'	9°23'06"	47.63'	N29°37'15"W
C158	47.65'	507.00'	9°23'06"	47.63'	N24°14'09"W
C159	16.89'	507.00'	1°54'33"	16.89'	N20°35'20"W
C160	20.49'	623.00'	1°53'05"	20.49'	N20°34'36"W
C161	58.55'	623.00'	9°23'06"	58.53'	N24°12'41"W
C162	58.55'	623.00'	9°23'06"	58.53'	N29°35'47"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C163	58.55'	623.00'	9°23'06"	58.53'	N34°58'53"W
C164	58.55'	623.00'	9°23'06"	58.53'	N40°21'56"W
C165	58.55'	623.00'	9°23'06"	58.53'	N49°45'04"W
C166	58.55'	623.00'	9°23'06"	58.53'	N51°08'10"W
C167	5.91'	623.00'	0°32'37"	5.91'	N54°06'01"W
C168	47.09'	476.23'	0°59'55"	47.07'	N50°07'10"W
C169	41.32'	777.37'	3°02'44"	41.32'	N58°22'04"W
C170	5.01'	777.37'	0°22'09"	5.01'	N58°42'22"W
C171	36.31'	777.37'	2°40'35"	36.31'	N58°11'00"W
C172	13.72'	476.23'	1°39'01"	13.72'	N57°07'38"W
C173	33.37'	476.23'	4°00'54"	33.37'	N54°17'40"W
C174	16.05'	623.00'	1°28'35"	16.05'	N53°38'02"W
C175	49.21'	623.00'	4°31'33"	49.20'	N50°37'58"W
C176	49.21'	623.00'	4°31'33"	49.20'	N46°06'26"W
C177	49.21'	623.00'	4°31'33"	49.20'	N41°34'53"W
C178	49.21'	623.00'	4°31'33"	49.20'	N37°03'20"W
C179	49.21'	623.00'	4°31'33"	49.20'	N32°31'48"W
C180	49.21'	623.00'	4°31'33"	49.20'	N28°00'15"W
C181	49.21'	623.00'	4°31'33"	49.20'	N23°28'42"W
C182	17.19'	623.00'	1°54'53"	17.19'	N20°25'30"W
C183	33.10'	125.00'	1°10'18"	33.00'	N24°24'10"E
C184	37.37'	125.00'	1°20'47"	37.23'	N26°15'08"E
C185	23.56'	15.00'	80°00'00"	21.21'	S44°41'15"W
C191	78.41'	125.00'	35°56'26"	77.13'	N72°20'32"W
C192	62.73'	100.00'	35°56'26"	61.70'	N72°20'32"W
C193	448.05'	739.00'	34°44'16"	441.22'	N37°00'12"W
C194	19.30'	739.00'	1°29'47"	19.30'	N53°37'26"W
C195	58.37'	739.00'	4°31'33"	58.36'	N50°36'46"W
C196	58.37'	739.00'	4°31'33"	58.36'	N46°05'14"W
C197	58.37'	739.00'	4°31'33"	58.36'	N41°33'41"W
C198	58.37'	739.00'	4°31'33"	58.36'	N37°02'08"W
C199	58.37'	739.00'	4°31'33"	58.36'	N32°30'36"W
C200	58.37'	739.00'	4°31'33"	58.36'	N27°59'03"W
C201	58.37'	739.00'	4°31'33"	58.36'	N23°27'30"W
C202	20.14'	739.00'	1°33'41"	20.14'	N20°24'54"W
C203	463.20'	764.00'	34°44'16"	456.14'	N37°00'12"W
C228	34.61'	1983.00'	1°00'00"	34.61'	N65°22'06"W
C229	53.11'	1983.00'	1°32'04"	53.11'	N64°06'03"W
C230	53.11'	1983.00'	1°32'04"	53.11'	N62°33'59"W
C231	81.10'	1983.00'	2°20'36"	81.09'	N60°37'40"W
C236	8.45'	1983.00'	0°14'39"	8.45'	N54°42'33"W
C237	52.40'	1983.00'	1°30'51"	52.40'	N55°35'18"W
C238	2.65'	1983.00'	0°04'35"	2.65'	N56°23'01"W
C241	12.25'	1983.00'	0°21'14"	12.25'	N54°45'51"W
C242	51.25'	1983.00'	1°28'51"	51.25'	N55°40'54"W

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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.

HANSON, WALTER & ASSOCIATES, INC. ENGINEERS, SURVEYORS & PLANNERS  
 8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741  
 PROFESSIONAL SURVEYING CERTIFICATE OF AUTHORIZATION NO. LB 3270

## SHEET INDEX

SHEET 1 = LEGAL DESCRIPTION, VICINITY MAP & DEDICATION  
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I:\4288-19\SURVEY\CADD\SUBMITALS\FINAL\PLAT\LOT 4 - REPLAT.dwg \* Aug 02, 2023 - 4:02pm \* plotted by RCoak

# HAVENFIELD AT CROSS PRAIRIE - PHASE 2

BEING A REPLAT OF LOT 4, EDGEWATER ED-4, AS RECORDED IN  
 PLAT BOOK 32, PAGES 25 THROUGH 28, LYING IN SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST,  
 CITY OF ST. CLOUD, OSCEOLA COUNTY, FLORIDA

LOT 3  
 EDGEWATER ED-4  
 PLAT BOOK 32, PAGES 25-28

TRACT B  
 CONSERVATION  
 AREA

FLORIDA STATE TURNPIKE AUTHORITY P/W  
 (O.R.B. 105, P.C. 36A)  
 (LIMITED ACCESS R/W)

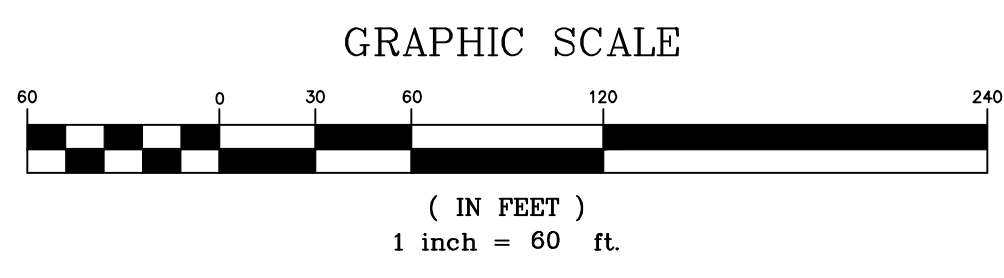
LINE TABLE		
LINE #	LENGTH	BEARING
L5	27.46'	S75°50'30"E
L6	32.18'	S89°41'15"W
L7	47.18'	S89°41'15"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C3	1086.91'	5529.58'	11°15'44"	1085.16'	N30°28'00"W
C4	172.43'	531.00'	18°37'39"	171.88'	N61°03'07"E
C124	23.56'	15.00'	90°00'00"	21.21'	S64°36'04"E
C186	23.56'	15.00'	90°00'00"	21.21'	S45°18'45"E
C187	94.09'	150.00'	35°56'26"	92.56'	N72°20'33"W
C188	8.33'	150.00'	3°10'52"	8.33'	N88°43'19"W
C189	43.03'	150.00'	16°27'07"	42.92'	N78°54'20"W
C190	42.69'	150.00'	16°18'26"	42.55'	N62°31'33"W
C191	78.41'	125.00'	35°56'26"	77.13'	N72°20'32"W
C203	463.20'	764.00'	34°44'16"	456.14'	N37°00'12"W
C204	478.36'	789.00'	34°44'16"	471.07'	N37°00'12"W
C205	8.49'	789.00'	0°37'01"	8.49'	N54°03'49"W
C206	48.71'	789.00'	3°32'13"	48.70'	N51°59'12"W
C207	48.71'	789.00'	3°32'13"	48.70'	N48°26'59"W
C208	48.71'	789.00'	3°32'13"	48.70'	N44°54'46"W
C209	48.71'	789.00'	3°32'13"	48.70'	N41°22'33"W
C210	48.71'	789.00'	3°32'13"	48.70'	N37°50'20"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C211	48.71'	789.00'	3°32'13"	48.70'	N34°18'06"W
C212	48.71'	789.00'	3°32'13"	48.70'	N30°45'53"W
C213	48.71'	789.00'	3°32'13"	48.70'	N27°13'40"W
C214	48.71'	789.00'	3°32'13"	48.70'	N23°41'27"W
C215	31.51'	789.00'	2°17'17"	31.51'	N20°46'42"W
C216	548.69'	905.00'	34°44'16"	540.33'	N37°00'12"W
C217	11.14'	905.00'	0°42'19"	11.14'	N54°00'22"W
C218	55.87'	905.00'	3°32'13"	55.86'	N51°53'54"W
C219	55.87'	905.00'	3°32'13"	55.86'	N48°21'50"W
C220	55.87'	905.00'	3°32'13"	55.86'	N44°49'18"W
C221	55.87'	905.00'	3°32'13"	55.86'	N41°17'15"W
C222	55.87'	905.00'	3°32'13"	55.86'	N37°45'01"W
C223	55.87'	905.00'	3°32'13"	55.86'	N34°12'48"W
C224	55.87'	905.00'	3°32'13"	55.86'	N30°40'35"W
C225	55.87'	905.00'	3°32'13"	55.86'	N27°08'22"W
C226	55.87'	905.00'	3°32'13"	55.86'	N23°36'09"W
C227	34.74'	905.00'	2°11'59"	34.74'	N20°44'18"W

**LEGEND**

P.B. PLAT BOOK	SEC. SECTION
P.G. PAGES	O.R.B. OFFICIAL RECORDS BOOK
P.T. POINT OF TANGENCY	⊙ CENTERLINE
P.C. POINT OF CURVATURE	C.D. CHORD DISTANCE
P.I. POINT OF INTERSECTION	C.B. CHORD BEARING
P.R.C. POINT OF REVERSE CURVE	L LENGTH OF CURVE
P.C.C. POINT OF COMPOUND CURVATURE	LS LICENSED SURVEYOR
R.P. RADIUS POINT	LB LICENSED BUSINESS
P.R.M. PERMANENT REFERENCE MONUMENT	R RADIUS
FND FOUND	RLS REGISTERED LAND SURVEYOR
I.R.C. IRON ROD & CAP	Δ CENTRAL ANGLE
● SET 5/8" IRON ROD WITH CAP LB #3270 (UNLESS NOTED OTHERWISE)	ESM/T EASEMENT
⊠ 4"x4" CONCRETE MONUMENT	R/W RIGHT OF WAY
● PERMANENT CONTROL POINT PCP (NAIL & DISC LB #3270)	D&U DRAINAGE & UTILITY
○ SET 5/8" IRON ROD WITH CAP (P.R.M. LB #3270)	TAN TANGENT
H.O.A. = HOME OWNERS' ASSOCIATION & ITS SUCCESSORS OR ASSIGNS	CM CONCRETE MONUMENT
	N.T.S. NOT TO SCALE
	N&D NAIL & DISC
	N.R. NON RADIAL
	OCED OSCEOLA COUNTY ENGINEERING DEPARTMENT
	J.P.A. JOINT PLANNING AGREEMENT
	C.D.D. COMMUNITY DEVELOPMENT DISTRICT



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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.

HANSON, WALTER & ASSOCIATES, INC. ENGINEERS, SURVEYORS & PLANNERS  
 8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741  
 PROFESSIONAL SURVEYING CERTIFICATE OF AUTHORIZATION NO. LB 3270

SHEET INDEX  
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I:\4288-19\SURVEY\CADD\SUBMITALS\PLAT\LOT 4 - REPLAT.dwg \* Aug 02, 2023-4:03pm \* plotted by RCoak

**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4A**

**CHANGE ORDER FORM  
EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT**

ED6 Framework Roadway, Phase 1, Civil Site Work - Edgewater East CDD

CHANGE ORDER NO. 001

DATE: August 22, 2023

CONTRACTOR: JR. Davis Construction

OWNER: Edgewater East CDD

AGREEMENT DATE: May 22, 2023

The following changes are hereby made to the CONTRACT DOCUMENTS:

ORIGINAL CONTRACT PRICE ..... \$ 7,295,854.20 .

Current CONTRACT PRICE ADJUSTED by previous  
CHANGE ORDER ..... \$ 7,295,854.20 .

The CONTRACT PRICE due to this CHANGE ORDER will  
increase/decrease by ..... \$ 278,660.59 .

The new CONTRACT PRICE including this ORDER will be ..... \$ 7,574,514.79 .

The new CONTRACT TIME due to this CHANGE ORDER will  
increase/decrease by ..... 12 days .

The new CONTRACT TIME including this ORDER will be ..... 342 days .

The date for SUBSTANTIAL COMPLETION of all work  
will be ..... April 28, 2024 .

**CHANGES ORDERED:**

**I. GENERAL**

This Change Order is necessary to cover changes in the work to be performed under this Contract. The GENERAL CONDITIONS SUPPLEMENTARY CONDITIONS, SPECIFICATIONS, and all parts of the Project Manual listed in Article 1, Definitions, of the GENERAL CONDITIONS apply to and govern all work under this Change Order.

PROJECT: ED6 Framework Roadway, Phase 1, Civil Site Work - Edgewater East CDD

PROJECT NO.: 4288-13-04

II. WORK CHANGED BY CHANGE ORDER

1. Required Changes

RFCO #3 for Project Bonding (Not included in the Bid Process)  
RFCO #4 for Ponds G & I Slope Reconfiguration.

2. Justification

RFCO #3

This cost is needed in order to conform to the requested Performance Bond requirements which were not included in the Bid process.

RFCO #4

This work is needed in order to allow the contractor to continue with Storm Drain construction efforts.

3. Payment

III. ORIGINAL CONTRACT SCOPE IMPACTED BY THIS CHANGE ORDER

1. Required Changes/Impact

RFCO #3 - Will impact the contract price by the amount shown.

RFCO #4 - Slopes for Pond G & I will be regraded adjacent to the proposed roadway to match Plan sections to allow for Storm Drainage System installation.

2. Justification

Bonding as required by the County of Osceola Florida

Allows for the installation of the Storm Drain system along the Roadway to continue by regrading Ponds G & I to plan configurations.

3. Payment

Payments will be made per quantities and unit prices listed in the change order on future pay requests as the work is completed in whole or part.

IV. PRIOR CHANGE ORDERS IMPACTED BY THIS CHANGE ORDER:

None

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V. WAIVER


This Change Order constitutes full and mutual accord and satisfaction for the adjustment in Contract Price and/or Time as a result of increases or decreases in costs and time of performance caused directly and indirectly from the change. Acceptance of this waiver constitutes an agreement between Edgewater East CDD and CONTRACTOR that the Change Order represents an equitable adjustment to the Contract and that CONTRACTOR shall waive all rights to file a claim on this Change Order. Execution of this Change Order shall constitute CONTRACTOR's complete

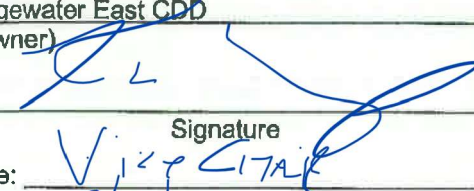
acceptance and satisfaction that it is entitled to no more costs or time (direct, indirect, impact, etc.) pursuant to this Change Order.


VI. APPROVAL AND CHANGE AUTHORIZATION

Acknowledgments: The aforementioned change, and work affected thereby, is subject to all provisions of the original contract not specifically changed by this Change Order; and it is expressly understood and agreed that the approval of the Change Order shall have no effect on the original other than matters expressly provided herein.

Change Order Request by: \_\_\_\_\_  
Change(s) Ordered by: \_\_\_\_\_  
RECOMMENDED BY:  
Construction Manager  
By  \_\_\_\_\_  
Signature  
Title CDD ENGINEER  
Date 8-31-2023

Edgewater East CDD  
Hanson Walter and Associates, Inc.  
ACCEPTED BY:  
Contractor  
By  \_\_\_\_\_  
Signature  
Title C.F.O. / Asa de Armas  
Date 9-11-23

APPROVED BY:  
Edgewater East CDD  
(Owner)  
By  \_\_\_\_\_  
Signature  
Title: Vice Chair  
Date 9/14/23

  
By \_\_\_\_\_  
Signature  
Title: Assistant Secretary  
Date September 15, 2023

END OF SECTION



Jr. Davis Construction Company  
210 S. Hangar Road  
Kissimmee, FL 34741  
Phone: (407) 870-0066

July 05, 2023.

Letter: 04

Pete Glasscock  
Hanson, Walter & Assoc. Inc. (HWA)  
8 Broadway, Suite 104  
Kissimmee, FL 34741

Edgewater East: <sup>EDG</sup>ED5 – Framework Roadway Phase 1 Civil Work  
JDC Project #: 2165  
RE: ROCO 03 Bond

Dear Pete,

As requested by BTI Partners, please see the attached change order for all work associated with the added Performance Bond scope since it was not included in the proposal per Pre-Bidding meeting instructions.

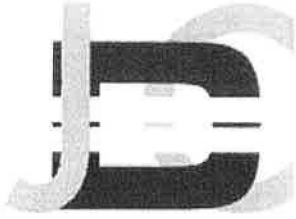
If you have any questions, or require any additional information, please do not hesitate to give me a call at 407-460-8404

Respectfully,

Gustavo Menezes – Assistant Project Manager  
Jr. Davis Construction, Inc

Cc: Michael Hughes – Project Engineer, JDC  
Michael Spain – Sr. Project Manager, JDC  
Heath Bunn – Operations Manager, JDC  
Steve Davis – Vice President, JDC  
Bobby Wanas - Land Development Manager, BTI

# Edgewater East CDD ED-6 PH1 - RFCO03 Bond



Jr. Davis Construction Company, Inc.

## JR. DAVIS CONSTRUCTION

210 Hangar Road

Kissimmee, FL, 34741

Contact: Gustavo Menezes

Phone: (407) - 460 - 8404

Email: [gustavo.menezes@jr-davis.com](mailto:gustavo.menezes@jr-davis.com)

Quote To: Pete Glasscock  
Company: Hanson, Walter & Associates, Inc.  
Phone: (407) 847-9433  
Email: [pglasscock@hansonwalter.com](mailto:pglasscock@hansonwalter.com)

Proposal Date: 07.05.23  
Date of Plans:  
Revision Date:  
Addendums:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Bond	1.00	LS	52,664.70	52,664.70
<b>GRAND TOTAL</b>					<b>\$52,664.70</b>

### NOTES:

Bond not included on proposal as requested during pre-bid meeting.



INSURANCE SURETY BONDS  
**JOHNSON**  
 & COMPANY

801 N. Orange Ave., Suite 510 • Orlando, FL 32801-5202  
 407/843-1120 • 800/331-3379  
 FAX: 407/843-5772

Jr. Davis Construction Co., Inc.  
 210 Hangar Road  
 Kissimmee, FL 34741

Customer	Jr. Davis Construction Co., Inc.
Acct #	798
Date	05/09/2023
Customer Service	(407)843-1120
Page	1 of 1

Payment Information	
Invoice Summary	\$ 47,877.00
Payment Amount	
Payment for:	Invoice#76963
30177708	

Thank You

Customer: Jr. Davis Construction Co., Inc.

Invoice	Effective	Transaction	Description	Amount
76963	05/04/2023	New business	Policy #30177708 05/04/2023-05/04/2024 CNA SURETY  Surety - \$7,295,854 Bond Type: Performance & Payment -New Owner: Edgewater CDD Project: ED 6 Framework Roadway Contract Amount: \$7,295,854 Job #:  Job: 2165  0101010 --1  <b>JOHNSON</b> & COMPANY	47,877.00
<b>Total</b>				\$ 47,877.00

Thank You

Johnson & Company	(407)843-1120	Date
801 N Orange Avenue Suite 510		05/09/2023
Orlando, FL 32801		

**Jr. Davis Construction Company, Inc.**  
**Bond Premium Computation**  
**Class B Rates**

Project: 2165

Owner: Edgewater CDD

Contract Value \$ 7,295,854.00

Duration of job in days, per contract documents	<b>730</b>	No. of Days to be surcharged:	0
Number of Years Maintenance Guarantee	1	Value of Maintenance Guarantee (Percentage)	100%

**Bond Premium, based on Contract Price**

Tier	Rate	Contract Value	Premium
\$ 500,000.00	\$ 9.00	\$ 500,000.00	\$4,500
\$ 2,000,000.00	\$ 7.25	\$ 2,000,000.00	\$14,500
\$ 2,500,000.00	\$ 6.50	\$ 2,500,000.00	\$16,250
\$ 2,500,000.00	\$ 5.50	\$ 2,295,854.00	\$12,628
\$ 2,500,000.00	\$ 5.50	\$ -	\$0
\$ 10,000,000.00	\$ 5.00	\$ -	\$0

**TOTAL BOND PREMIUM:** \$ 7,295,854.00 **\$47,878**

Please note: These rates do not apply to contracts with design obligations, please contact us for rating.

Surcharge for completion time greater than 731 days

Number of days to be surcharged

Surcharge at 1% per month (disregarding fraction of month) \$0

**TOTAL TIME SURCHARGE:** **\$0**

Maintenance Guarantee for periods greater than 1 year, based on Maintenance Bond Amount

Value of Maintenance Guarantee \$ 7,295,854.00

Number of years subject to premium charge: -

Tier	Rate	Contract Value	Premium
\$ 100,000.00	\$ 2.00	\$ 100,000.00	\$0
\$ 400,000.00	\$ 2.00	\$ 400,000.00	\$0
\$ 2,000,000.00	\$ 1.50	\$ 2,000,000.00	\$0
\$ 5,000,000.00	\$ 1.50	\$ 4,795,854.00	\$0
\$ 2,500,000.00	\$ 1.50	\$ -	\$0
\$ 10,000,000.00	\$ 1.20	\$ -	\$0

Additional Maintenance Premium (if no P&P issued the Mtc Only Rates are different, please call) **\$0**

**TOTAL BOND CHARGES** **\$47,878.00**

Minimum premium for contract bonds is \$200.

From: Shawn Hurdle <[shurdle@HansonWalter.com](mailto:shurdle@HansonWalter.com)>

Sent: Tuesday, March 7, 2023 1:45 PM

To: Shane Cox <[shane@hwdl.com](mailto:shane@hwdl.com)>; Angela Rosario <[Angela.Rosario@jc-davis.com](mailto:Angela.Rosario@jc-davis.com)>; CJ Flint <[cjflint@swellconstruction.com](mailto:cjflint@swellconstruction.com)>; Hunter Carter <[hcarter@hughesbrothersinc.com](mailto:hcarter@hughesbrothersinc.com)>

Cc: Bobby Wanas <[bwanas@btpartners.com](mailto:bwanas@btpartners.com)>; Eckert, Michael C. <[michael.Eckert@KutakRock.com](mailto:michael.Eckert@KutakRock.com)>

Subject: Performance/Completion Bond

Please see attached a revised bid form adding line item 6BAH. This line item is not mandatory and the base bid shall not include costs associated with the performance bond. If you elect to provide pricing for the bond in conformance with the County form we would appreciate it but it will not be considered in the award of the contract, nor shall it be included in the totals for the project. We will use the information to present to the County the additional costs incurred based upon their format and have the obligation for the bond to be removed as a requirement. If a bond becomes necessary, the CDD will provide, or they will negotiate under a change order with the successful contractor.

Also attached are the minutes from the non-mandatory Pre Bid meeting.

Shawn Hurdle, P.E.  
President

Hanson, Walter & Associates, Inc.  
8 Broadway, Suite 104  
Kissimmee, Florida 34741  
Office: 407-847-9433  
Fax: 321-442-1045  
Mobile: 407-709-3141



Jr. Davis Construction Company  
210 S. Hangar Road  
Kissimmee, FL 34741  
Phone: (407) 870-0066

July 25, 2023.

Letter: 05

Pete Glasscock  
Hanson, Walter & Assoc. Inc. (HWA)  
8 Broadway, Suite 104  
Kissimmee, FL 34741

Edgewater East: <sup>ED6</sup>ED5 – Framework Roadway Phase 1 Civil Work  
JDC Project #: 2165  
RE: RFCO 04 Ponds Slope Reconfiguration

Dear Pete,

As requested by BTI Partners, please see the attached change order for all work associated with regarding slope at Pond I & G to match Edgewater Ed6 design. Pond I slope will be regraded only by the roadway and far enough to allow for storm drainage system installation as illustrated on the attached drawing because remaining slope will be redesigned.

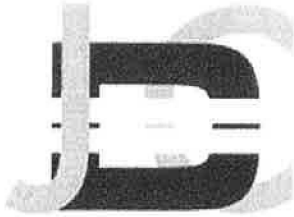
If you have any questions, or require any additional information, please do not hesitate to give me a call at 407-460-8404

Respectfully,

Gustavo Menezes – Assistant Project Manager  
Jr. Davis Construction, Inc

Cc: Michael Hughes – Project Engineer, JDC  
Michael Spain – Sr. Project Manager, JDC  
Heath Bunn – Operations Manager, JDC  
Steve Davis – Vice President, JDC  
Bobby Wanas - Land Development Manager, BTI

# Edgewater ED6 RFCO #04 Ponds Slopes Reconfiguration R1



Jr. Davis Construction Company, Inc.

## JR. DAVIS CONSTRUCTION

210 Hangar Road

Kissimmee, FL, 34741

Contact: Gustavo Menezes

Phone: (407) -460-8404

Email: Gustavo.menezes@jr-davis.com

Quote To: Pete Glasscock  
Company: Hanson, Walter & Associates, Inc.  
Phone: (407) -847-9433  
Email: pglasscock@hansonwalter.com

Proposal Date: 07.25.23  
Date of Plans:  
Revision Date: 07.25.23  
Addendums:

ITEM	DESCRIPTION	QUANTITY	UNIT	AMOUNT
100	Ponds Slopes Re-work	1.00	LS	100,417.69
101	Dewatering	5.00	DA	55,671.60
102	Project Management	5.00	DA	12,291.60
103	Survey	1.00	LS	3,693.00
104	Sod	25,800.00	SY	53,922.00
<b>GRAND TOTAL</b>				<b>\$225,995.89</b>

**NOTES:**

Dewater on this quote assumes partial scope can be executed sumuntaneously with storm drainage installation.

In light of this work impact 12 days need to be added to project schedule.



**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4B**

**CHANGE ORDER FORM  
EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT**

Edgewater East CDD Phase 1 Civil Work ED-5

CHANGE ORDER NO. 004

DATE: August 31, 2023

CONTRACTOR: JR. Davis Construction

OWNER: Edgewater East CDD

AGREEMENT DATE: October 6, 2022

The following changes are hereby made to the CONTRACT DOCUMENTS:

ORIGINAL CONTRACT PRICE ..... \$ 8,604,921.13 .

Current CONTRACT PRICE ADJUSTED by previous  
CHANGE ORDER ..... \$ 7,142,752.27 .

The CONTRACT PRICE due to this CHANGE ORDER will  
increase/decrease by ..... \$ 6,975.00 .

The new CONTRACT PRICE including this ORDER will be ..... \$ 7,149,727.27 .

The new CONTRACT TIME due to this CHANGE ORDER will  
increase/decrease by ..... 0 days .

The new CONTRACT TIME including this ORDER will be ..... 402 days .

The date for SUBSTANTIAL COMPLETION of all work  
will be ..... January 12, 2024 .

**CHANGES ORDERED:**

I. GENERAL

This Change Order is necessary to cover changes in the work to be performed under this Contract. The GENERAL CONDITIONS SUPPLEMENTARY CONDITIONS, SPECIFICATIONS, and all parts of the Project Manual listed in Article 1, Definitions, of the GENERAL CONDITIONS apply to and govern all work under this Change Order.

PROJECT: Edgewater East CDD Phase 1 Civil Work ED-5

PROJECT NO.: 4288-13-02



II. WORK CHANGED BY CHANGE ORDER

1. Required Changes

RFCO #05 for Import of additional stockpile material and additional survey and testing.

RFCO #06 for Owner Direct Purchase (ODP) of material for storm drainage, water main, reuse main and force main for both material and tax reimbursement to meet the scope of work.

2. Justification

RFCO #04

This work is required to accommodate existing drainage from Clay Whaley Rd.

3. Payment

III. ORIGINAL CONTRACT SCOPE IMPACTED BY THIS CHANGE ORDER

1. Required Changes/Impact

Additional grading for ED-5 with associated survey, however there is not a request for any additional time with this change.

2. Justification

Additional work to accept existing storm water from Clay Whaley Rd.

3. Payment

Payments will be made per quantities and unit prices listed in the change order on future pay requests as the work is completed in whole or part.

IV. PRIOR CHANGE ORDERS IMPACTED BY THIS CHANGE ORDER:

None

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V. WAIVER

This Change Order constitutes full and mutual accord and satisfaction for the adjustment in Contract Price and/or Time as a result of increases or decreases in costs and time of performance caused directly and indirectly from the change. Acceptance of this waiver constitutes an agreement between Edgewater East CDD and CONTRACTOR that the Change Order represents an equitable adjustment to the Contract and that CONTRACTOR shall waive all rights to file a claim on this Change Order. Execution of this Change Order shall constitute CONTRACTOR's complete acceptance and satisfaction that it is entitled to no more costs or time (direct, indirect, impact, etc.) pursuant to this Change Order.

VI. APPROVAL AND CHANGE AUTHORIZATION

Acknowledgments: The aforementioned change, and work affected thereby, is subject to all provisions of the original contract not specifically changed by this Change Order; and it is expressly

understood and agreed that the approval of the Change Order shall have no effect on the original other than matters expressly provided herein.

Change Order Request by:

Edgewater East CDD

Change(s) Ordered by:

Hanson Walter and Associates, Inc.

RECOMMENDED BY:

ACCEPTED BY:

Construction Manager

Contractor

By

  
Signature

By

  
Signature

Title CDD ENGINEER

Title C.E.O. / Asa de Armas

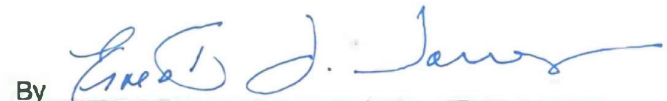
Date 8-31-2023

Date 9-11-23

APPROVED BY:

Edgewater East CDD

(Owner)

  
Signature

By

  
Signature

By

Signature

Title: Vice GM

Title: Assistant Secretary

Date 9/14/23

Date September 15, 2023

END OF SECTION



Jr. Davis Construction Company  
210 S. Hangar Road  
Kissimmee, FL 34741  
Phone: (407) 870-0066

June 02, 2023.

Letter: 09.3

Pete Glasscock  
Hanson, Walter & Assoc. Inc. (HWA)  
8 Broadway, Suite 104  
Kissimmee, FL 34741

Edgewater East: ED5 – Framework Roadway Phase 1 Civil Work  
JDC Project #: 2142  
RE: Drainage from Clay Whaley Rd north of pond ED5-7.

Dear Mr. Pete,

As requested by BTI Partners, please see the attached quote for all work associated with a detailed swale installation for Drainage from Clay Whaley RD north of Pond ED5-7.

If you have any questions, or require any additional information, please do not hesitate to give me a call at 407-460-8404

Respectfully,

A handwritten signature in black ink, reading 'Gustavo Menezes', with a long horizontal flourish extending to the right.

Gustavo Menezes – Assistant Project Manager  
Jr. Davis Construction, Inc

Cc: Michael Hughes – Project Engineer, JDC  
Mike Spain – Sr. Project Manager, JDC  
Heath Bunn – Operations Manager, JDC  
Bobby Wanas – Land Development Manager, BTI

# Edgewater ED5 RFCO#04 Drainage from Clay Whaley Rd notrh of Pond ED5-7 - Swale



Jr. Davis Construction Company, Inc.

## JR. DAVIS CONSTRUCTION

210 Hangar Road

Kissimmee, FL, 34741

Contact: Gustavo Menezes

Phone: (407) - 460 - 8404

Email: Gustavo.menezes@jr-davis.com

Quote To: Pete Glasscock  
Company: Hanson, Walter & Associates, Inc.  
Phone: (407) 847-9433  
Email: pglasscock@hansonwalter.com

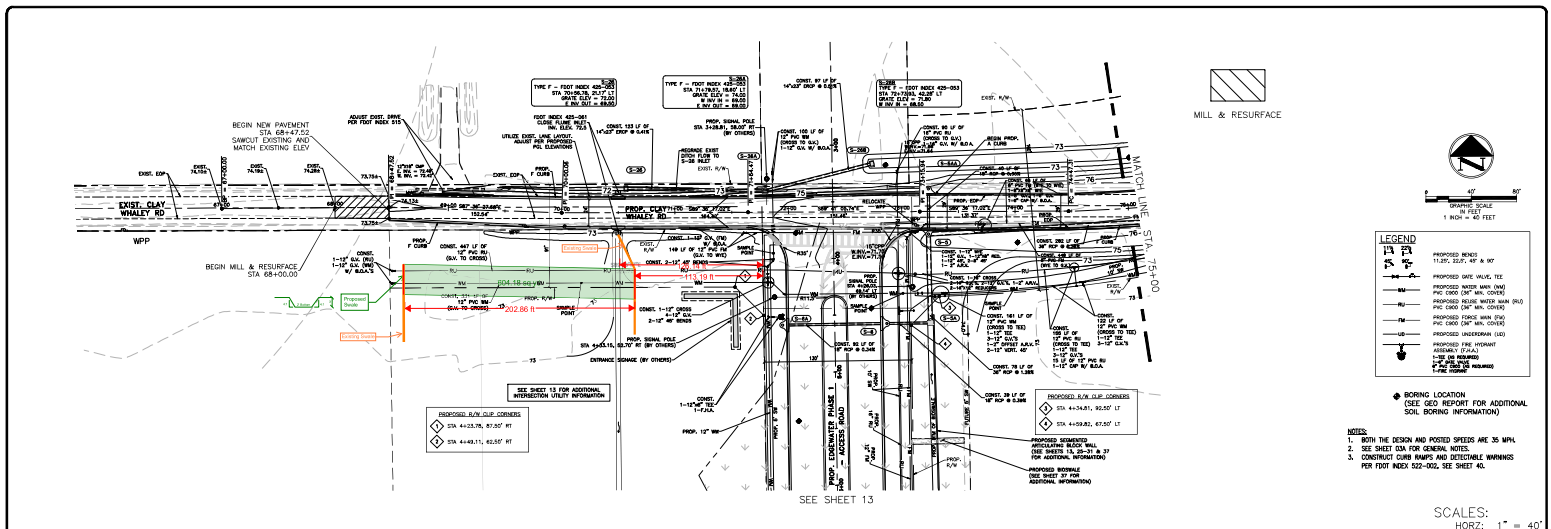
Proposal Date: 06.02.23  
Date of Plans:  
Revision Date:  
Addendums:

ITEM	DESCRIPTION	QUANTITY	UNIT		
4003	RFCO #04 - Drainage from Clay Whaley - Swale	205.00	LF		
4004	RFCO #04 - Drainage from Clay Whaley - Swale (SOD)	605.00	SY		
4005	RFCO #04 -Clay Whaley Drainage - Swale (Survey)	1.00	LS		

**GRAND TOTAL** **\$6,975.00**

**NOTES:**

Flow calculation, quantaties, locations, and specifications need to be confirmed by EOR.

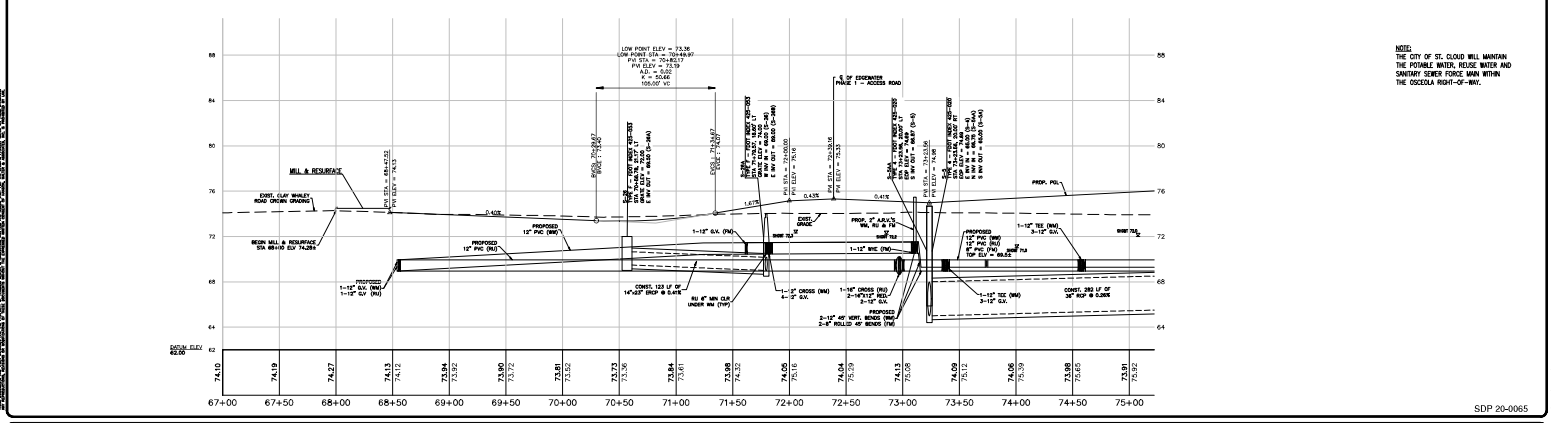


**LEGEND**

—	PROPOSED DRIVE
—	PROPOSED SIDE WALK (SW)
—	PROPOSED SIDE WALK (SWS)
—	PROPOSED SIDE WALK (SWS) WITH CONC. CURB
—	PROPOSED SIDE WALK (SWS) WITH CONC. CURB AND CONC. DRIVE
—	PROPOSED SIDE WALK (SWS) WITH CONC. DRIVE
—	PROPOSED SIDE WALK (SWS) WITH CONC. DRIVE AND CONC. DRIVE
—	PROPOSED SIDE WALK (SWS) WITH CONC. DRIVE AND CONC. DRIVE AND CONC. DRIVE
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—	PROPOSED SIDE WALK (SWS) WITH CONC. DRIVE AND CONC. DRIVE AND CONC. DRIVE AND CONC. DRIVE AND CONC. DRIVE

- NOTES:**
1. BOTH THE DESIGN AND POSTED SPEEDS ARE 35 MPH.
  2. SEE SHEET 04 FOR GENERAL NOTES.
  3. CONTACT CURB RAMP AND DETECTABLE BURNINGS FOR FOOT INDE. 02-010. SEE SHEET 04.

**SCALES:**  
 HORIZ: 1" = 40'  
 VERT: 1" = 4'



**NOTE:**  
 THE CITY OF ST. CLOUD WILL MANAGE THE FUTURE WATER MAIN AND SANITARY SEWER FORCE MAIN WITHIN THE OCCUPY RIGHT-OF-WAY.

DESIGN	SB/KH	P.L. NO.	---	REV.	---
DRAWN	SB/KH	PAGE	---	APP.	---
CHECKED	SDH	SCALE	AS NOTED	DATE	03/03/21
DATE	03/03/21	APPROVED PER CITY OF ST. CLOUD COMMENTS	---	DATE	---

8 BROADWAY, SUITE 104, KISSIMEE, FLORIDA 34741-5708  
 PHONE: (407) 847-2433  
 ENGINEERING FAX: (352) 442-1040 SURVEY FAX: (407) 847-2499  
 ENG. CERT. OF AUTHORITY No. 3385/SUR. CERT. OF AUTHORITY No. 3370  
**HWA**  
 Hanson, Walter & Associates, Inc.  
 ENGINEERING, SURVEYING AND PLANNING

**EDGEWATER EAST**  
**CLAY WHALEY ROAD**  
**PLAN & PROFILE**

**SHEET NO.**  
 09 of 59  
**JOB NO.** 4288-10

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**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
AUGUST 31, 2023**

**EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
AUGUST 31, 2023**

	General Fund	2021 Debt Service Fund	2022 Debt Service Fund	2021 Capital Projects Fund	2022 Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>						
Cash	\$ 37,125	\$ -	\$ -	\$ -	\$ -	\$ 37,125
Investments						
Revenue	-	373,875	656,128	-	-	1,030,003
Reserve	-	1,112,580	1,945,662	-	-	3,058,242
Interest	-	-	17	-	-	17
Construction	-	-	-	43,098	-	43,098
Project infrastructure	-	-	-	-	45,025	45,025
Construction - E2	-	-	-	-	1,581,082	1,581,082
Construction - E5	-	-	-	-	1,418	1,418
Construction - E6N	-	-	-	-	6,474,165	6,474,165
Cost of issuance	-	10,388	-	-	-	10,388
Due from Landowner	-	90,560	-	-	232,443	323,003
Due from debt service fund	5,725	-	-	-	-	5,725
Due from other	-	-	-	-	3,000	3,000
Total assets	<u>\$ 42,850</u>	<u>\$1,587,403</u>	<u>\$2,601,807</u>	<u>\$ 43,098</u>	<u>\$ 8,337,133</u>	<u>\$12,612,291</u>
<b>LIABILITIES AND FUND BALANCES</b>						
Liabilities:						
Contracts payable	\$ -	\$ -	\$ -	\$ -	\$ 152,232	\$ 152,232
Retainage payable	-	-	-	5,939	443,027	448,966
Due to general fund	-	-	5,725	-	-	5,725
Landowner advance	21,000	-	-	-	-	21,000
Total liabilities	<u>21,000</u>	<u>-</u>	<u>5,725</u>	<u>5,939</u>	<u>595,259</u>	<u>627,923</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Deferred receipts	-	90,560	-	-	232,443	323,003
Unearned revenue	-	-	607,884	-	-	607,884
Total deferred inflows of resources	<u>-</u>	<u>90,560</u>	<u>607,884</u>	<u>-</u>	<u>232,443</u>	<u>930,887</u>
Fund balances:						
Restricted for:						
Debt service	-	1,496,843	1,988,198	-	-	3,485,041
Capital projects	-	-	-	37,159	7,509,431	7,546,590
Unassigned	21,850	-	-	-	-	21,850
Total fund balances	<u>21,850</u>	<u>1,496,843</u>	<u>1,988,198</u>	<u>37,159</u>	<u>7,509,431</u>	<u>11,053,481</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 42,850</u>	<u>\$1,587,403</u>	<u>\$2,601,807</u>	<u>\$ 43,098</u>	<u>\$ 8,337,133</u>	<u>\$12,612,291</u>



**EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED AUGUST 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: off-roll	\$ -	\$ 497,186	\$ 503,857	99%
Lot closing assessments	-	6,671	-	N/A
Total revenues	<u>-</u>	<u>503,857</u>	<u>503,857</u>	100%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/admin/recording	4,000	44,000	48,000	92%
Legal	8,974	49,090	50,000	98%
Engineering	-	8,350	7,500	111%
Audit	-	6,500	6,500	100%
Arbitrage rebate calculation	-	-	1,500	0%
Dissemination agent	167	1,833	2,000	92%
Trustee 2021	-	4,031	5,725	70%
Trustee 2022	-	4,031	5,725	70%
DSF accounting & assessment rolls - Series 2021	458	5,041	5,500	92%
DSF accounting & assessment rolls - Series 2022	458	5,041	5,500	92%
Telephone	17	183	200	92%
Postage	5	418	500	84%
Printing & binding	42	458	500	92%
Legal advertising	-	2,625	6,500	40%
Annual special district fee	-	175	175	100%
Insurance	-	5,563	5,500	101%
Contingencies/bank charges	-	89	500	18%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	210	210	100%
Total professional & administrative	<u>14,121</u>	<u>138,343</u>	<u>152,740</u>	91%
<b>Field operations</b>				
Accounting	-	-	2,500	0%
Streetlighting	15,925	15,925	50,120	32%
Repairs & maintenance	-	169	12,000	1%
Electricity	(11,440)	-	3,600	0%
Landscape maint.				
Maintenance contract	6,400	219,507	252,885	87%
Plant replacement	-	-	12,000	0%
Landscape contingency	-	-	6,000	0%
Irrigation	95,026	97,957	12,000	816%
Uncoded expense	7,500	7,500	-	N/A
Total field operations	<u>113,411</u>	<u>341,058</u>	<u>351,105</u>	97%
Total expenditures	<u>127,532</u>	<u>479,401</u>	<u>503,845</u>	95%
Excess/(deficiency) of revenues over/(under) expenditures	(127,532)	24,456	12	
Fund balances - beginning	149,382	(2,606)	1,618,095	
Committed				
Impact fee collections	-	-	1,618,095	
Unassigned	21,850	21,850	12	
Fund balances - ending	<u>\$ 21,850</u>	<u>\$ 21,850</u>	<u>\$ 1,618,107</u>	

**EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2021  
FOR THE PERIOD ENDED AUGUST 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: off-roll	\$ 40,991	\$ 951,755	\$ 1,112,587	86%
Lot closing assessments	-	160,832	-	N/A
Interest	5,857	54,241	-	N/A
Total revenues	<u>46,848</u>	<u>1,166,828</u>	<u>1,112,587</u>	105%
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal	-	405,000	405,000	100%
Interest	-	707,956	707,955	100%
Total debt service	<u>-</u>	<u>1,112,956</u>	<u>1,112,955</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	46,848	53,872	(368)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer out	<u>(4,481)</u>	<u>(38,695)</u>	-	N/A
Total other financing sources	<u>(4,481)</u>	<u>(38,695)</u>	-	N/A
Net change in fund balances	42,367	15,177	(368)	
Fund balances - beginning	1,454,476	1,481,666	1,481,220	
Fund balances - ending	<u>\$ 1,496,843</u>	<u>\$ 1,496,843</u>	<u>\$ 1,480,852</u>	

**EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2022  
FOR THE PERIOD ENDED AUGUST 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: off-roll	\$ -	\$ 1,322,518	\$ 1,930,402	69%
Interest	7,994	80,129	-	N/A
Total revenues	<u>7,994</u>	<u>1,402,647</u>	<u>1,930,402</u>	73%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	640,000	640,000	100%
Interest	-	1,298,094	1,298,094	100%
Total debt service	<u>-</u>	<u>1,938,094</u>	<u>1,938,094</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	7,994	(535,447)	(7,692)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer out	-	(52,143)	-	N/A
Total other financing sources	<u>-</u>	<u>(52,143)</u>	<u>-</u>	N/A
Net change in fund balances	7,994	(587,590)	(7,692)	
Fund balances - beginning	1,980,204	2,575,788	2,585,174	
Fund balances - ending	<u>\$ 1,988,198</u>	<u>\$ 1,988,198</u>	<u>\$ 2,577,482</u>	

**EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2021  
FOR THE PERIOD ENDED AUGUST 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Interest	\$ 297	\$ 26,031
Total revenues	<u>297</u>	<u>26,031</u>
<b>EXPENDITURES</b>		
Construction costs	-	528,098
Total expenditures	<u>-</u>	<u>528,098</u>
Excess/(deficiency) of revenues over/(under) expenditures	297	(502,067)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	4,481	38,695
Transfer out	-	(3,849)
Total other financing sources/(uses)	<u>4,481</u>	<u>34,846</u>
Net change in fund balances	4,778	(467,221)
Fund balances - beginning	32,381	504,380
Fund balances - ending	<u>\$ 37,159</u>	<u>\$ 37,159</u>

**EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2022  
FOR THE PERIOD ENDED AUGUST 31, 2023**

	Current Month	Year To Date
<b>REVENUES</b>		
Developer contribution	\$ 251,143	\$ 1,696,789
Impact fee credits	-	1,816,308
Interest & miscellaneous	39,048	497,003
Total revenues	290,191	4,010,100
<b>EXPENDITURES</b>		
Construction costs - project infrastructure	-	3,412,746
Construction costs - construction ED-2	94,394	4,304,808
Construction costs - construction ED-5	-	5,195,603
Construction costs - construction ED-6N	86,058	679,977
Total expenditures	180,452	13,593,134
Excess/(deficiency) of revenues over/(under) expenditures	109,739	(9,583,034)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	-	55,992
Total other financing sources/(uses)	-	55,992
Net change in fund balances	109,739	(9,527,042)
Fund balances - beginning	7,399,692	17,036,473
Fund balances - ending	\$ 7,509,431	\$ 7,509,431

**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
EDGEWATER EAST  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Edgewater East Community Development District held a Regular Meeting on September 14, 2023 at 4:00 p.m., at the offices of Hanson, Walter & Associates, Inc., located at 8 Broadway, Suite 104, Kissimmee, Florida 34741.

**Present were:**

Kevin Mays	Vice Chair
Kevin Kramer	Assistant Secretary
Robert “Bobby” Wanas	Assistant Secretary

**Also present were:**

Ernesto Torres	District Manager
Mike Eckert	District Counsel
Kate John	Kutak Rock, LLP
Shawn Hindle	District Engineer
Michael Osborn	BTI
Cliff Leung (via telephone)	BrightView

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 4:00 p.m. Supervisors Mays, Kramer and Wanas were present. Supervisors Onorato and Breakstone were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Discussion: Toho Invoices**

Mr. Torres called attention to a letter, dated August 10, 2023, and copies of invoices from the Toho Water Authority (Toho). The letter offered an explanation about invoices received from April through July. He corresponded with the Board Members regarding this item, in relation to the General Fund and asked Mr. Cliff Leung, of Brightview, to attend today

40 to answer any questions the Board might have regarding broken water lines, untimely repairs  
41 and other circumstances that led to the high consumption rates.

42 Mr. Leung stated there were a few broken sprinkler heads but they are repaired on a  
43 weekly basis. The CDD owns a large roadway of roughly 1½ miles, where nine acres of sod  
44 needs to be constantly irrigated. There are 270 valves putting forth 392 gallons of water, three  
45 times per week, to sustain the life of the landscaping, barring any droughts or rain events.

46 Mr. Kramer asked if the amount of flow and irrigation needed on the invoices matches  
47 the CDD's irrigation needs.

48 Mr. Leung stated the months in question were during the drought, when there was no  
49 rain for two to three months, high temperatures and a need to irrigate daily for 25 minutes per  
50 day to sustain the new and growing landscape. Asked about an adjustment that decreased the  
51 amount owed from \$25,000 for April, May and June to \$9,000, Mr. Leung stated that was a  
52 manual adjustment, as the team noticed that it started raining more frequently so, instead of  
53 six days per week, irrigation was reduced to three days per week at 15 minutes per zone, which  
54 is the current run cycle. The CDD might use slightly less irrigation if the rain sensor detects a  
55 significant amount of water and stops the controls from running; however, it is currently  
56 running at 392 gallons if there is no change in the run cycle.

57 Mr. Mays stated it sounds as if the invoices are accurate and there was no break and it  
58 is concerning that, at first, Toho was not billing the CDD and then the CDD suddenly received  
59 three or four invoices collectively. Mr. Torres stated the letter states that the water authority  
60 conducted an "in house estimate."

61 **Mr. Leung left the call.**

62 Per Mr. Mays, Mr. Torres to ask Toho to approve a payment plan or allow the CDD to  
63 defer payment to stay on budget so close to the end of the fiscal year. Mr. Torres will confer  
64 with the Toho Water Authority and update the Board at a future meeting.

65

66 **FOURTH ORDER OF BUSINESS**

**Consideration of RFP and Selection Criteria  
for ED6 Framework Roadway Phase 1  
Landscape and Irrigation Work**

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70 Mr. Torres presented the Request for Proposals (RFP) and Selection Criteria for ED6  
71 Framework Roadway Phase 1 Landscape and Irrigation Work.

72 Discussion ensued regarding the Evaluation Criteria and the schedule summary.

73

74 **On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the**  
75 **RFP and Selection Criteria and Evaluation Criteria for ED6 Framework Roadway**  
76 **Phase 1 Landscape and Irrigation Work, were approved.**

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79 **FIFTH ORDER OF BUSINESS**

**Consideration of Hanson, Walter &  
Associates, Inc., ED6 Construction  
Management Work Authorization**

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Mr. Torres presented the Hanson, Walter & Associates, Inc., ED6 Construction Management Work Authorization in the amount of \$38,000.

**On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the  
Hanson, Walter & Associates, Inc., ED6 Construction Management Work  
Authorization, in the amount of \$38,000, was approved.**

**SIXTH ORDER OF BUSINESS**

**Consideration of BrightView Landscape  
Services Landscape Maintenance Proposal  
(Cross Prairie Pkwy)**

Mr. Torres presented the BrightView Landscape Services Landscape Maintenance Proposal for Cross Prairie Parkway. The project is slated for and included in the Fiscal Year 2024 budget.

Mr. Wanas stated BrightView is the CDD's current landscape contractor and submitted the most favorable bid for the project. He reviewed the proposal and confirmed that this will be a one-year agreement with no renewals.

Discussion ensued regarding other vendors and irrigation breaks.

**On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the  
BrightView Landscape Services Landscape Maintenance Proposal for Cross  
Prairie Parkway, subject to preparation of the contract by District Counsel and  
execution by the Vice Chair, was approved.**

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**SEVENTH ORDER OF BUSINESS**

**Consideration of Change Orders**

Mr. Hindle presented the following:

- A. **Jr. Davis Construction Company RFCO 01 OUC Distribution & Lighting CFU**
- B. **Jr. Davis Construction Company Change Order 02 Irrigation Telecom Sleeves R1**
- C. **Jr. Davis Construction Company Change Order 07 Reuse Meter Installation**

**On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the Jr. Davis Construction Company Change Orders 01, 02 and 07, as listed, were approved.**

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**EIGHTH ORDER OF BUSINESS**

**Ratification of Southern Dev. and Construction Change Oder No. 004 Phase 1 Civil Work Clay Whaley Road**

Mr. Torres presented Southern Development and Construction Change Order No. 004 for Phase 1 Civil Work on Clay Whaley Road and stated this is for an adjustment of \$420,370.67 for a direct purchase.

Mr. Hindle stated the Board previously approved the Change Order and this is an acknowledgement of the transaction and the signatures. Asked if this is a deduction for the materials that the CDD directly purchased, Mr. Hindle replied affirmatively.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Southern Development and Construction Change Oder No. 004 Phase 1 Civil Work Clay Whaley Road, was ratified.**

135  
136

**NINTH ORDER OF BUSINESS**

**Discussion: How CDD Addresses Damage to CDD Owned Land**

Mr. Eckert stated this is a common occurrence with CDDs and it is typically resolved by the CDD sending a letter to the construction company/builder that damaged the property and requesting restoration. There is no current agreement with the builder whereby the CDD can bring a lawsuit for breach of agreement but, typically, when a builder receives a demand letter

144 with a cost estimate, they usually make the repairs. Asked if a letter was sent, Mr. Eckert stated  
145 not yet.

146 Mr. Wanas stated he has sent emails, made repair requests, provided Meritage Homes  
147 with a deadline that was largely ignored and copied District Counsel on all correspondence.

148 Discussion ensued regarding the contractor’s response to the emails, the damages, the  
149 subcontractor responsible for the damages, obtaining and sending a cost estimate, County  
150 inspections and securing a turnkey contractor to make the repairs.

151 Mr. Torres will email the contact information to Mr. Eckert.

152 Mr. Eckert will draft and email a demand letter to Mr. Wanas for his review and then  
153 send it to Meritage Homes, including a cost estimate.

154

155 **TENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
156 **Statements as of July 31, 2023**

157  
158 Mr. Torres presented the Unaudited Financial Statements as of July 31, 2023.

159 Discussion ensued regarding the budget, irrigation invoices, irrigation costs and the  
160 amount budgeted for streetlights.

161 Per Mr. Mays, Mr. Torres will inquire about setting up a payment plan for the irrigation  
162 invoices, check to see if the streetlights were paid and clarify the budget in advance of the next  
163 meeting.

164

165 **On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the**  
166 **Unaudited Financial Statements as of July 31, 2023, were accepted.**

167

168

169 **ELEVENTH ORDER OF BUSINESS** **Approval of August 3, 2023 Public Hearings**  
170 **and Regular Meeting Minutes**

171

172

173 **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the**  
174 **August 3, 2023 Public Hearings and Regular Meeting Minutes, as presented,**  
175 **were approved.**

176

177

178 **TWELFTH ORDER OF BUSINESS** **Staff Reports**

179

180 **A. District Counsel: Kutak Rock, LLP**

181 Mr. Eckert reported the following:

182 ➤ The Boundary Amendment Hearing will be considered at a City meeting this evening, as  
183 well as a previously discussed revised Interlocal Agreement related to roadway maintenance,  
184 where the CDD will own and maintain the local roads. Staff is hopeful to get the 3.24-acre  
185 Boundary Amendment approved by the County in October.

186 ➤ Regarding a previously-approved amendment to Collateral Assignment Agreement to  
187 carve out the property being conveyed by the School Board, Staff might have a different  
188 approach; rather than amending the Agreement, which might require bondholder consent, they  
189 might be able to release the property from the Collateral Assignment Agreement instead of  
190 actually amending the Agreement. Mr. Eckert stated this is at the suggestion of Bond Counsel  
191 and the Underwriter and he is comfortable with the approach if it is acceptable to the School  
192 Board. He asked for authorization to release the land from the Collateral Assignment  
193 Agreement rather than amend it.

194

195 **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor,**  
196 **authorizing District Counsel to effectuate release of the land to the School**  
197 **Board instead of amending the Collateral Assignment Agreement, was**  
198 **approved.**

199

200

201 **B. District Engineer: Hanson, Walter & Associates, Inc.**

202 Mr. Hindle stated the most recent hurricane caused a significant rainfall that led to  
203 flooding on Cross Prairie Parkway and clogged the storm drain pipes. There were several  
204 washouts of dirt. He suggested having the pipes cleaned out and installing rubble riprap at the  
205 entrance of the pipes to slow the velocity and prevent future flooding and erosion.

206 Discussion ensued regarding erosion control, bio-swales, ground cover and using bond  
207 funds to repair the pipes. Mr. Hindle will ask a few Engineers from Johnson Engineering and  
208 their Landscape Architect to participate in a walk-through of the area.

209 Asked about the Clay Whaley bond, Mr. Hindle stated that Clay Whaley Phase 2 is over  
210 \$3 million. There is a \$6 million bond from Clay Whaley Phase 1 and there is less than \$3 million  
211 of work left to do on Clay Whaley Phase 1 so there are enough bond funds to cover the bonding

212 of Phase 2. However, in the bond itself and in the rider given to the County, it establishes Clay  
213 Whaley Phase 1. He is unsure if the CDD would have to obtain a new bond for Phase 2 or take  
214 the existing bond and do a rider to include Clay Whaley Phase 2.

215 Discussion ensued regarding the rider, contractor’s bonding company and the County  
216 Attorney.

217 Mr. Eckert will follow up with Mr. Hindle.

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

- 219 • **NEXT MEETING DATE: October 5, 2023 at 9:00 A.M.**

- 220 ○ **QUORUM CHECK**

221

<b>THIRTEENTH ORDER OF BUSINESS</b>	<b>Board Members’ Comments/Requests</b>
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222

223  
224 Mr. Kramer stated he and Mr. Hindle have been working on a mobility fee credit  
225 reimbursement with the County to receive \$3.7 million of impact fee credits from the work on  
226 the first phase of Cross Prairie Parkway. The transaction is still in progress and could be drawn  
227 to a close by October in front of the City Council.

228 Discussion ensued about how the impact fee payments will be made, the number of  
229 Lots in ED4, the School District, road maintenance and RFPs for additional roadway  
230 construction.

231

<b>FOURTEENTH ORDER OF BUSINESS</b>	<b>Public Comments</b>
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233  
234 There were no public comments.

235

<b>FIFTEENTH ORDER OF BUSINESS</b>	<b>Adjournment</b>
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239 **On MOTION by Mr. Kramer and seconded by Mr. Wanas, with all in favor, the**  
240 **meeting adjourned at 4:55 p.m.**

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244

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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246  
247  
248  
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Secretary/Assistant Secretary

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Chair/Vice Chair

**EDGEWATER EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**

**EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE**

**LOCATION**

*offices of Hanson, Walter & Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 5, 2023</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>November 2, 2023</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>December 7, 2023</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>January 4, 2024</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>February 1, 2024</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>March 5, 2024</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>April 4, 2024</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>May 2, 2024</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>June 6, 2024</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>July 4, 2024</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>August 1, 2024</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>September 5, 2024</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>