

UTILITIES DIVISION LAND DEVELOPMENT DIVISION
SYSTEM ACCEPTANCE FISCAL INFORMATION SHEET
(Auditing submittal with supporting documentation after Board acceptance of systems)

PROJECT INFORMATION

Project Name:	Parker Estates		
County Project DMS #	LDRES-2023-46	PCUMD Project #	2023-12-40-0
Developer Name:	CMTG Real Estate Enterprise, Inc.		
Developer Address:	3699 Airfield Drive West Lakeland, FL 33811		
Contact Person & Phone No.	Melissa Bajsa 863-698-7989		
SYSTEM(S) ACCEPTED BY UTILITIES DIVISION			
Wastewater:	Reclaimed Water:	Potable Water:	X
Commencement Date of County Operation of System(s):		10/30/25	
Date of Acceptance by Board of County Commissioners:		07/21/26	

SYSTEM VALUE AND REIMBURSEMENT INFORMATION

System Value			
	On Site	Off Site	
Wastewater*	\$0.00	\$0.00	\$0.00
Reclaimed			
Water*	\$0.00	\$0.00	\$0.00
Potable Water*	\$262,999.00	\$0.00	\$262,999.00
Land**	\$0.00	\$0.00	
Total system value			\$262,999.00
Cash Payment by Developer to County			
Reimbursements			
From wastewater connection fees			\$0.00
From reclaimed water connection fees			\$0.00
From potable water connection fees			\$0.00
Total connection fee reimbursement			\$0.00
Cash for wastewater improvements***			\$0.00
Cash for reclaimed water improvements***			\$0.00
Cash for potable water improvements***			\$0.00
Cash for land***			\$0.00
Total cash reimbursement***			\$0.00
Summary of System Value and Reimbursements			\$0.00
Total system value			\$262,999.00
Total connection fee reimbursement			\$0.00
Total cash reimbursement			
System contribution value****			\$262,999.00

*In accordance with construction schedule of values

**In accordance with Property Appraiser records if land not purchased

***Paid upon system acceptance by Board and invoice approval by Auditor to Board

****Total system value less total connection fee and cash reimbursements

SUPPORTING DOCUMENTATION

Documents	Applicable	Attached
Developer's Letter of Dedication	X	X
Engineer's Certificate of Certification	X	X
Contractor's Letter of Certification	X	X
Construction schedule of values (water, wastewater and/or reclaimed water)	X	X
Copy of New Development Information Sheet	X	X
Final Inspector's Letter	X	X
Agenda item accepting system(s)	X	X
Original Developer's Affidavit of Costs*	NA	NA
Original Contractor's Affidavit of Charges*	NA	NA
Copy of agreement with developer, if applicable*	NA	NA
*Applicable only if agreement exists	NA	NA

Prepared by: Chrissy Irons

Date: 07/02/26

CHAPTER 2

DEVELOPMENT COORDINATION

Section 250-E

Engineer of Record's Letter of Certification

Project: Parker Estates

Project No.: LDRES-2023-46

I, as ENGINEER OF RECORD for the above subject project, hereby certify to POLK COUNTY that all applicable water, wastewater, reclaimed water, storm and/or roadway systems constructed as part of, and in conjunction with the subject project are completed in conformance with the Construction Plans as approved by POLK COUNTY and all State of Florida construction permit conditions. These public infrastructure improvements are complete, functional, ready to be placed into operation to provide service to the public, and ready for POLK COUNTY acceptance, ownership, operation, and maintenance responsibility.

The Record Drawings accurately reflect all public infrastructure system information. Lot numbers, street names, locations of easements, property boundaries, etc. are shown on the Record Drawings and are consistent with the approved Recorded Plat.

Engineer's Signature

Date

Engineer's Typed Name: Rodney A. Gadd, P.E.

Florida P. E. Registration Number: 70875

Engineer's Firm Name: Gadd & Associates, LLC CA#30194

Engineer's Email Address: rodney@gaddcivil.com

Engineer's Mailing Address:

4685 E. County Road 540A

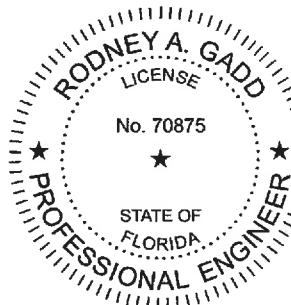
Lakeland, Florida 33813

Engineer's Physical Address:

same as mailing

Telephone Number: 863.940.9979

Fax Number: n/a



Rodney A
Gadd

2026.06.16

16:14:41

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Section 250-E

1 of 1

This Item has been digitally signed and sealed by Rodney A. Gadd, P.E. on the date adjacent to the seal. Signature must be verified on any electronic copies.

CHAPTER 2

DEVELOPMENT COORDINATION

Section 250-F

Contractor's Letter of Certification

Project: Parker Estates

Project No.: LDRES-2023-46

I, as the CONTRACTOR for the above subject project, hereby certify to POLK COUNTY that the Water ☒, wastewater ☐, reclaimed water ☐, storm ☒, roadway ☒ (check all that apply) systems constructed as part of, and in conjunction with the above subject project are completed and in conformance with the Construction Plans approved by POLK COUNTY, and State of Florida construction permit conditions. These public infrastructure improvements are complete, functional, ready to provide service to the public, and ready for County acceptance for POLK COUNTY to take ownership, operation, and maintenance responsibility.

The Record Drawings accurately reflect all public infrastructure system information. Lot numbers, street names, locations of easements, property boundaries, etc. are shown on the Record Drawings and are consistent with the approved Recorded Plat.

All construction materials and workmanship is warranted for one (1) calendar year from the date of acceptance by the Board of County Commissioners.


Contractor's Signature

10/6/25
Date

Contractor's Typed Name: Derek Burton

Florida License Number: CUC056901

Contractor's Firm Name: Davis Grading, LLC

Contractor's Email Address: db.davisgradingllc@gmail.com

Contractor's Mailing Address:

PO Box 2337

Eaton Park, Florida 33840

Contractor's Physical Address:

2110 S Combee Road

Lakeland, Florida 33801

Telephone Number: 863.937.5269

Fax Number: n/a

CHAPTER 2

DEVELOPMENT COORDINATION

Section 250-D

Developer's Letter of Dedication & Statement of Warranty

Project: Parker Estates

Project No.: LDRES-2023-46

I, as the DEVELOPER of the above subject project, hereby dedicate to POLK COUNTY all applicable water, wastewater, reclaimed water, storm and/or roadway systems constructed as part of, and in conjunction with the subject project for ownership, operation, and maintenance responsibility. Further, I certify that all bills relative to this project have been paid, and there are no liens or other encumbrances against the project.

All construction, materials, and workmanship are warranted for one (1) calendar year from the date of acceptance by the Board of County Commissioners.

Melissa Bajsa

09/29/2025

Developer's Signature

Date

Developer's Typed Name: Melissa Bajsa, Vice President, CMTG Real Estate Enterprises, Inc.

Developer's Firm Name: CMTG Real Estate Enterprise, Inc.

Developer's Email Address: cmtgenterprises@gmail.com

Telephone Number: 863.698.7989 Fax Number: n/a

Developer's Mailing Address: 3699 Airfield Drive West

Lakeland, Florida 33811

Developer's Physical Address: Same as mailing.

CHAPTER 4

WATER

Section 450-I

Water System Schedule of Values

Date: June 19, 2026

Contractor: Davis Grading, LLC

Project: Parker Estates

PCU Project No.: LDRES-2023-46

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
1	Single Service, Long	2	EA	1,500.00	3,000.00
2	Single Service, Short	2	EA	1,350.00	2,700.00
3	Double Service, Long	4	EA	1,700.00	6,800.00
4	Double Service, Short	7	EA	1,550.00	10,850.00
5	Blow-Off Assembly, Complete	1	EA	2,250.00	2,250.00
6	Fire Hydrant Assembly, Complete Including Branch Valve	3	EA	7,250.00	21,750.00
7	Pressure Test & BacT	1	LS	2,400.00	2,400.00
8	Connect to Exist.	1	LS	2,400.00	2,400.00
9	Sample Pts	1	LS	1,500.00	1,500.00
10	4" PVC, AWWA C-900, DR 18, Blue				
11	4" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
12	4" Gate Valve Assembly, Complete				
13	4" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
14	4" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
15	4" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
16	4" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
17	4" Tee, CI, C153, Cement-Lined, Bituminous Coated				
18	4" Cross, DI, C153, Cement-Lined, Bituminous Coated				
19					
20	4" HDPE				
21					
22	6" PVC, AWWA C-900, DR 18, Blue	1,220	LF	44.65	54,473.00
23	6" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
24	6" Gate Valve Assembly, Complete	2	EA	2,511.00	5,022.00

CHAPTER 4

WATER

Section 450-I

Water System Schedule of Values

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
25	6" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated	2	EA	500.00	1,000.00
26	6" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated	5	EA	525.00	2,625.00
27	6" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated	6	EA	537.50	3,225.00
28	6" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
29	6" Tee, DI, C153, Cement-Lined, Bituminous Coated				
30	6" Cross, DI, C153, Cement-Lined, Bituminous Coated				
31					
32	6" HDPE				
33					
34	8" PVC, AWWA C-900, DR 18, Blue	1,240	LF	66.77	82,794.80
35	8" DIP, Pressure Class 350 Cement-Lined, Bituminous Coated				
36	8" Gate Valve Assembly, Complete	2	EA	3,085.00	6,170.00
37	8" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated	2	EA	748.25	1,496.50
38	8" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated	2	EA	779.50	1,559.00
39	8" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated	2	EA	822.25	1,644.50
40	8" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated	2	EA	950.00	1,900.00
41	8" Tee, DI, C153, Cement-Lined, Bituminous Coated	2	EA	976.00	1,952.00
42	8" Cross, DI, C153, Cement-Lined, Bituminous Coated				
43	8" Plug	1	EA	851.20	851.20
44	8" HDPE	86	LF	233.28	20,062.00
45					
46	10" PVC, AWWA C-900, DR 18, Blue				
47	10" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
48	10" Gate Valve Assembly, Complete				
49	10" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				

CHAPTER 4

WATER

Section 450-I

Water System Schedule of Values

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
50	10" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
51	10" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
52	10" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
53	10" Tee, DI, C153, Cement-Lined, Bituminous Coated				
54	10" Cross, DI, C153, Cement-Lined, Bituminous Coated				
55					
56	10" HDPE				
57					
58	12" PVC, AWWA C-900, DR 18, Blue				
59	12" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
60	12" Gate Valve Assembly, Complete				
61	12" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
62	12" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
63	12" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
64	12" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
65	12" Tee, DI, C153 Cement-Lined, Bituminous Coated				
66	12" Cross, DI, C153, Cement-Lined, Bituminous Coated				
67					
68	12" HDPE				
69					
70	16" PVC, AWWA C-905, DR 25, Blue				
71	16" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
72	16" Gate Valve Assembly, Complete				
73	16" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
74	16" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				

CHAPTER 4

WATER

Section 450-I

Water System Schedule of Values

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
75	16" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
76	16" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
77	16" Tee, DI, C153 Cement-Lined, Bituminous Coated				
78	16" Cross, DI, C153, Cement-Lined, Bituminous Coated				
79					
80	16" HDPE				
81					
82					
83					
84	18" PVC, AWWA C-905, DR 25, Blue				
85	18" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
86	18" Gate Valve Assembly, Complete				
87	18" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
88	18" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
89	18" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
90	18" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
91	18" Tee, DI, C153 Cement-Lined, Bituminous Coated				
92	18" Cross, DI, C153, Cement-Lined, Bituminous Coated				
93					
94	18" HDPE				
95					
96	1.5" BFP	1	EA	3,250.00	3,250.00
97	R-O-W Restoration	1	LS		21,324.00

Total Constructed Value: \$

262,999.00

Reviewer:

Date:

Comments



LAND DEVELOPMENT DIVISION

MEMORANDUM

To: Chrissy Irons, Development Coordinator II

From: George Worthen, Inspector

Project Name: Parker Estates

Project #: LDRES-2023-46

DATE: 6/15/2026

The Inspector of Record has made a final review of the above-mentioned project. As a result of inspections, test results, and general site observations, I certify that the project is complete and represents reasonable compliance with the intent of the plans designed by the Engineer of Record and approved by the Polk County Land Development Division. The exact field locations and elevations of the storm water, potable water, wastewater, and reclaimed water systems are not guaranteed nor certified by the inspector.

It is the Contractor and Engineer of Record's responsibility to furnish the Polk County Land Development Division with Record Drawings and other final closeout documentation, as required by the Land Development Code and the Utility Standards and Specifications Manual, for final review and approval of the completed project before release of C.O.'s.

Should you have any further questions in the matter, please call (863) 534-6449.