

POINCIANA VILLAGE EXISTING EASEMENTS
ASSESSMENT REPORT

LOCATION NO. 1

REQUIRED ACTIVITIES

The following activities are required within the existing drainage easement and right of way as identified herein and on the plans. The Contractor shall be responsible for determining the existing site conditions and required actions. Work shall include, but not be limited to, clearing and removal of all existing improvements and vegetation to allow removal of the existing stormwater system and installation of the proposed stormwater system.

The following specific actions shall include, but not be limited to:

1. Removal and disposal of the existing stormwater system with restoration.
2. Installation of the proposed stormwater system with restoration.
3. Existing trees and vegetation to be removed.
4. Existing wood and chain link fence to be removed.
5. Existing building to be removed at 3150.

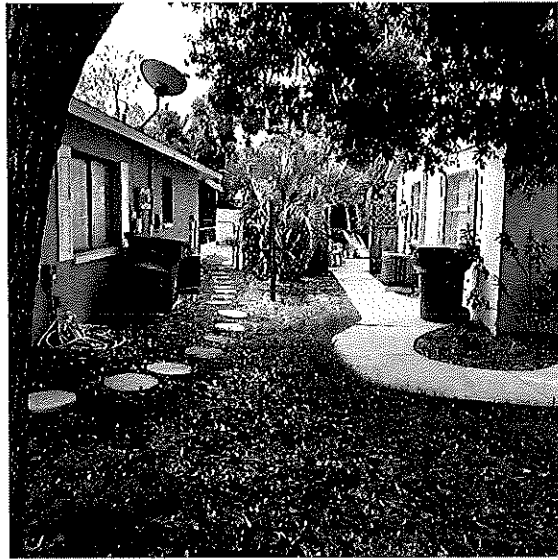
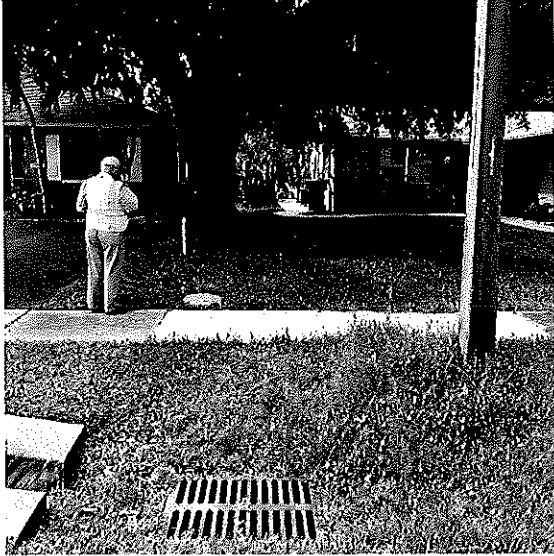
See photographs for additional information.

Poinciana Village
Easement Encroachments
Conducted on 2/22/2021
By D. Schmitt & K. Payne

Location No. 1

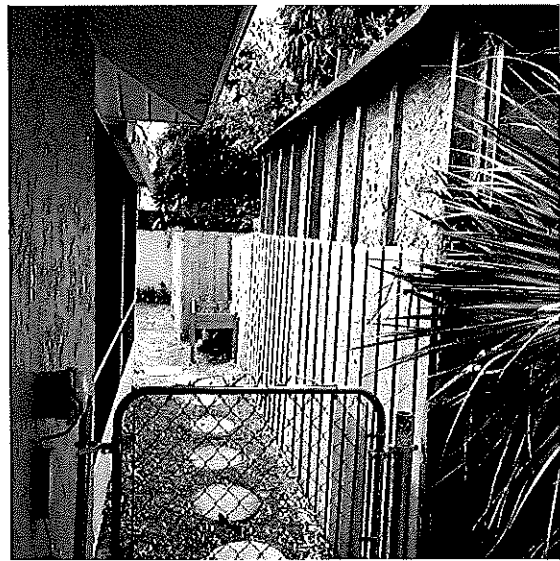
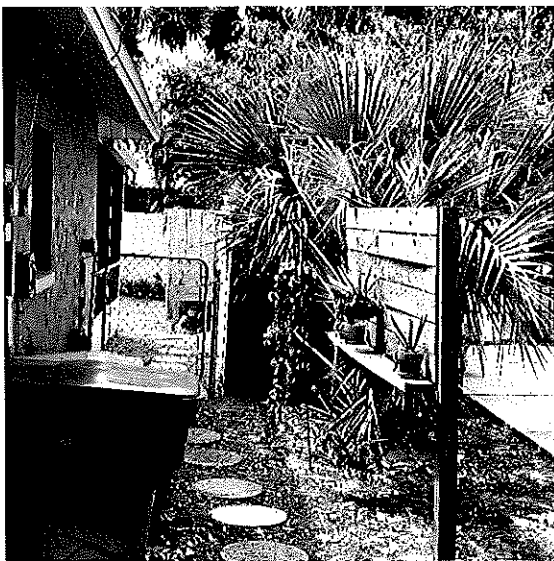
General Items:

1. FPL light pole to be held
2. Large tree to be removed



Lot #5, 3188 Ponce De Leon Dr.

1. Round paver blocks
2. Chain link fence/ gate
3. Raised flowerpot, rail

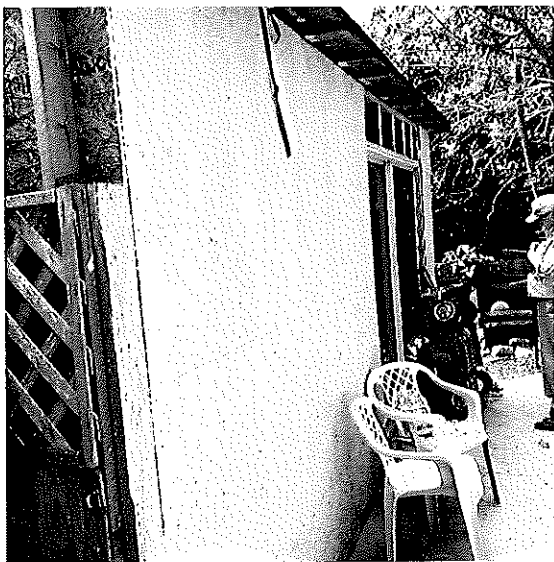
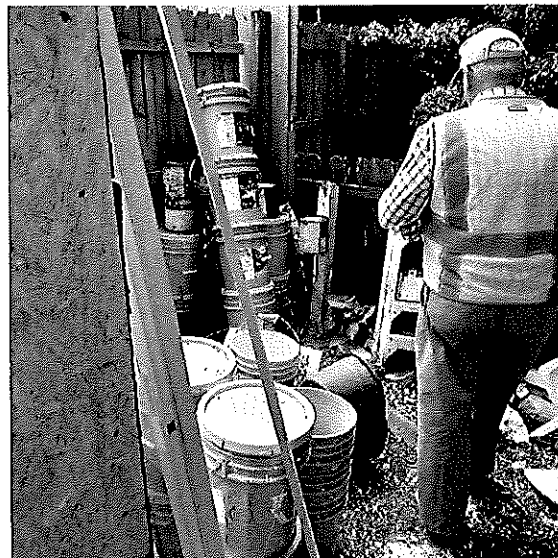


Poinciana Village
Easement Encroachments
Conducted on 2/22/2021
By D. Schmitt & K. Payne

Location No. 1 (Continued)

Lot #6, 3150 Ponce De Leon Dr.

1. Concrete sidewalk
2. Small sabel palm
3. Wood gate
4. Home made shed
5. 4' Wood fence at rear property line
6. 6' Wood fence on property line



POINCIANA VILLAGE EXISTING EASEMENTS
ASSESSMENT REPORT

LOCATION NO. 2

REQUIRED ACTIVITIES

The following activities are required within the existing drainage easement and right of way as identified herein and on the plans. The Contractor shall be responsible for determining the existing site conditions and required actions. Work shall include, but not be limited to, clearing and removal of all existing improvements and vegetation to allow removal of the existing stormwater system and installation of the proposed stormwater system.

The following specific actions shall include, but not be limited to:

1. Removal and disposal of the existing stormwater system with restoration.
2. Installation of the proposed stormwater system with restoration.
3. Existing trees and vegetation to be removed.

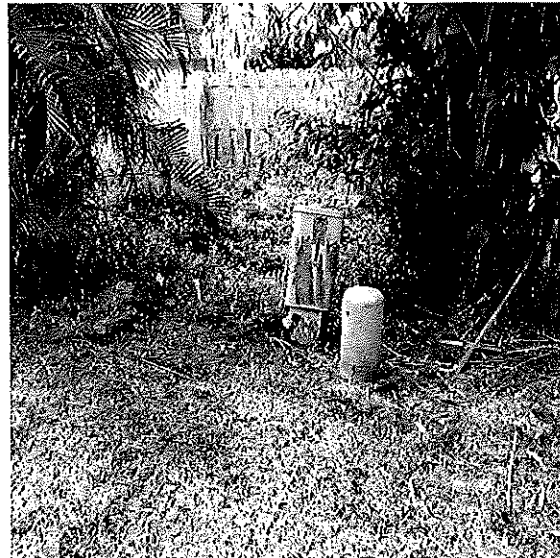
See photographs for additional information. See updated photograph.

**Poinciana Village
Easement Encroachments
Conducted on 2/22/2021
By D. Schmitt & K. Payne**

Location No. 2

General Items:

1. FPL light pole to be held
2. FPL transformer
3. Communication box at rear of lot



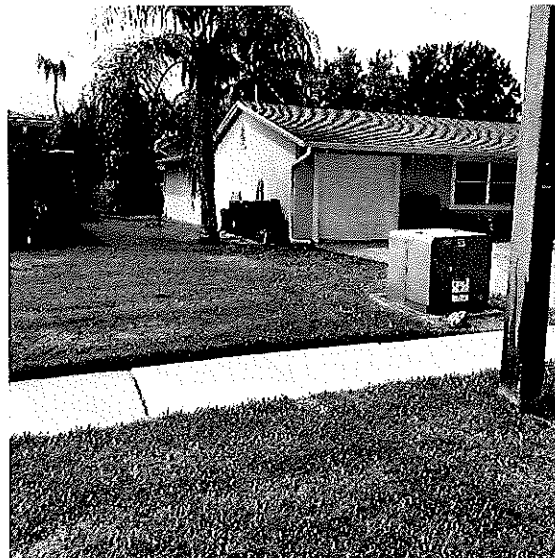
Lot #9, 3062 Ponce De Leon Dr.

1. Palms at rear of property



Lot #10, 3040 Ponce De Leon Dr.

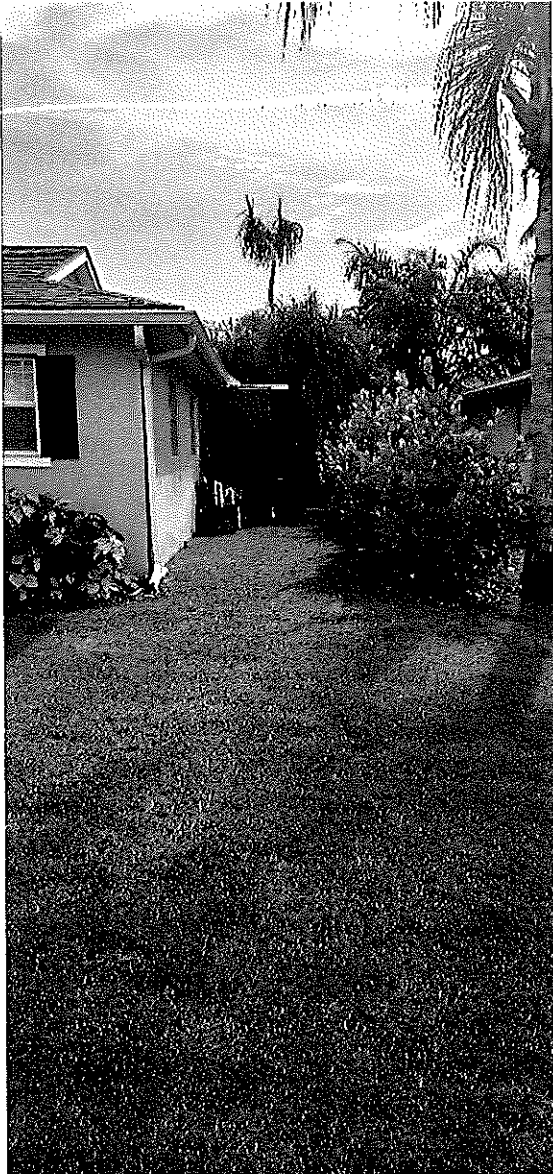
1. Palm tree at front
2. Palms at rear of property
3. Trash/ recycling area with pavers



Poinciana Village
Easement Encroachments
Conducted on 2/22/2021
By D. Schmitt & K. Payne

Location No. 2 (Continued)

Note additional shrubs at property line



Updated photograph December 5, 2023

May 3, 2021

POINCIANA VILLAGE EXISTING EASEMENTS
ASSESSMENT REPORT

LOCATION NO. 3

REQUIRED ACTIVITIES

The following activities are required within the existing drainage easement and right of way as identified herein and on the plans. The Contractor shall be responsible for determining the existing site conditions and required actions. Work shall include, but not be limited to, clearing and removal of all existing improvements and vegetation to allow removal of the existing stormwater system and installation of the proposed stormwater system.

The following specific actions shall include, but not be limited to:

1. Removal and disposal of the existing stormwater system with restoration.
2. Installation of the proposed stormwater system with restoration.
3. Existing trees and vegetation to be removed.
4. Existing wood and chain link fence to be removed.

See photographs for additional information.

Poinciana Village
Easement Encroachments
Conducted on 2/22/2021
By D. Schmitt & K. Payne

Location No. 3

General Items:

1. Water meter

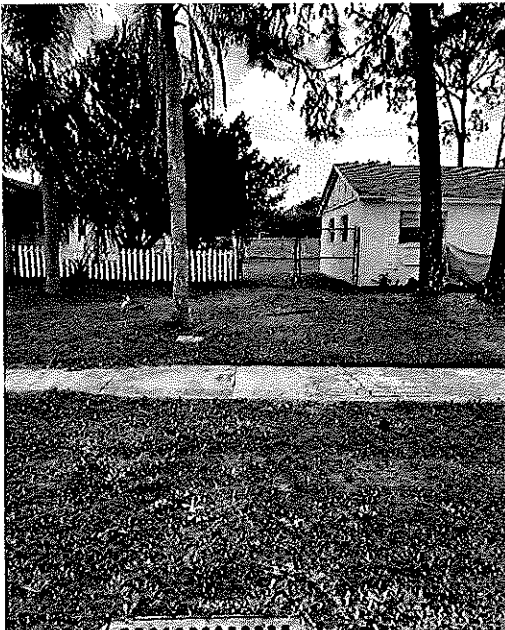
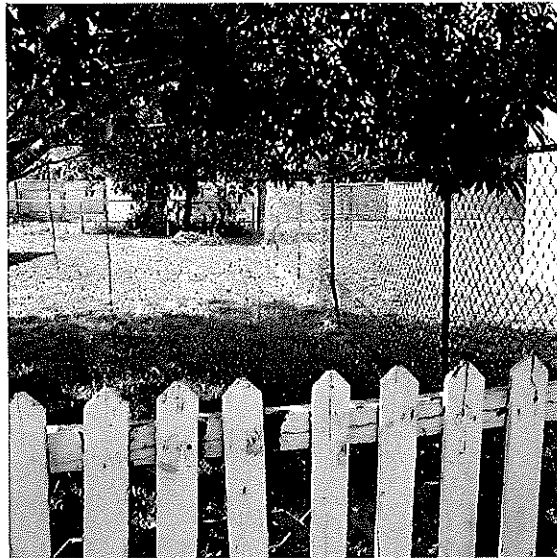
Lot #12, 2980 Ponce De Leon Dr.

1. Palm tree
2. 42" Wood picket fence at front
3. Jacaranda tree
4. 4' Chain link fence at rear



Lot #13, 2966 Ponce De Leon Dr.

1. 6' Chain link fence at front, side and rear, gate at rear.



May 3, 2021

POINCIANA VILLAGE EXISTING EASEMENTS
ASSESSMENT REPORT

LOCATION NO. 4

REQUIRED ACTIVITIES

The following activities are required within the existing drainage easement and right of way as identified herein and on the plans. The Contractor shall be responsible for determining the existing site conditions and required actions. Work shall include, but not be limited to, clearing and removal of all existing improvements and vegetation to allow removal of the existing stormwater system and installation of the proposed stormwater system.

The following specific actions shall include, but not be limited to:

1. Removal and disposal of the existing stormwater system with restoration.
2. Installation of the proposed stormwater system with restoration.
3. Existing trees and vegetation to be removed.
4. Existing wood and chain link fence to be removed.
5. Removal of existing asphalt drive and concrete patio at 2910 as needed for removal and installation of stormwater system.
6. Relocation of existing pool at 2888 outside of easement, coordinate with property owner.

See photographs for additional information.

Poinciana Village
Easement Encroachments
Conducted on 2/22/2021
By D. Schmitt & K. Payne

Location No. 4

General Items:

1. Water meters
2. Sprinklers



Lot #16, 2910 Ponce De Leon Dr.

1. Asphalt drive to front edge of house
2. Concrete drive and apron at house
3. 6' Wood fence with gate
4. Concrete patio behind fence
5. 42" Chain link fence at rear



Lot #17, 2888 Ponce De Leon Dr.

1. 6' Wood fence at front, side & rear.
2. Above ground pool



POINCIANA VILLAGE EXISTING EASEMENTS
ASSESSMENT REPORT

LOCATION NO. 5

REQUIRED ACTIVITIES

The following activities are required within the existing drainage easement and right of way as identified herein and on the plans. The Contractor shall be responsible for determining the existing site conditions and required actions. Work shall include, but not be limited to, clearing and removal of all existing improvements and vegetation to allow removal of the existing stormwater system and installation of the proposed stormwater system.

The following specific actions shall include, but not be limited to:

1. Removal and disposal of the existing stormwater system with restoration.
2. Installation of the proposed stormwater system with restoration.
3. Existing trees and vegetation to be removed.
4. Existing wood and chain link fence to be removed.
5. Removal of existing paver sidewalk at 2800 and stacking of pavers at site for property owner.

See photographs for additional information. See updated photograph.

Poinciana Village
Easement Encroachments
Conducted on 2/22/2021
By D. Schmitt & K. Payne

Location No. 5

General Items:

1. FPL Light Pole to be Held



Lot #20, 2820 Ponce De Leon Dr.

1. 6' Wood fence at front and rear



Lot #21, 2800 Ponce De Leon Dr.

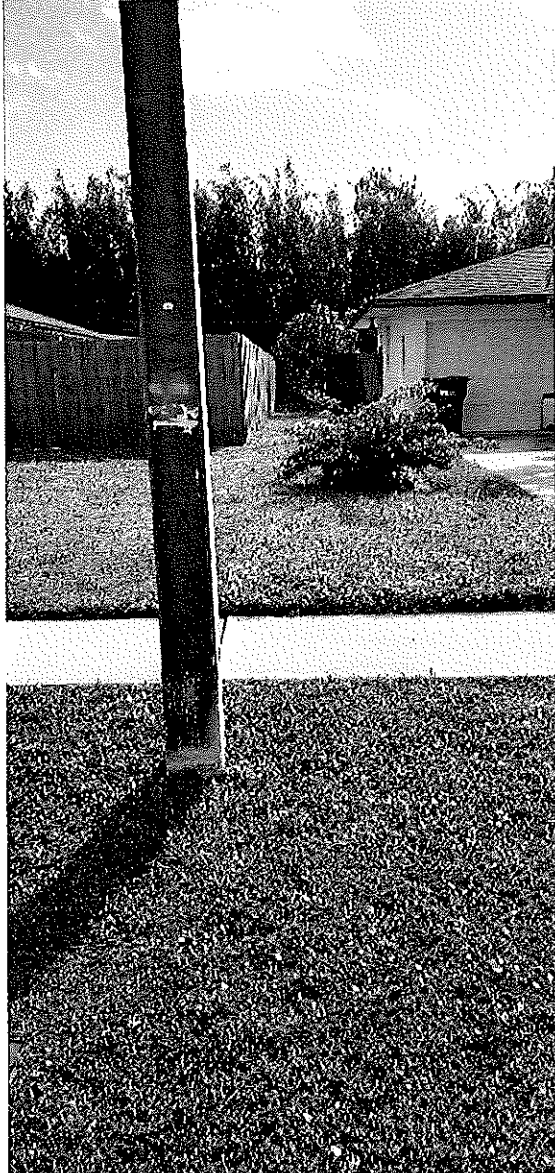
1. Trees and shrubs
2. 6' Wood fence at front and side.
3. 6' Chain link fence at rear
4. Paver sidewalk



Poinciana Village
Easement Encroachments
Conducted on 2/22/2021
By D. Schmitt & K. Payne

Location No. 5 (Continued)

Note partial existing shrub removal



Updated photograph December 5, 2023

POINCIANA VILLAGE EXISTING EASEMENTS
ASSESSMENT REPORT

LOCATION NO. 6

REQUIRED ACTIVITIES

The following activities are required within the existing drainage easement and right of way as identified herein and on the plans. The Contractor shall be responsible for determining the existing site conditions and required actions. Work shall include, but not be limited to, clearing and removal of all existing improvements and vegetation to allow removal of the existing stormwater system and installation of the proposed stormwater system.

The following specific actions shall include, but not be limited to:

1. Removal and disposal of the existing stormwater system with restoration.
2. Installation of the proposed stormwater system with restoration.
3. Existing trees and vegetation to be removed.
4. Existing vinyl and chain link fence to be removed.
5. Removal of existing concrete and paver sidewalks and patios. Stack paver blocks at site.

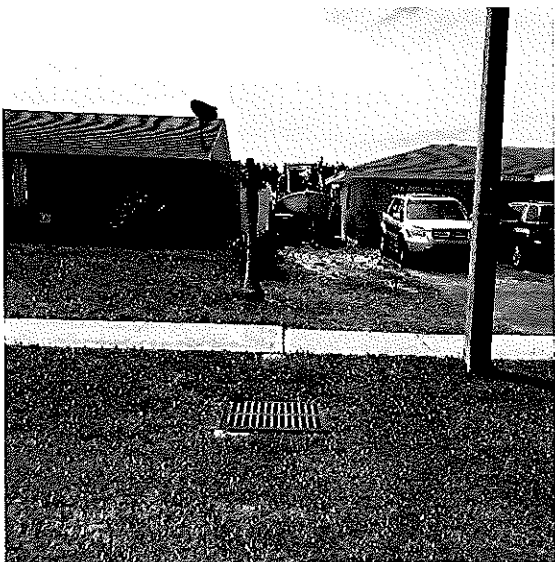
See photographs for additional information.

Poinciana Village
Easement Encroachments
Conducted on 2/22/2021
By D. Schmitt & K. Payne

Location No. 6

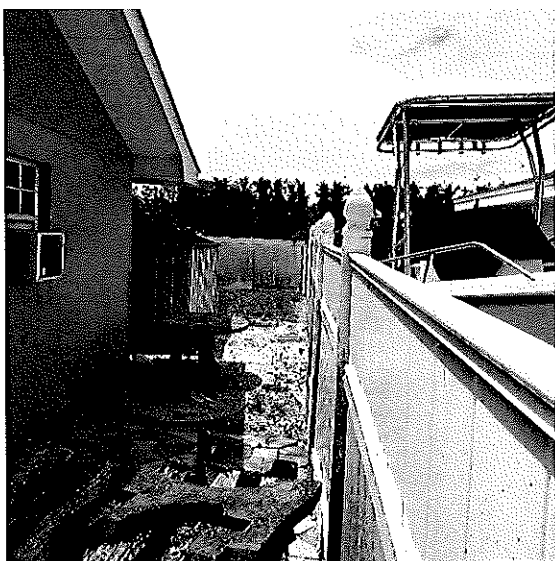
General Items:

1. FPL light pole to be held



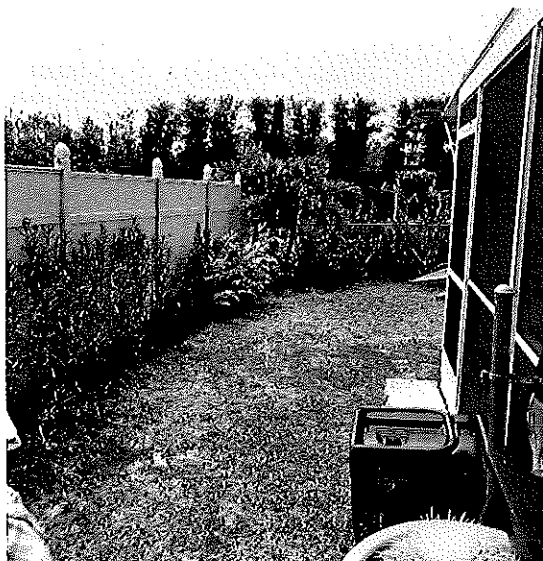
Lot #24, 2762 Ponce De Leon Dr.

1. Dead palm in front
2. Small shrubs at front
3. Potential masonry wing wall
4. 6' Vinyl fence front, side, rear
5. Paver block patio



Lot #25, 2730 Ponce De Leon Dr.

1. Small concrete patio
2. 42" Chain link fence at rear
3. Landscaping at side and rear.



POINCIANA VILLAGE EXISTING EASEMENTS
ASSESSMENT REPORT

LOCATION NO. 7

REQUIRED ACTIVITIES

The following activities are required within the existing drainage easement and right of way as identified herein and on the plans. The Contractor shall be responsible for determining the existing site conditions and required actions. Work shall include, but not be limited to, clearing and removal of all existing improvements and vegetation to allow removal of the existing stormwater system and installation of the proposed stormwater system.

The following specific actions shall include, but not be limited to:

1. Removal and disposal of the existing stormwater system with restoration.
2. Installation of the proposed stormwater system with restoration.
3. Existing trees and vegetation to be removed as needed for installation of new stormwater system.
4. Removal and reinstallation of existing park playground equipment.
5. Removal and reinstallation of park fence.

See photographs for additional information. See updated photograph.

Poinciana Village
Easement Encroachments
Conducted on 2/22/2021
By D. Schmitt & K. Payne

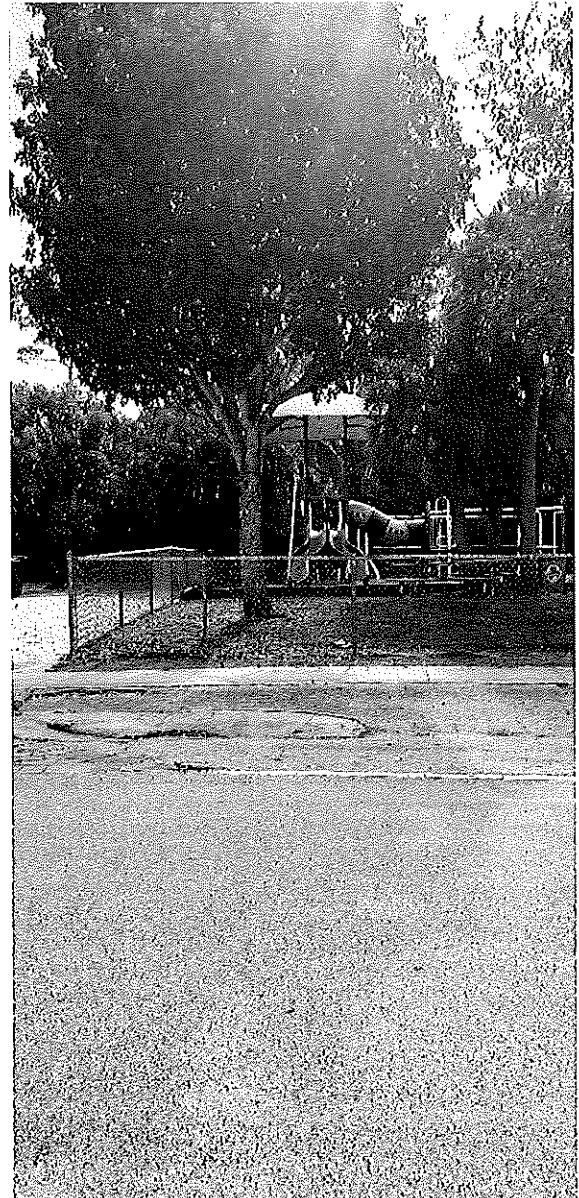
Location No. 7

General Items:

1. Park location



1. 42" Chain link fence
2. Water meter
3. One tree
4. Playground area with mulch



Updated photograph December 5, 2023

POINCIANA VILLAGE EXISTING EASEMENTS
ASSESSMENT REPORT

LOCATION NO. 8

REQUIRED ACTIVITIES

The following activities are required within the existing drainage easement and right of way as identified herein and on the plans. The Contractor shall be responsible for determining the existing site conditions and required actions. Work shall include, but not be limited to, clearing and removal of all existing improvements and vegetation to allow removal of the existing stormwater system and installation of the proposed stormwater system.

The following specific actions shall include, but not be limited to:

1. Removal and disposal of the existing stormwater system with restoration.
2. Installation of the proposed stormwater system with restoration.
3. Removal of existing trees and vegetation only as needed for installation of new stormwater system.
4. Removal and reinstallation of park fence.
5. Removal and reinstallation of wood parking posts.

See photographs for additional information.

Poinciana Village
Easement Encroachments
Conducted on 2/22/2021
By D. Schmitt & K. Payne

Location No. 8

General Items:

1. Park location



1. 42" Chain link fence
2. Wood post

POINCIANA VILLAGE EXISTING EASEMENTS
ASSESSMENT REPORT

LOCATION NO. 9

REQUIRED ACTIVITIES

The following activities are required within the existing drainage easement and right of way as identified herein and on the plans. The Contractor shall be responsible for determining the existing site conditions and required actions. Work shall include, but not be limited to, clearing and removal of all existing improvements and vegetation to allow removal of the existing stormwater system and installation of the proposed stormwater system.

The following specific actions shall include, but not be limited to:

1. Removal and disposal of the existing stormwater system with restoration.
2. Installation of the proposed stormwater system with restoration.
3. Removal of existing trees and vegetation.
4. Removal of existing chain link fence.
5. Removal of existing concrete patio area at 2480.
6. Removal of existing gazebo structure and return to property owner at 2480.
7. Removal of existing paver pathway at 2480 and stacking of pavers at site.

See photographs for additional information.

Poinciana Village
Easement Encroachments
Conducted on 2/22/2021
By D. Schmitt & K. Payne

Location No. 9

General Items:



Lot #35, 2480 Poinciana Dr.

1. Shrub, areca palm in front yard
2. Brick paver pathway
3. 48" Chain link fence with gate at front
4. 42" Chain link fence at rear
5. Concrete patio behind fence
6. Small plants at fence
7. Gazebo awning



Lot #36, 2468 Poinciana Dr.

1. Masonry wing wall
2. 42" Chain link fence with gate
3. Areca palm at rear



POINCIANA VILLAGE EXISTING EASEMENTS
ASSESSMENT REPORT

LOCATION NO. 10

REQUIRED ACTIVITIES

The following activities are required within the existing drainage easement and right of way as identified herein and on the plans. The Contractor shall be responsible for determining the existing site conditions and required actions. Work shall include, but not be limited to, clearing and removal of all existing improvements and vegetation to allow removal of the existing stormwater system and installation of the proposed stormwater system.

The following specific actions shall include, but not be limited to:

1. Removal and disposal of the existing stormwater system with restoration.
2. Installation of the proposed stormwater system with restoration.
3. Removal of existing trees and vegetation.
4. Removal of existing chain link fence.
5. Removal of existing concrete drive and sidewalk within easement, if needed, for removal and installation of stormwater system at 2483 Poinciana Drive.
6. Removal of concrete sidewalk, as needed, for removal and installation of stormwater system at 3547 Santiago Way.
7. Coordination and relocation of shed outside of easement at 3547 Santiago Way.

See photographs for additional information.

Poinciana Village
Easement Encroachments
Conducted on 2/22/2021
By D. Schmitt & K. Payne

Location No. 10

General Items:

Lot 90, 2471 Poinciana Drive

1. Shrubs at rear



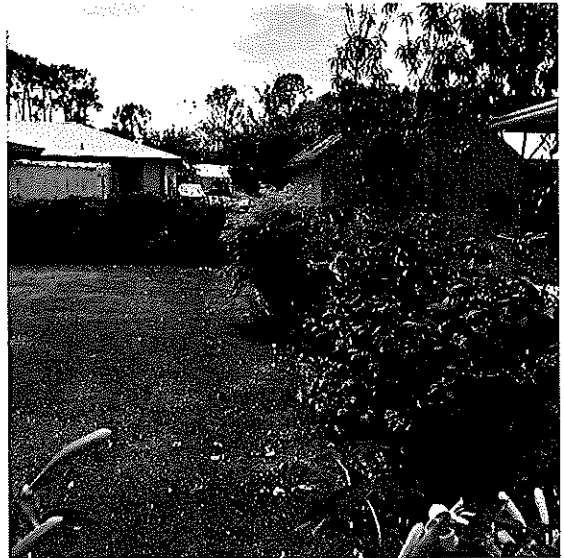
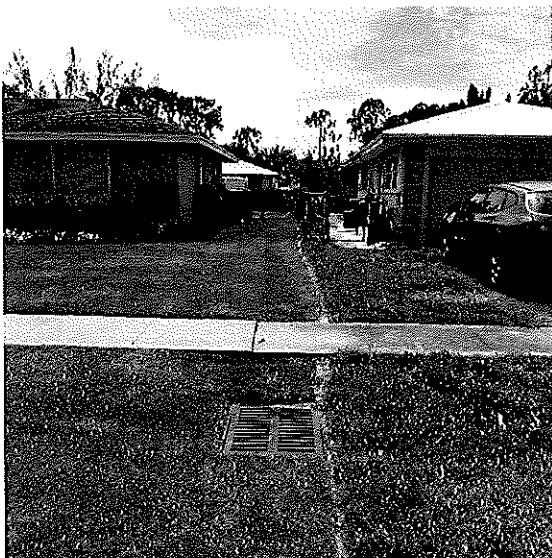
Lot 91, 2483 Poinciana Drive

1. Concrete drive apron
2. Concrete sidewalk along house



Lot 29, 3543 Santiago Way

1. Zoysia grass
2. 42" Chain link fence at rear of house
3. 42" Chain link fence at rear property
4. Vines on fence

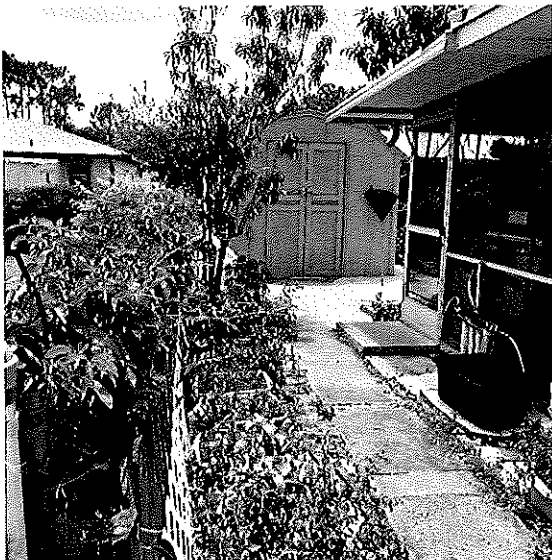
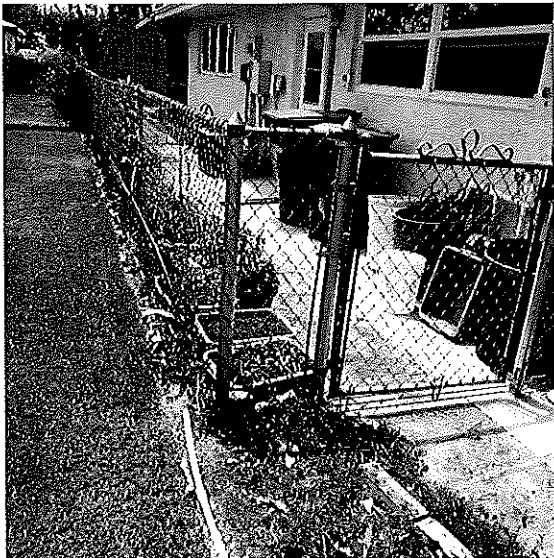


Poinciana Village
Easement Encroachments
Conducted on 2/22/2021
By D. Schmitt & K. Payne

Location No. 10 (Continued)

Lot 30, 3547 Santiago Way

1. Concrete sidewalk adjacent to house and to rear patio
2. Shed (prefab) in easement
3. 42" Chain link fence with gate at front



POINCIANA VILLAGE EXISTING EASEMENTS
ASSESSMENT REPORT

LOCATION NO. 11

REQUIRED ACTIVITIES

The following activities are required within the existing drainage easement and right of way as identified herein and on the plans. The Contractor shall be responsible for determining the existing site conditions and required actions. Work shall include, but not be limited to, clearing and removal of all existing improvements and vegetation to allow removal of the existing stormwater system and installation of the proposed stormwater system.

The following specific actions shall include, but not be limited to:

1. Removal and disposal of the existing stormwater system with restoration.
2. Installation of the proposed stormwater system with restoration.
3. Removal of existing trees and vegetation.
4. Removal of existing wood and chain link fence.
5. Removal of existing asphalt drive as required.
6. Removal of existing concrete drive at 2374.
7. Coordination and removal of carport at 2374

See photographs for additional information. See updated photograph.

Poinciana Village
Easement Encroachments
Conducted on 2/22/2021
By D. Schmitt & K. Payne

Location No. 11

General Items:

1. FPL light pole to be held



Lot #41, 2374 Poinciana Dr.

1. Shrubs at front
2. Asphalt driveway at front
3. 6' Wood fence at side yard
4. Concrete pad and aluminum carport
5. Concrete sidewalk extends to back of house



Poinciana Village
Easement Encroachments
Conducted on 2/22/2021
By D. Schmitt & K. Payne

Location No. 11 (Continued)

Lot #41, 2374 Poinciana Dr. (Continued)



Lot #42, 2350 Poinciana Dr.

1. Asphalt drive at front
2. Small concrete wing wall
3. 42" Fence with gate at front
4. Landscape at rear



Poinciana Village
Easement Encroachments
Conducted on 2/22/2021
By D. Schmitt & K. Payne

Location No. 11 (Continued)

Note carport repairs completed. Wood
fence replaced with PVC at property line



Updated photograph December 5, 2023

POINCIANA VILLAGE EXISTING EASEMENTS
ASSESSMENT REPORT

LOCATION NO. 12

REQUIRED ACTIVITIES

The following activities are required within the existing drainage easement and right of way as identified herein and on the plans. The Contractor shall be responsible for determining the existing site conditions and required actions. Work shall include, but not be limited to, clearing and removal of all existing improvements and vegetation to allow removal of the existing stormwater system and installation of the proposed stormwater system.

The following specific actions shall include, but not be limited to:

1. Removal and disposal of the existing stormwater system with restoration.
2. Installation of the proposed stormwater system with restoration.
3. Removal of existing vegetation (shrubs) at right of way and replacement.
4. Exercise care in stormwater system work to avoid existing underground power feed to shed.

See photographs for additional information.

Poinciana Village
Easement Encroachments
Conducted on 2/22/2021
By D. Schmitt & K. Payne

Location No. 12

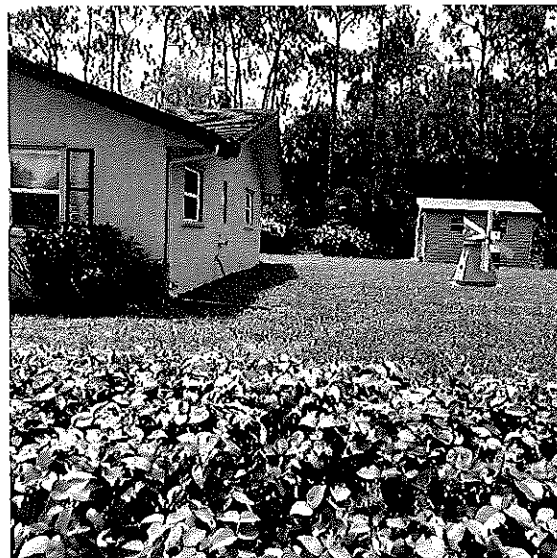
General Items:

1. FPL light pole to be held



Lot #44, 2288 Poinciana Dr.

1. Shrub at front
2. Irrigation in yard
3. Shed at rear
4. Electric to shed from house
5. Landscape in rear



POINCIANA VILLAGE EXISTING EASEMENTS
ASSESSMENT REPORT

LOCATION NO. 13

REQUIRED ACTIVITIES

The following activities are required within the existing drainage easement and right of way as identified herein and on the plans. The Contractor shall be responsible for determining the existing site conditions and required actions. Work shall include, but not be limited to, clearing and removal of all existing improvements and vegetation to allow removal of the existing stormwater system and installation of the proposed stormwater system.

The following specific actions shall include, but not be limited to:

1. Removal and disposal of the existing stormwater system with restoration.
2. Installation of the proposed stormwater system with restoration.
3. Exercise care in work area adjacent to existing vinyl fence at 3351.

See photographs for additional information.

Poinciana Village
Easement Encroachments
Conducted on 2/22/2021
By D. Schmitt & K. Payne

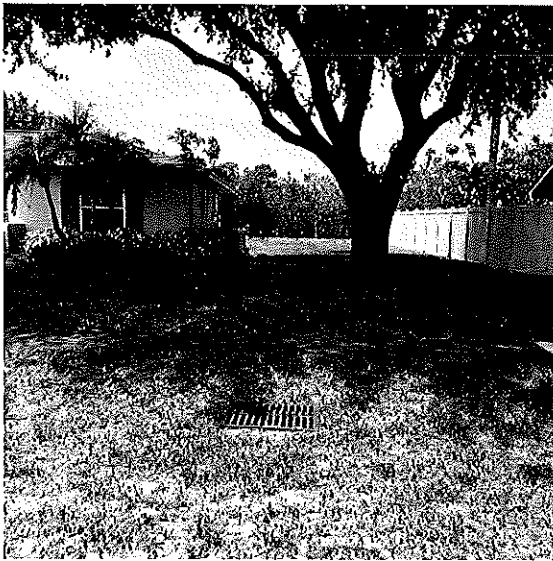
Location No. 13

General Items:

1. Communication box at rear

Lot #52, 3333 Bolero Way

1. Tree



Lot #53, 3351 Bolero Way

1. Vinyl fence at property line

