



# City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: March 2, 2023

RE: Resolution Number 23-20  
Acceptance of Sorrento Pines Subdivision (Unincorporated Lake County)  
Utility Infrastructure and Maintenance Bonds for Phase 1A and Phase 2

---

## **Introduction:**

Resolution Number 23-20 accepts the utility infrastructure for the Sorrento Pines Subdivision Phase 1A and Phase 2; approves a \$158,769.82 two-year maintenance bond for Phase 1A and a \$129,618.51 two-year maintenance bond for Phase 2; and authorizes the City Manager to release the bond following the two-year maintenance period and verification that there are no deficiencies in the systems.

## **Background:**

The subdivision known as Sorrento Pines Phase 1A and Phase 2 is a single-family development in unincorporated Lake County. On September 17, 2020, via Resolution Number 20-64, the Eustis City Commission approved a Water and Wastewater Utility Agreement with Sorrento Pines, LLC for the project. The current developer, Stanley Martin Homes, LLC, has completed the utility infrastructure construction, submitted a signed and sealed Engineer's Statement of utility infrastructure construction costs, and provided Maintenance Bonds for Phase 1A and Phase 2 of the Sorrento Pines Subdivision in accordance with Section 102-10(c)(5) of the Land Development Regulations.

The Public Works Director has received clearances from applicable State agencies and test reports related to the utility systems construction. The department has conducted appropriate inspections and recommends final acceptance of the subdivision infrastructure. The submitted maintenance bonds (\$158,769.82 for Phase 1A and \$129,618.51 for Phase 2, which is 10% of the construction costs for the respective Phase) will insure that any deficiencies that become apparent over the two-year period will be corrected without cost to the City.

## **Recommended Action:**

Approve Resolution Number 23-20

## **Policy Implications:**

None

**Alternatives:**

1. Approve Resolution Number 23-20
2. Deny Resolution Number 23-20

**Budget/Staff Impact:**

None

**Prepared By:**

Jeff Richardson, AICP, Deputy Director, Development Services

**Reviewed By:**

Greg Dobbins, Deputy Director, Public Utilities, Public Works