

SUBJECT: Berry Bay Village F2 **PI#5076**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: February 13, 2024
CONTACT: Lee Ann Kennedy

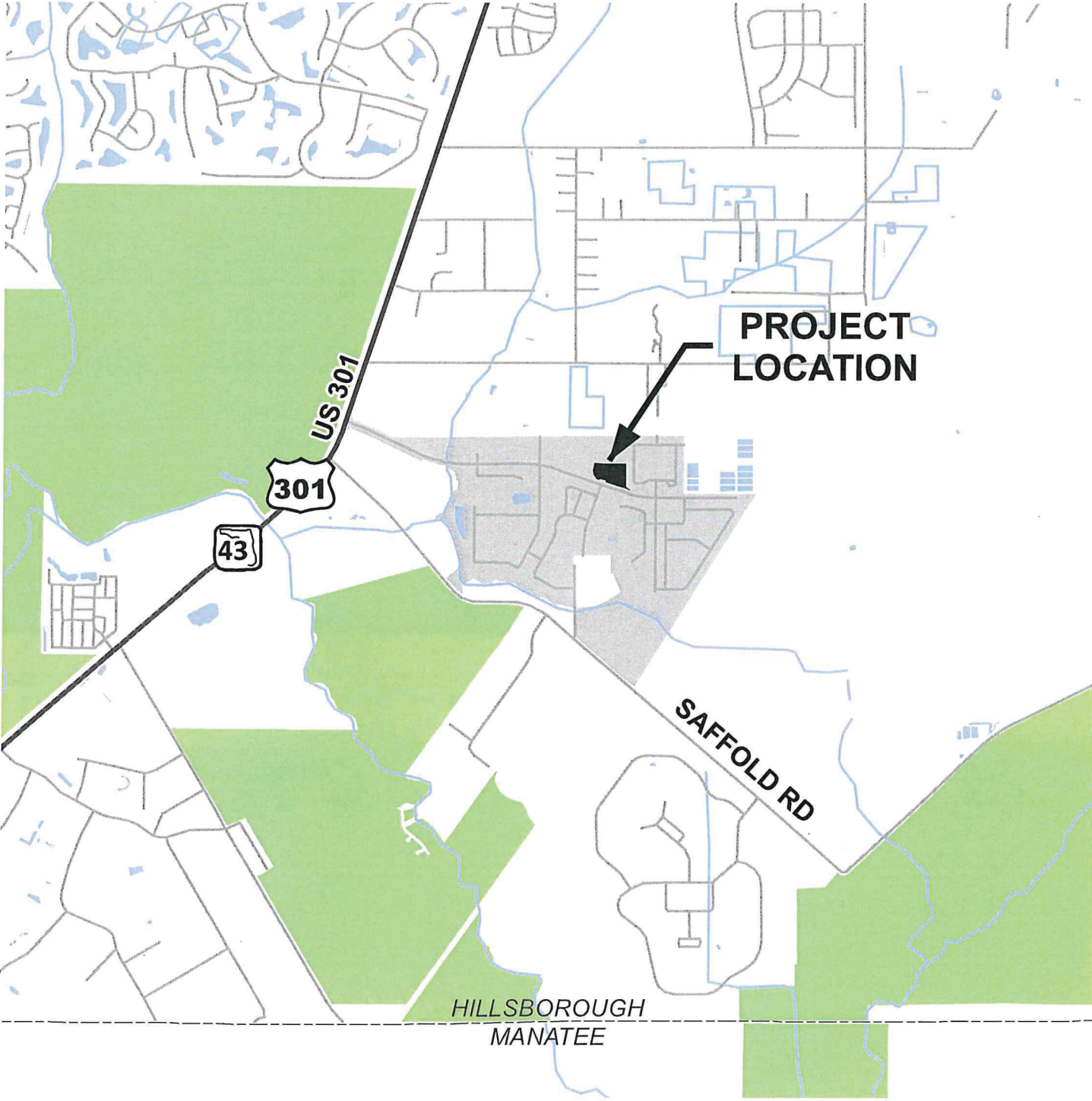
RECOMMENDATION:

Accept the plat for recording for Berry Bay Village F2, located in Section 29, Township 32, and Range 20. Also provide the administrative rights to release the performance securities for lot corners upon final approval by the Development Review Division of Development Services Department. Accept a Performance Bond for Placement of Lot Corners in the amount of \$3,660.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance – Placement of Lot Corners.

School Concurrency was approved for this project based on a Developer Agreement and a payment of \$385,792.00 was made on December 20, 2023.

BACKGROUND:

On June 5, 2023, Permission to Construct Prior to Platting was issued for Berry Bay Village F2, after construction plan review was completed on October 17, 2022. The developer has submitted the required Bond, which the County Attorney's Office has reviewed and approved. The developer is Berry Bay Development, LLC, and the engineer is Halff.



**PROJECT
LOCATION**

US 301

301

43

SAFFOLD RD

HILLSBOROUGH
MANATEE

**SUBDIVIDER’S AGREEMENT FOR PERFORMANCE
- PLACEMENT OF LOT CORNERS**

This Agreement made and entered into this _____ day of _____, 20_____, by and between Berry Bay Development, LLC, hereinafter referred to as the “Subdivider” and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the “County.”

Witnesseth

WHEREAS, the Board of County Commissioners of Hillsborough County has established a Land Development Code, hereinafter referred to as “LDC” pursuant to the authority contained in Chapters 125, 163 and 177, Florida Statutes; and

WHEREAS, the LDC affects the subdivision of land within the unincorporated areas of Hillsborough County; and

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Berry Bay Village F2 (hereafter referred to as the “Subdivision”); and

WHEREAS, a final plat of a subdivision within the unincorporated area of Hillsborough County shall not be approved and recorded until the Subdivider has guaranteed to the satisfaction of the County that lot corners will be installed; and

WHEREAS, the lot corners required by Florida Statutes in the Subdivision are to be installed after recordation of said plat under guarantees posted with the County; and

WHEREAS, the Subdivider agrees to install the aforementioned lot corners in the platted area.

NOW, THEREFORE, in consideration of the intent and desire of the Subdivider as set forth herein, to gain approval of the County to record said plat, and to gain acceptance for maintenance by the County of the aforementioned Improvements, the Subdivider and County agree as follows:

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install in the Subdivision, within Four (4) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 3, below, all lot corners as required by Florida Statutes.
3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2, above, specifically identified as:
 - a. Letter of Credit, number _____, dated _____, with _____ by order of _____
 - b. A Performance Bond, number 5370851 \$3,660.00 dated, 12/14/2023 _____ with Berry Bay Development, LLC _____ as Principal, and _____ Great American Insurance Company _____ as Surety, or
 - c. Escrow agreement, dated _____, between, _____ and the County, or
 - c. Cashier/Certified Check, number _____, dated _____, which shall be deposited by the County into a non-interest bearing

escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

Copies of said letter of credit, performance and warranty bonds, escrow agreements, or cashier/certified checks is attached hereto and by reference made a part hereof.

4. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of the time period established for installation of lot corners described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check as required by the LDC.
5. In the event the Subdivider shall fail or neglect to fulfill its obligations under this agreement and as required by the LDC, the Subdivider shall be liable to pay for the cost of installation of the lot corners to the final total cost including, but not limited to, surveying, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
6. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the Subdivision at such time as the plat complies with the provisions of the LDC and has been approved in a manner as prescribed therein.
7. If any article, section, clause or provision of this agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remainder of this Agreement, nor any other provisions hereof, or such judgment or decree shall be binding in its operation to the particular portion hereof described in such judgment and decree and held invalid.
8. This document contains the entire agreement of the parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date set forth above.

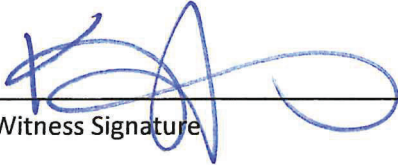
ATTEST:



Witness Signature

Connor Smith

Printed Name of Witness



Witness Signature

KELLEY CATO JUNEAU

Printed Name of Witness

Subdivider:

By 

Authorized Corporate Officer or Individual
(Sign before Notary Public and 2 Witnesses)

Nicholas J. Dister

Name (typed, printed or stamped)

Authorized Representative

Title

111 S Armenia Ave. Tampa, FL 33609

Address of Signer

(813) 443-0809

Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL

(When Appropriate)

ATTEST:

CINDY STUART

Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS

HILLSBOROUGH COUNTY, FLORIDA


By: _____

Deputy Clerk

By: _____

Chair

APPROVED BY THE COUNTY ATTORNEY

BY 
Approved As To Form And Legal
Sufficiency.

Representative Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this
18th day of December, 2023, by Nicholas J. Dister as
(day) (month) (year) (name of person acknowledging)
Authorized Representative for Berry Bay Development, LLC
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR Produced Identification



(Signature of Notary Public - State of Florida)

Type of Identification Produced

Kelley Cato Juneau

(Print, Type, or Stamp Commissioned Name of Notary Public)

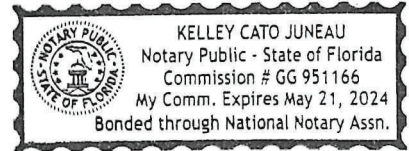
(Notary Seal)

GG951166

(Commission Number)

May 21, 2024

(Expiration Date)



Individual Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this
____ day of _____, _____, by _____
(day) (month) (year) (name of person acknowledging)

Personally Known OR Produced Identification

(Signature of Notary Public - State of Florida)

Type of Identification Produced

(Print, Type, or Stamp Commissioned Name of Notary Public)

(Notary Seal)

(Commission Number)

(Expiration Date)

SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT

KNOW ALL MEN BY THESE PRESENTS, That we Berry Bay Development, LLC
_____ called the Principal, and Great American
Insurance Company _____ called the Surety, are held and firmly bound unto the

BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of _____
Three Thousand Six Hundred Sixty and 00/100 (\$3,660.00) Dollars for the payment of which sum,
well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and
severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has adopted subdivision
regulations in its Land Development Code pursuant to the authority granted to it in Chapters 125, 163 and
177, Florida Statutes, which regulations are by reference hereby incorporated into and made a part of this
performance bond; and

WHEREAS, these subdivision regulations affect the subdivision of land within the unincorporated areas
of Hillsborough County; and

WHEREAS, pursuant to these subdivision regulations a final plat of the subdivision within the
unincorporated areas of Hillsborough County shall not be approved and recorded until the Subdivider has
guaranteed to the satisfaction of the County that lot corners will be installed; and

WHEREAS, the lot corners required by Florida Statutes in the subdivision known as
Berry Bay Village F2 are to be installed after recordation of said plat under guarantees posted with
the County; and

WHEREAS, said lot corners are to be installed in the aforementioned platted area; and

WHEREAS, the aforementioned subdivision regulations require the Principal to submit an instrument
ensuring completion of installation of the aforementioned lot corners within a time period established by said
regulations; and

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered
into a Subdivider's Agreement for Performance – Placement of Lot Corners, the terms of which Agreement
require the Principal to submit an instrument ensuring completion of installation of the required lot corners; and

WHEREAS, the terms of said Subdivider's Agreement are by reference, hereby, incorporated into and
made a part of this Subdivision Performance Bond.

NOW THEREFORE, the conditions of this obligation are such, that:

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Berry Bay Village F2 subdivision all lot corners as required by the State in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within Four (4) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL July 16, 2024.

SIGNED, SEALED AND DATED this 14th day of DECEMBER ~~December~~, 2023.


ATTEST: 

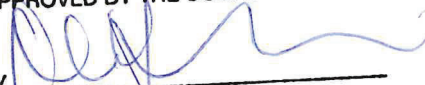
Berry Bay Development, LLC

BY: 
PRINCIPAL (SEAL)

Great American Insurance Company
SURETY (SEAL)

ATTEST: Helena Bearn


ATTORNEY-IN-FACT (SEAL)
Mary Martha Langley, Attorney-in-Fact and
Florida Licensed Resident Agent

APPROVED BY THE COUNTY ATTORNEY

BY _____
Approved As To Form And Legal
Sufficiency.

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by this power of attorney is not more than **FOUR**

No. 0 21328

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
FREDERIC M. ARCHERD, JR.	ALL OF	ALL
TANYA L. RUSSO	TAMPA, FLORIDA	\$100,000,000
RICHARD P. RUSSO, JR.		
MARY MARTHA LANGLEY		

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this **18TH** day of **JUNE**, 2019



Atty L C B

Assistant Secretary

GREAT AMERICAN INSURANCE COMPANY

Mark V Vicario

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

MARK VICARIO (877-377-2405)

On this **18TH** day of **JUNE**, 2019, before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

Susan A Kohorst

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this **14th** day of **December**, 2023



Atty L C B

Assistant Secretary

**BERRY BAY VILLAGE F2
Hillsborough County, FL
LOT CORNERS**

DECEMBER 13, 2023

1.00	LOT CORNER MONUMENTATION				
1.01	Monuments Installed	23.00	Per Lot	\$82.00	\$1,886.00
1.02	Verification by PLS	8.00	Hours	\$130.00	\$1,040.00
	TOTAL				\$2,926.00
Grand Total					\$2,926.00
PERFORMANCE BOND				125%	\$3,660



This item has been digitally signed and sealed by Kyle L. Thornton, P.E., on the date adjacent to the seal
Date: 23-12-13
 Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

KYLE L. THORNTON, PE

#60279

BERRY BAY SUBDIVISION VILLAGE F2

BEING A REPLAT OF PARCELS 412, 413 & 414, OF BERRY BAY SUBDIVISION VILLAGE F, AS RECORDED IN PLAT BOOK 145, PAGES 215-219, LYING IN SECTION 29, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT NOTES:

- 1) BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (1980 ADJUSTMENT), BEING THE NORTHERLY BOUNDARY OF PARCEL 413, BERRY BAY SUBDIVISION VILLAGE F, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 145, PAGES 215 THROUGH 219, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
- 2) SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD, LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING, THE DEVELOPMENT REVIEW DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- 3) NOTICE, THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER 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.
- 4) COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM, THE BASIS OF GRID BEARINGS IS THE LENGEMANN LNET GPS NETWORK NORTH AMERICAN DATUM OF 1983 (NATIONAL SPATIAL REFERENCE SYSTEM 1980, ADJUSTMENT), AND VERIFIED THROUGH NATIONAL GEODETIC SURVEY HORIZONTAL CONTROL STATION "BROWNING". THE COORDINATES ARE INTENDED FOR INFORMATIONAL PURPOSES ONLY.
- 5) 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.
- 6) ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.

DESCRIPTION:

ALL OF PARCEL 412, BERRY BAY SUBDIVISION VILLAGE F, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 145, PAGES 215 THROUGH 219, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL 412; RUN THENCE ALONG THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY BOUNDARY THEREOF THE FOLLOWING FOURTEEN (14) COURSES: 1) S.89°56'47"E., A DISTANCE OF 120.00 FEET; 2) S.00°03'13"W., A DISTANCE OF 27.56 FEET; 3) SOUTHWESTERLY, 46.85 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 18°51'30" (CHORD BEARING S.09°29'08"W., 65.55 FEET); 4) S.18°50'03"W., A DISTANCE OF 10.42 FEET; 5) NORTHEASTERLY, 19.19 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 83°23'03" (CHORD BEARING S.22°46'28"E., 99.77 FEET); 6) SOUTHEASTERLY, 29.11 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 63°23'03" (CHORD BEARING S.27°42'38"E., 28.03 FEET); 7) S.16°59'03"W., A DISTANCE OF 35.36 FEET; 8) N.71°04'57"W., A DISTANCE OF 16.21 FEET; 9) S.83°50'03"W., A DISTANCE OF 36.13 FEET; 10) N.17°04'57"W., A DISTANCE OF 108.88 FEET; 11) N.37°14'57"W., A DISTANCE OF 121.55 FEET; 12) S.89°56'47"E., A DISTANCE OF 71.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.862 ACRES, MORE OR LESS.

TOGETHER WITH:

ALL OF PARCEL 413, BERRY BAY SUBDIVISION VILLAGE F, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 145, PAGES 215 THROUGH 219, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL 413; RUN THENCE ALONG THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY BOUNDARY THEREOF THE FOLLOWING EIGHT (8) COURSES: 1) S.89°56'47"E., A DISTANCE OF 240.00 FEET; 2) S.00°03'13"W., A DISTANCE OF 189.36 FEET; 3) SOUTHWESTERLY, 57.00 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 108°51'50" (CHORD BEARING S.54°29'08"W., 48.81 FEET); 4) N.71°04'57"W., A DISTANCE OF 212.96 FEET; 5) NORTHEASTERLY, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING N.26°09'45"W., 35.36 FEET); 6) N.18°50'03"E., A DISTANCE OF 10.42 FEET; 7) NORTHERLY, 82.31 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 18°51'50" (CHORD BEARING N.09°29'08"E., 81.94 FEET); 8) N.00°03'13"E., A DISTANCE OF 28.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.062 ACRES, MORE OR LESS.

TOGETHER WITH:

ALL OF PARCEL 414, BERRY BAY SUBDIVISION VILLAGE F, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 145, PAGES 215 THROUGH 219, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL 414; RUN THENCE ALONG THE EASTERLY, SOUTHERLY, WESTERLY AND NORTHERLY BOUNDARY THEREOF THE FOLLOWING TWELVE (12) COURSES: 1) S.00°03'13"W., A DISTANCE OF 428.17 FEET; 2) S.27°53'46"E., A DISTANCE OF 113.15 FEET; 3) N.72°41'17"W., A DISTANCE OF 238.25 FEET; 4) N.71°04'57"W., A DISTANCE OF 260.59 FEET; 5) N.18°50'03"E., A DISTANCE OF 25.00 FEET; 6) N.71°04'57"W., A DISTANCE OF 33.91 FEET; 7) N.18°50'03"E., A DISTANCE OF 75.00 FEET; 8) NORTHEASTERLY, 31.42 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING N.63°50'03"E., 28.28 FEET); 9) S.71°04'57"E., A DISTANCE OF 133.91 FEET; 10) NORTHEASTERLY, 152.00 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 108°51'50" (CHORD BEARING N.54°29'08"E., 130.15 FEET); 11) N.00°03'13"E., A DISTANCE OF 182.82 FEET; 12) S.89°56'47"E., A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.078 ACRES, MORE OR LESS.

CONTAINING A TOTAL NET ACREAGE OF 4.002 ACRES, MORE OR LESS.

CLERK OF THE CIRCUIT COURT COUNTY OF HILLSBOROUGH STATE OF FLORIDA

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS, IN FORM OF CHAPTER 177, PART I OF FLORIDA STATUTES, AND HAS BEEN FILED FOR RECORD IN PLAT BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY: _____ CLERK OF CIRCUIT COURT

BY: _____ DEPUTY CLERK

THIS _____ DAY OF _____ 20____ TIME _____

CLERK FILE NUMBER _____

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

CHAIRMAN _____ DATE _____

CHARLES M. ARNETT (LICENSE NO. 158684)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
GEOPOINT SURVEYING, INC.
213 HOBBS STREET, TAMPA, FL 33619
LICENSED BUSINESS NUMBER LB 7768



PAGES 215-219, DEDICATION:

THE UNDERSIGNED, AS OWNERS OF THE LANDS PLATTED HEREIN DO HEREBY DEDICATE THIS PLAT OF BERRY BAY SUBDIVISION VILLAGE F2 FOR RECORD. FURTHER, THE OWNERS DO HEREBY DEDICATE TO PUBLIC USE ALL EASEMENTS DESIGNATED ON THE PLAT AS "PUBLIC". THE UNDERSIGNED FURTHER MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

OWNERS DO FURTHER DEDICATE TO THE PUBLIC IN GENERAL, ALL OF THE UTILITY EASEMENTS SHOWN HEREON FOR UTILITY PURPOSES AND OTHER PURPOSES INCIDENTAL THERETO.

OWNER: BERRY BAY DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: NICHOLAS J. DISTER, AUTHORIZED REPRESENTATIVE

WITNESS PRINT _____

WITNESS PRINT _____

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF HILLSBOROUGH

SWORN TO AND SUBSCRIBED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____ 2023, PERSONALLY APPEARED NICHOLAS J. DISTER, AS AUTHORIZED REPRESENTATIVE OF BERRY BAY DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC

SIGN: _____

PRINT: _____

COMMISSION NO.: _____

EXPIRES: _____

OWNER: BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

BY: NICHOLAS J. DISTER, CHAIRMAN

WITNESS PRINT _____

WITNESS PRINT _____

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF HILLSBOROUGH

SWORN TO AND SUBSCRIBED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____ 2023, PERSONALLY APPEARED NICHOLAS J. DISTER, AS CHAIRMAN OF BERRY BAY COMMUNITY DEVELOPMENT DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC

SIGN: _____

PRINT: _____

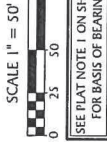
COMMISSION NO.: _____

EXPIRES: _____

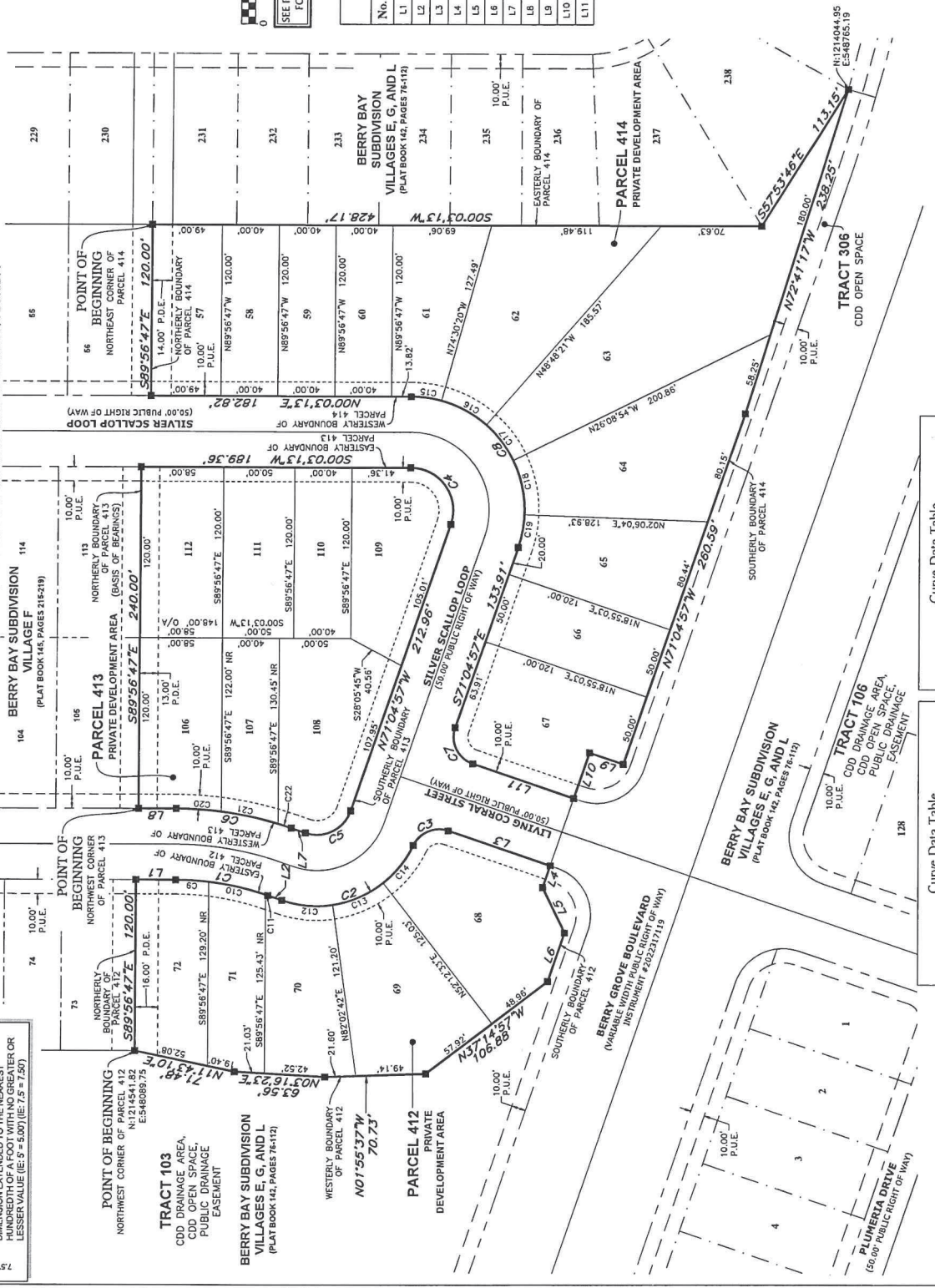
OWNER: _____

BERRY BAY SUBDIVISION VILLAGE F2

BEING A REPLAT OF PARCELS 412, 413 & 414, OF BERRY BAY SUBDIVISION VILLAGE F, AS RECORDED IN PLAT BOOK 145, PAGES 215-219, LYING IN SECTION 29, TOWNSHIP 32, SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



No.	Bearing	Length
L1	S00°03'13\"W	27.95'
L2	S18°55'03\"W	10.42'
L3	S18°55'03\"W	75.63'
L4	N71°04'57\"W	16.21'
L5	S62°55'03\"W	35.36'
L6	N71°04'57\"W	36.13'
L7	N18°55'03\"E	10.42'
L8	N00°03'13\"E	26.47'
L9	N18°55'03\"E	25.00'
L10	N71°04'57\"W	33.91'
L11	N18°55'03\"E	75.00'



PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND DIMENSIONS OF A PARALLEL NATURE CITY EASEMENT ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 3' = 3.00' (IE: 7/8\"

No.	Radius	Arc	Δ	Bearing	Chord
C17	80.00'	31.64'	22°29'27\"	N52°31'23\"E	31.43'
C16	80.00'	39.44'	28°14'58\"	N77°58'35\"E	39.05'
C19	80.00'	16°49'00\"	57°29'27\"E	23.40'	23.40'
C20	250.00'	31.61'	7°14'44\"	N03°40'35\"E	31.59'
C21	250.00'	40.93'	9°22'49\"	N11°59'22\"E	40.88'
C22	250.00'	9.77'	2°14'17\"	N17°47'55\"E	9.76'

No.	Radius	Arc	Δ	Bearing	Chord
C9	200.00'	23.10'	6°37'08\"	N03°21'47\"E	23.09'
C10	200.00'	41.04'	11°49'28\"	N12°33'06\"E	40.97'
C11	200.00'	1.70'	0°29'13\"	N18°40'27\"E	1.70'
C12	75.00'	36.18'	27°38'12\"	S05°05'57\"W	35.83'
C13	75.00'	39.05'	29°50'09\"	S23°36'13\"E	38.62'
C14	75.00'	33.92'	25°54'43\"	S51°30'39\"E	33.63'
C15	80.00'	21.56'	15°28'26\"	N07°46'26\"E	21.49'
C16	80.00'	35.88'	25°42'00\"	N38°30'39\"E	35.56'

No.	Radius	Arc	Δ	Bearing	Chord
C1	200.00'	65.85'	18°31'30\"	S09°22'08\"W	65.55'
C2	75.00'	109.15'	83°23'03\"	S22°46'28\"E	99.77'
C3	20.00'	29.11'	8°32'03\"	S22°46'28\"E	26.61'
C4	30.00'	57.00'	108°51'50\"	S56°29'08\"W	46.81'
C5	25.00'	39.27'	9°00'00\"	N26°04'57\"W	35.36'
C6	250.00'	82.31'	18°51'50\"	N09°29'08\"E	81.94'
C7	20.00'	31.42'	9°00'00\"	N65°55'03\"E	28.28'
C8	80.00'	152.00'	108°51'50\"	N54°29'08\"E	130.15'

LEGEND:
 ■----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT - 4\"X4\" CONCRETE MONUMENT WITH DISK LB7788, UNLESS OTHERWISE NOTED
 ○----- INDICATES (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL & DISK LB7788
 (O/A)----- NON-RADIAL LINE
 P.E.----- PUBLIC UTILITY EASEMENT
 CDD----- COMMUNITY DEVELOPMENT DISTRICT
 P.D.E.----- PUBLIC DRAINAGE EASEMENT

No.	Radius	Arc	Δ	Bearing	Chord
C9	200.00'	23.10'	6°37'08\"	N03°21'47\"E	23.09'
C10	200.00'	41.04'	11°49'28\"	N12°33'06\"E	40.97'
C11	200.00'	1.70'	0°29'13\"	N18°40'27\"E	1.70'
C12	75.00'	36.18'	27°38'12\"	S05°05'57\"W	35.83'
C13	75.00'	39.05'	29°50'09\"	S23°36'13\"E	38.62'
C14	75.00'	33.92'	25°54'43\"	S51°30'39\"E	33.63'
C15	80.00'	21.56'	15°28'26\"	N07°46'26\"E	21.49'
C16	80.00'	35.88'	25°42'00\"	N38°30'39\"E	35.56'



Hillsborough County

PUBLIC SCHOOLS

Preparing Students for Life

FINAL - Certificate of School Concurrency

Project Name	Berry Bay Phase 2 Villages F2
Jurisdiction	Hillsborough County
Jurisdiction Project ID Number	5076
HCPS Project ID Number	SC-970
Parcel / Folio Number(s)	079710.0587
Project Location	US HWY 301 and Saffold Road, Wimauma
Dwelling Units & Type	23 Single-Family Attached (SFA)
Applicant	Berry Bay Development, LLC

School Concurrency Analysis					
School Type	Elementary	Middle	High		Total Capacity Reserved
Students Generated	5	3	4		12

Pursuant to the Interlocal Agreement For School Planning, Siting & Concurrency, Section 5.5.2 Process for Determining School Facilities Concurrency: (h) The County will issue a School Concurrency Determination only upon: (1) the School Board's written determination that adequate school capacity will be in place or under actual construction within 3 years after the issuance of subdivision final plat or site development construction plan approval for each level of school without mitigation; or (2) the execution of a legally binding mitigation agreement between the School Board, the County and the applicant, as provided by this Agreement. At the time of application for preliminary plat approval, the Elementary, Middle, and High school Concurrency Service Areas (CSA's) serving this site and the adjacent Elementary, Middle, and High school CSA's did not have capacity to serve this project. A Conditional Certificate of School Concurrency was previously issued to allow the project to proceed through the preliminary plating process during the time Applicant, School Board, and County negotiated and entered into a legally binding mitigation agreement.

This Final Certificate of School Concurrency is being issued based on a fully executed, recorded, and legally binding Proportionate Share Binding Mitigation Agreement (DSC-970), the terms of which were recorded on May 11, 2023. The Applicant contributed funds on December 20, 2023 in the amount of \$385,792.00 thereby satisfying the requirement to construct Elementary, Middle, and High school seats to accommodate the proposed development as more particularly described therein.

Lori Belangia

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January 8, 2024

Date Issued