



City of Eustis

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

TO: Eustis City Commission

FROM: Tom Carrino, City Manager

DATE: January 4, 2024

RE: Resolution Number 24-02: Acceptance of Sorrento Pines Subdivision
(Unincorporated Lake County) Utility Infrastructure and Maintenance Bonds for
Phase 1B

Introduction:

Resolution Number 24-02 accepts the utility infrastructure for the Sorrento Pines Subdivision Phase 1B; approves a \$144,986.70 two-year maintenance bond; 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 1B 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, Wrathell, Hunt and Associates, 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 1B 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 (\$144,986.70 for Phase 1B, which is 10% of the construction costs for the Phase) will ensure that any deficiencies that become apparent over the two-year period will be corrected without cost to the City.

Recommended Action:

Approve Resolution Number 24-02

Policy Implications:

None

Alternatives:

1. Approve Resolution Number 24-02
2. Deny Resolution Number 24-02

Budget/Staff Impact:

None

Prepared By:

Greg Dobbins, Deputy Director, Public Utilities

Reviewed By:

Rick Gierok, Director, Public Works

Jeff Richardson, AICP, Deputy Director, Development Services

Attachment(s):

Resolution Number 24-02

Engineer's Certification of Substantial Completion

Maintenance Bond

Bill of Sale

Recorded Plat

Bill of Sale and Limited Assignment