

SUBJECT: Krycul Avenue Townhomes fka Lion Fl Townhomes **PI#5662**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: January 7, 2025
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Krycul Avenue Townhomes fka Lion Fl Townhomes, located in Section 08, Township 30, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (off-site roads, drainage, water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$2,028,978.68, a Warranty Bond in the amount of \$12,288.50 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$6,000.00 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 adequate capacity for the project.

BACKGROUND:

On May 28, 2024, Permission to Construct Prior to Platting was issued for Krycul Avenue Townhomes fka Lion Fl Townhomes, after construction plan review was completed on June 21, 2022. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Chelsea Court, LLC and the engineer is Water Resource Associates.



Engineering ~ Environmental
Water Resource ~ Survey

12363 Hampton Park Blvd.
Tampa, FL 33624
7978 Cooper Creek Blvd
University Park, Florida 34201
www.wraengineering.com
CA 00007652 LB 8274 LA6667181
Phone: 813.265.3130 941.275.9721

KRYCUL AVENUE
TOWNHOMES
(LION FL TOWNHOMES)



VICINITY MAP

JOB NUMBER: 2494
APPROVED BY: PW
DESIGNED BY: PW
DRAWN BY: PW
REVISED DATE: 00-00-00

EX. 1

Datum: -



SUBDIVIDER'S AGREEMENT FOR CONSTRUCTION AND WARRANTY OF REQUIRED ON-SITE AND OFF-SITE IMPROVEMENTS

This Agreement made and entered into this _____ day of _____, 20_____, by and between Chelsea Court, 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 Krycul Avenue Townhomes (Lion FL Townhomes) (hereafter, the "Subdivision"); and

WHEREAS, a final plat of a 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 the improvements within the platted area and the off-site improvements required as a condition of the approval of the Subdivision will be installed; and

WHEREAS, the off-site and on-site improvements required by the LDC in connection with the Subdivision are to be installed after recordation of said plat under guarantees posted with the County; and

WHEREAS, the Subdivider has or will file with the Hillsborough County Development Review Division of the Development Services Department drawings, plans, specifications and other information relating to the construction of roads, streets, grading, sidewalks, stormwater drainage systems, water, wastewater and reclaimed water systems and easements and rights-of-way as shown on such plat and as required for approval of the subdivision, in accordance with the specifications found in the aforementioned LDC and required by the County; and

WHEREAS, the Subdivider agrees to build and construct the aforementioned off-site and on-site improvements as required in connection with the Subdivision; and

WHEREAS, pursuant to the LDC, the Subdivider will request the County to accept, upon completion, the following on-site and off-site improvements for maintenance as listed below and identified as applicable to this project:

Asphalt driveway within ROW, concrete curbing with ROW, concrete sidewalk in ROW
water main improvements from point of connection to master meter, FM improvements in ROW
(hereafter, the "County Improvements"); and

WHEREAS, the County requires the Subdivider to warranty the aforementioned County Improvements against any defects in workmanship and materials and agrees to correct any such defects which arise during the warranty period; and

WHEREAS, the County requires the Subdivider to submit to the County an instrument guaranteeing the performance of said warranty and obligation to repair.

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 County 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 the on-site and off-site improvements required within and in connection with the Subdivision, within 6 (_____) 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 4 below, in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of Development Services Department by the Subdivider.

3. The Subdivider agrees to warranty the County Improvements constructed in connection with the Subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said Improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the Improvements so that said County Improvements thereafter comply with the technical specifications contained in the LDC established by the County.
4. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance and a separate instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:
 - a. Letters of Credit, number _____, dated _____ and number _____ dated _____, with _____ by order of _____,
 - b. A Performance Bond, number 2298117 dated, 10/28/24 with Chelsea Court, LLC as Principal, and _____ Westbend Insurance as Surety, or
A Warranty Bond, number 2298118 dated, 10/28/24 with Chelsea Court, LLC as Principal, and _____ Westbend Insurance as Surety, or
 - c. Cashier/Certified Checks, number _____, dated _____ and _____ 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.

5. Once construction is completed, the Subdivider shall submit a written certification, signed and sealed by the Engineer-of-Record, stating that the improvements are constructed in accordance with:
 - a. The plans, drawings, and specifications submitted to and approved by the County's Development Review Division of Development Services Department; and
 - b. All applicable County regulations relating to the construction of improvement facilities.

An authorized representative of the County's Development Services Department will review the Engineer's Certification and determine if any discrepancies exists between the constructed improvements and said certifications.

6. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of time period established for construction of those on-site and off-site improvements described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion of said improvements 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.

7. In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement as set forth in paragraph 2 and as required by the LDC, the Subdivider shall be liable to pay for the cost of construction and installation of the improvements to the final total cost including, but not limited to, 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.
8. In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement as set forth in paragraph 3 and as required by the LDC, the Subdivider shall be liable to pay for the cost of reconstruction of defective County Improvements to the final total cost, including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the Subdivider's failure or neglect to perform.
9. 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 the manner prescribed therein.
10. The County agrees, pursuant to the terms contained in the LDC, to accept the Improvements for maintenance upon proper completion, approval by the County's Development Review Division of the Development Services Department, and the submittal and approval of all documentation required by this Agreement and the LDC.
11. The County agrees, pursuant to the terms contained in the LDC, to issue a letter of compliance to allow the release of certificates of occupancy upon receipt of all of the following:
 - a. The Engineer-of-Record's Certification referred to in paragraph 5 above; and
 - b. Acknowledgement by the Development Services Department that all necessary inspections have been completed and are satisfactory, and that no discrepancies exist between the constructed improvements and the Engineer's Certification; and
 - c. Provide that all applicable provisions of the LDC have been met.
12. In the event that the improvement facilities are completed prior to the end of the construction period described in paragraph 2, the Subdivider may request that the County accept the County improvements for maintenance at the time of completion. In addition to the submittal, inspections, and approvals otherwise required by this Agreement and the LDC, the Subdivider shall accompany its request for acceptance with a new or amended warranty instrument, in a form prescribed by the LDC, guaranteeing the obligations set forth in paragraph 3 for a period of two (2) years from the date of the final inspection approval. Provided that said warranty instrument is approved as to form and legal sufficiency by the County Attorney's Office, the County's Development Services Department may accept the new or amended warranty instrument on behalf of the County, and release the original warranty instrument received pursuant to this Agreement, where appropriate. All portions of this Agreement pertaining to the warranty shall apply to any new or amended warranty instrument accepted pursuant to this paragraph.
13. 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 remaining portions of this Agreement, which shall remain in full force and effect.
14. This document contains the entire agreement of these 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:

Subdivider:

[Signature]
Witness Signature

By [Signature]
Authorized Corporate Officer or Individual
(Sign before Notary Public and 2 Witnesses)

Valerie Quintero
Printed Name of Witness

Celia Morales
Name (typed, printed or stamped)

[Signature]
Witness Signature

Vice President
Title

Norma Bermudez
Printed Name of Witness

4117 N Clark Ave Tampa Fl 33614
Address of Signer

813 404 6119
Phone Number of Signer

NOTARY PUBLIC



LESLIE REYES
Comm.: # HH 299935
Expires: November 30, 2026
Notary Public - State of Florida

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

[Signature]
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
15 day of November, 2024, by Celia Morales as
(day) (month) (year) (name of person acknowledging)
Vice President for Cheloea Court 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

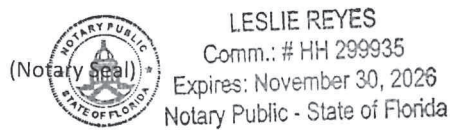
Type of Identification Produced



(Signature of Notary Public - State of Florida)

Leslie Reyes

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



HH299935 11/30/2026

(Commission Number) (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

Type of Identification Produced

(Signature of Notary Public - State of Florida)

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

(Notary Seal)

(Commission Number) (Expiration Date)

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 Krycul Townhomes (Lion FL Townhomes) subdivision all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, to be built and constructed 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 Six (6) 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 December 1, 2025.

SIGNED, SEALED AND DATED this 28th day of October, 2024.

ATTEST:



Chelsea Court LLC

By 
Principal Seal

West Bend Insurance Company


Surety

Seal

ATTEST:

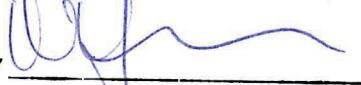


Robert Vetere, Witness

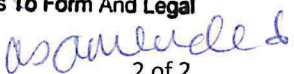
By 
Attorney-In-Fact Seal

Matthew M. Eperesi

APPROVED BY THE COUNTY ATTORNEY

BY 

Approved As To Form And Legal Sufficiency.







Bond No. 2298117

POWER OF ATTORNEY

Know all men by these Presents, that West Bend Insurance Company (formerly known as West Bend Mutual Insurance Company prior to 1/1/2024), a corporation having its principal office in the City of West Bend, Wisconsin does make, constitute and appoint:

Pamela M. Anderson, Wendy A. Bright, William M. Chapman, Matthew M. Eperesi, Natasha Kerr, Barbara A. Leeper, Patti K. Lindsey, Madeline P. Lovett, Alexandra Machnik, Cheri L. Ritz, Robert Vetere, Richard Zimmerman

lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf as surety and as its act and deed any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of: Thirty Million Dollars (\$30,000,000)

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of West Bend Insurance Company by unanimous consent resolution effective the 1st day of January 2024.

Appointment of Attorney-In-Fact. The president or any vice president, or any other officer of West Bend Insurance Company may appoint by written certificate Attorneys-In-Fact to act on behalf of the company in the execution of and attesting of bonds and undertakings and other written obligatory instruments of like nature. The signature of any officer authorized hereby and the corporate seal may be affixed by facsimile to any such power of attorney or to any certificate relating therefore and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the company in the future with respect to any bond or undertaking or other writing obligatory in nature to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any said officer at any time.

Any reference to West Bend Mutual Insurance Company in any Bond and all continuations thereof shall be considered a reference to West Bend Insurance Company.

In witness whereof, West Bend Insurance Company has caused these presents to be signed by its president undersigned and its corporate seal to be hereto duly attested by its secretary this 1st day of January 2024.

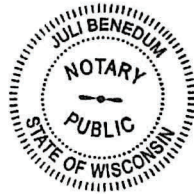
Attest Christopher C. Zwygart
Christopher C. Zwygart
Secretary



Robert J. Jacques
Robert J. Jacques
President

State of Wisconsin
County of Washington

On the 1st day of January 2024, before me personally came Robert Jacques, to me known being by duly sworn, did depose and say that he is the President of West Bend Insurance Company, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.



Juli Benedum
Lead Corporate Attorney
Notary Public, Washington Co., WI
My Commission is Permanent

The undersigned, duly elected to the office stated below, now the incumbent in West Bend Insurance Company, a Wisconsin corporation authorized to make this certificate, Do Hereby Certify that the foregoing attached Power of Attorney remains in full force effect and has not been revoked and that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at West Bend, Wisconsin this 28th day of October, 2024



Christopher C. Zwygart
Christopher C. Zwygart
Secretary

SUMMARY FOR PERFORMANCE BOND COST ESTIMATE

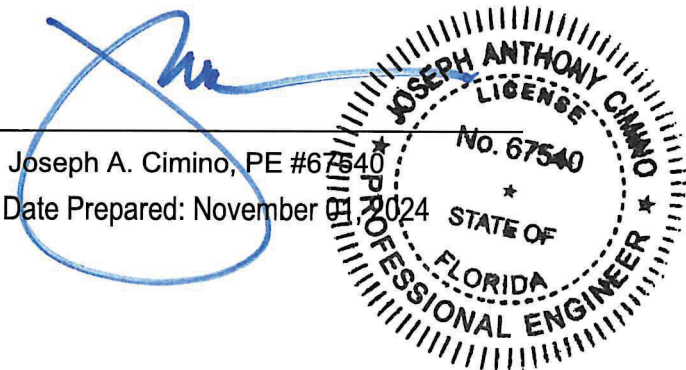
Krycul Townhomes (Lion FL Townhomes)

Project ID #5662; Folio #74089.0000; SR#21-0028

Streets and Drainage Facilities	\$ 1,098,239.12
Water Distribution System	\$ 237,622.86
Sewage Collection System	\$ 287,320.96
Total Amount	<u>\$ 1,623,182.94</u>
Performance Bond Amount (125% of Total)	<u>\$ 2,028,978.68</u>

Joseph A. Cimino, PE #67540

Date Prepared: November 01, 2024



Engineers Cost Breakdown
Schedule: STREETS & DRAINAGE FACILITIES
Krycul Townhomes (Lion FL Townhomes)
Project ID #5662; Folio #74089.0000; SR#21-0028

ITEM	DESCRIPTION OF WORK	QTY	UNIT	UNIT PRICE	VALUE
ONSITE					
1	Erosion Control	1	LS	\$10,500.00	\$10,500.00
2	Tree Protection	575	LF	\$3.50	\$2,012.50
3	Sod Slopes- Bahia	86,926	SF	\$0.42	\$36,508.92
4	Maintenance of Traffic	1	LS	\$4,500.00	\$4,500.00
5	Site Clearing	1	LS	\$86,000.00	\$86,000.00
6	Demolition (Buildings, ex. Drainage etc.)	1	LS	\$26,750.00	\$26,750.00
7	Final Grading	1	LS	\$25,000.00	\$25,000.00
8	6' Vinyl Fence	1,240	LF	\$18.00	\$22,320.00
9	8' Vinyl Fence	1,075	LF	\$21.00	\$22,575.00
10	8" Stabilized Subgrade (LBR 40)	7,131	SY	\$10.00	\$71,310.00
11	6" Crushed Conc. (LBR 180)	7,131	SY	\$12.00	\$85,572.00
12	1.5" Asphalt Pavement- Type SP-9.5	7,131	SY	\$13.50	\$96,268.50
13	Pervious Pavement	4,800	SY	\$5.00	\$24,000.00
14	Asphalt Milling	142	SY	\$8.00	\$1,136.00
15	Striping	1	LS	\$2,500.00	\$2,500.00
16	Signs	1	LS	\$3,850.00	\$3,850.00
17	Concrete Curb and Gutter- Type D	1,307	LF	\$16.00	\$20,912.00
18	Header Curb	2,371	LF	\$12.00	\$28,452.00
19	Thickened Edge Conc. Sidewalk	5,920	SF	\$9.00	\$53,280.00
20	6" Conc. Sidewalk	4,120	SF	\$8.00	\$32,960.00
21	ADA Curb Ramps	14	EA	\$1,250.00	\$17,500.00
22	ADA Detectable Warning (FDOT Index #304)	14	EA	\$425.00	\$5,950.00
23	Tree Wells	100	LF	\$30.00	\$3,000.00
24	Clay Core Barrier	40	EA	\$200.00	\$8,000.00
25	6" Underdrain	1,150	LF	\$49.60	\$57,040.00
26	6" Cleanouts	9	EA	\$9.00	\$81.00
27	8" Yard Drain	1	EA	\$287.00	\$287.00
28	12" Yard Drain	6	EA	\$697.20	\$4,183.21
29	18" ADS Inline Drain	2	EA	\$854.00	\$1,708.00
30	12" FES	1	EA	\$1,650.00	\$1,650.00
31	12" HPPP	157	LF	\$37.27	\$5,851.39
32	18" HPPP	865	LF	\$45.00	\$38,925.00
33	24" HPPP	2,030	LF	\$62.72	\$127,321.60
34	Ditch Bottom Inlet- Type D	14	EA	\$5,200.00	\$72,800.00
35	Ditch Bottom Inlet- Type D w/ Type 9 Grate	6	EA	\$3,900.00	\$23,400.00
36	Storm Manhole	3	EA	\$5,095.00	\$15,285.00
37	24" FES	5	EA	\$2,510.00	\$12,550.00
38	Control Structures	3	EA	\$5,800.00	\$17,400.00
39	Type D Control Structure	1	EA	\$8,900.00	\$8,900.00
40	Pipe Dewatering/Stone Bedding	1	LS	\$20,000.00	\$20,000.00
TOTAL STREETS AND DRAINAGE FACILITIES					\$1,098,239.12

Engineers Cost Breakdown
Schedule: WATER DISTRIBUTION SYSTEM
Krycul Townhomes (Lion FL Townhomes)
Project ID #5662; Folio #74089.0000; SR#21-0028

ITEM	DESCRIPTION OF WORK	QTY	UNIT	UNIT PRICE	VALUE
1	8" PVC Watermain (C-900, DR-18)	1,480	LF	\$55.69	\$82,421.20
	4" PVC Watermain	345	LF	\$21.31	\$7,351.95
2	Jack & Bore 6" Class 50 DIP w/ 16" Casing	1	LS	\$32,500.00	\$32,500.00
3	Reverse Cut-In-Tee	1	LS	\$6,086.69	\$6,086.69
	4"x4"x4" Tee	1	EA	\$343.38	\$343.38
	8"x8"x4" Tee	1	EA	\$350.40	\$350.40
	4"x4"x1" Tee	1	EA	\$207.56	\$207.56
4	8"x6" Reducer	1	EA	\$220.48	\$220.48
5	8" Gate Valve	1	EA	\$1,421.00	\$1,421.00
6	6" Gate Valve	3	EA	\$1,421.00	\$4,263.00
7	Fire Hydrant Assembly	4	EA	\$7,201.30	\$28,805.20
8	Chlorine Injection Point	3	EA	\$250.00	\$750.00
9	Sample Point	3	EA	\$750.00	\$2,250.00
10	Pressure Testing	1,480	LF	\$8.00	\$11,840.00
	1" RPZ Dual Water Service	58	EA	\$250.00	\$14,500.00
11	8" Master Meter Assembly	1	EA	\$44,312.00	\$44,312.00
TOTAL WATER DISTRIBUTION SYSTEM					\$ 237,622.86

Engineers Cost Breakdown
Schedule: SEWAGE COLLECTION SYSTEM
Krycul Townhomes (Lion FL Townhomes)
Project ID #5662; Folio #74089.0000; SR#21-0028

ITEM NO.	DESCRIPTION OF WORK	QTY	UNIT	UNIT PRICE	VALUE
ONSITE					
1	4" 45 BENDS DR-18 C-900	4	EA	\$671.99	2,687.96
2	4" Plug Valve	1	EA	\$952.86	952.86
3	20"x4" Tapping Sleeve and Valve	1	EA	\$5,188.66	5,188.66
4	12" Casing (5 LF)	1	LS	\$1,519.30	1,519.30
5	4" DR-18 C-900	1,280	LF	\$21.09	26,995.20
6	Pressure Testing	1,280	LF	\$5.00	6,400.00
7	Private Lift Station	1	EA	\$85,745.00	85,745.00
8	8" PVC Sanitary Sewer 0'-6' Depth	400	LF	\$40.06	16,024.00
9	8" PVC Sanitary Sewer 6'-8' Depth	260	LF	\$44.06	11,455.60
10	8" PVC Sanitary Sewer 8'-10' Depth	470	LF	\$46.06	21,648.20
11	8" PVC Sanitary Sewer 10'-12' Depth	70	LF	\$49.06	3,434.20
12	4" Sanitary Lateral, 8"x4" Wye, 40' 4" Service	58	EA	\$847.97	49,182.26
13	Sanitary Manhole 0'-6' Depth	4	EA	\$6,657.35	26,629.40
14	Sanitary Manhole 7'-10' Depth	2	EA	\$8,312.98	16,625.96
	Inflow Protection	6	EA	\$472.06	2,832.36
15	TV Sewer	1	LS	\$10,000.00	10,000.00
TOTAL SEWAGE COLLECTION SYSTEM					\$ 287,320.96

SUBDIVISION WARRANTY BOND - OFF-SITE

KNOW ALL MEN BY THESE PRESENTS, that we Chelsea Court LLC

called the Principal, and

West Bend Insurance Company called the Surety, are held and firmly bound unto the

BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of

Twelve Thousand Two Hundred Eighty-Eight and 50/100 (\$ 12,288.50) Dollars for the payment of which

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 land development 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 warranty bond; and

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

WHEREAS, the Principal has requested that the Board of County Commissioners of Hillsborough County accept the following off-site improvement facilities (off-site Streets and Drainage Facilities, Water Distribution System and Sewage Collection System hereafter referred to as the "Off-Site Improvement Facilities") constructed in conjunction with the platted subdivision known as Krycul Townhomes (Lion FL Townhomes) hereafter, the "Subdivision"); and

WHEREAS, the subdivision regulations require as a condition of acceptance of the aforementioned Off-Site Improvement Facilities that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting said Off-Site Improvement Facilities in an amount prescribed by said subdivision regulations; and

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider's Agreement, the terms of which agreement require the Principal to submit an instrument warranting the above- described improvements; and

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

NOW THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH THAT:

- A. If the Principal shall warrant for a period of two years following the date of acceptance of the Off-Site Improvement Facilities for maintenance by the Board of County Commissioners of Hillsborough County, in the Subdivision against failure, deterioration, or damage resulting from defects in workmanship and/or materials, and;
- B. If the Principal shall correct within the above described warranty period any such failure, deterioration, or damage existing in the aforementioned improvements so that said improvements thereafter comply with the technical specifications contained in the subdivision regulations established by the Board of County Commissioners of Hillsborough County, and;

C. 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 January 1, 2027

SIGNED, SEALED AND DATED this 28th day of October, 2024

ATTEST:



Chelsea Court LLC

By ce mull
Principal Seal

West Bend Insurance Company

Surety Seal

ATTEST:

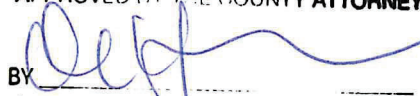


Robert Vetere, Witness

By Matthew M. Eperesi
Attorney-In-Fact Seal
Matthew M. Eperesi



APPROVED BY THE COUNTY ATTORNEY



Approved As To Form And Legal Sufficiency.

as amended



Bond No. 2298118

POWER OF ATTORNEY

Know all men by these Presents, that West Bend Insurance Company (formerly known as West Bend Mutual Insurance Company prior to 1/1/2024), a corporation having its principal office in the City of West Bend, Wisconsin does make, constitute and appoint:

Pamela M. Anderson, Wendy A. Bright, William M. Chapman, Matthew M. Eperesi, Natasha Kerr, Barbara A. Leeper, Patti K. Lindsey, Madeline P. Lovett, Alexandra Machnik, Cheri L. Ritz, Robert Vetere, Richard Zimmerman

lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf as surety and as its act and deed any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of: Thirty Million Dollars (\$30,000,000)

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of West Bend Insurance Company by unanimous consent resolution effective the 1st day of January 2024.

Appointment of Attorney-In-Fact. The president or any vice president, or any other officer of West Bend Insurance Company may appoint by written certificate Attorneys-In-Fact to act on behalf of the company in the execution of and attesting of bonds and undertakings and other written obligatory instruments of like nature. The signature of any officer authorized hereby and the corporate seal may be affixed by facsimile to any such power of attorney or to any certificate relating therefore and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the company in the future with respect to any bond or undertaking or other writing obligatory in nature to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any said officer at any time.

Any reference to West Bend Mutual Insurance Company in any Bond and all continuations thereof shall be considered a reference to West Bend Insurance Company.

In witness whereof, West Bend Insurance Company has caused these presents to be signed by its president undersigned and its corporate seal to be hereto duly attested by its secretary this 1st day of January 2024.

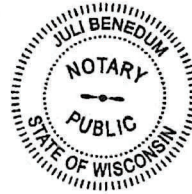
Attest Christopher C. Zwygart
Christopher C. Zwygart
Secretary



Robert J. Jacques
Robert J. Jacques
President

State of Wisconsin
County of Washington

On the 1st day of January 2024, before me personally came Robert Jacques, to me known being by duly sworn, did depose and say that he is the President of West Bend Insurance Company, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.



Juli Benedum
Lead Corporate Attorney
Notary Public, Washington Co., WI
My Commission is Permanent

The undersigned, duly elected to the office stated below, now the incumbent in West Bend Insurance Company, a Wisconsin corporation authorized to make this certificate, Do Hereby Certify that the foregoing attached Power of Attorney remains in full force effect and has not been revoked and that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at West Bend, Wisconsin this 28th day of October, 2024



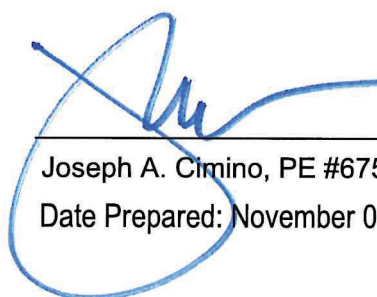
Christopher C. Zwygart
Christopher C. Zwygart
Secretary

SUMMARY FOR WARRANTY BOND COST ESTIMATE

Krycul Townhomes (Lion FL Townhomes)

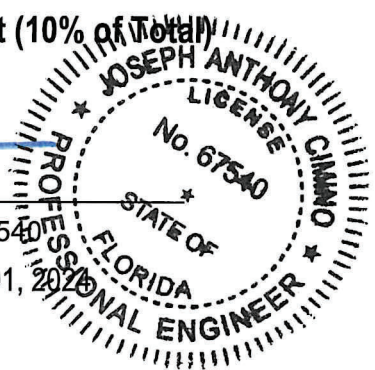
Project ID #5662; Folio #74089.0000; SR#21-0028

Streets and Drainage Facilities	\$ 17,328.00
Water Distribution System	\$ 94,109.22
Sewage Collection System	\$ 11,447.81
Total Amount	<u>\$ 122,885.03</u>
Warranty Bond Amount (10% of Total)	\$ 12,288.50



Joseph A. Cimino, PE #67540

Date Prepared: November 01, 2020



Engineers Cost Breakdown
Schedule: STREETS & DRAINAGE FACILITIES
Krycul Townhomes (Lion FL Townhomes)
Project ID #5662; Folio #74089.0000; SR#21-0028

ITEM	DESCRIPTION OF WORK	QTY	UNIT	UNIT PRICE	VALUE
ONSITE					
1	Onsite Cut, Place and Compact Site	500	CY	\$4.00	\$2,000.00
2	Sod Slopes- Bahia	138	SF	\$0.25	\$34.50
3	Maintenance of Traffic	1	LS	\$4,500.00	\$4,500.00
4	8" Stabilized Subgrade (LBR 40)	71	SY	\$10.00	\$710.00
5	6" Crushed Conc. (LBR 180)	71	SY	\$12.00	\$852.00
6	1.5" Asphalt Pavement- Type SP-9.5	181	SY	\$13.50	\$2,443.50
7	Signing and Pavement Marking	1	LS	\$2,500.00	\$2,500.00
8	Concrete Curb and Gutter- Type D	8	LF	\$16.00	\$128.00
9	Conc. Sidewalk	90	SF	\$9.00	\$810.00
10	ADA Curb Ramps	2	EA	\$1,250.00	\$2,500.00
11	ADA Detectable Warning (FDOT Index #304)	2	EA	\$425.00	\$850.00
TOTAL STREETS AND DRAINAGE FACILITIES					\$17,328.00

Engineers Cost Breakdown
Schedule: WATER DISTRIBUTION SYSTEM
Krycul Townhomes (Lion FL Townhomes)
Project ID #5662; Folio #74089.0000; SR#21-0028

ITEM	DESCRIPTION OF WORK	QTY	UNIT	UNIT PRICE	VALUE
1	8" PVC Watermain (C-900, DR-18)	45	LF	\$55.69	\$2,506.05
2	Jack & Bore 6" Class 50 DIP w/ 16" Casing	1	LS	\$32,500.00	\$32,500.00
3	Reverse Cut-In-Tee	1	LS	\$6,086.69	\$6,086.69
4	8"x6" Reducer	1	EA	\$220.48	\$220.48
5	8" Gate Valve	1	EA	\$1,421.00	\$1,421.00
6	6" Gate Valve	3	EA	\$1,421.00	\$4,263.00
7	Chlorine Injection Point	2	EA	\$250.00	\$500.00
8	Sample Point	2	EA	\$250.00	\$500.00
9	Pressure Testing	1	LS	\$1,800.00	\$1,800.00
10	8" Master Meter Assembly	1	EA	\$44,312.00	\$44,312.00
TOTAL WATER DISTRIBUTION SYSTEM					\$ 94,109.22

Engineers Cost Breakdown
Schedule: SEWAGE COLLECTION SYSTEM
Krycul Townhomes (Lion FL Townhomes)
Project ID #5662; Folio #74089.0000; SR#21-0028

ITEM NO.	DESCRIPTION OF WORK	QTY	UNIT	UNIT PRICE	VALUE
ONSITE					
1	4" Plug Valve	1	EA	\$952.86	952.86
2	20"x4" Tapping Sleeve and Valve	1	EA	\$5,188.66	5,188.66
3	12" Casing (5 LF)	1	LS	\$1,519.30	1,519.30
4	4" DR-18 C-900	11	EA	\$21.09	231.99
5	Pressure Testing	11	LF	\$5.00	55.00
6	Repair Asphalt	1	LS	\$3,500.00	3,500.00
TOTAL SEWAGE COLLECTION SYSTEM					\$ 11,447.81

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

This Agreement made and entered into this ____ day of _____, 20____, by and between Chelsea Court, 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 Krycul Avenue Townhomes (Lion FL Townhomes) _____ (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 six (6) 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 2298116 dated, 10/29/24 _____ with Chelsea Court, LLC _____ as Principal, and Westbend Insurance _____ 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:

[Handwritten Signature]

Witness Signature

Kenara Alarcón

Printed Name of Witness

[Handwritten Signature]

Witness Signature

NORMA BERMUDEZ

Printed Name of Witness

Subdivider:

By *[Handwritten Signature]*

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

Celia Morales

Name (typed, printed or stamped)

Manager

Title

4417 N Clark Ave Tampa FL 33614

Address of Signer

813 404 6119

Phone Number of Signer

NOTARY PUBLIC



LESLIE REYES
Comm.: # HH 299935
Expires: November 30, 2026
Notary Public - State of Florida

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

[Handwritten Signature]
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
30 day of October, 2024, by Celia Morales as
(day) (month) (year) (name of person acknowledging)
Manager for Chelsea Court 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

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


(Notary Seal)  **LESLIE REYES** HH 299935 11/30/26
Comm.: # HH 299935 (Commission Number) (Expiration Date)
Expires: November 30, 2026
Notary Public - State of Florida

Individual Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH


The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this
30 day of October, 2024, by Celia Morales
(day) (month) (year) (name of person acknowledging)

Personally Known OR Produced Identification


(Signature of Notary Public - State of Florida)

Type of Identification Produced

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

(Notary Seal)  **LESLIE REYES** HH 299935 11/30/26
Comm.: # HH 299935 (Commission Number) (Expiration Date)
Expires: November 30, 2026
Notary Public - State of Florida

SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT

KNOW ALL MEN BY THESE PRESENTS, That we Chelsea Court LLC
 _____ called the Principal, and _____
West Bend Insurance Company _____ called the Surety, are held and firmly bound unto the
 BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of _____
Six Thousand and 00/100----- (\$ 6,000.00) 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 Krycul Townhomes (Lion FL Townhomes) 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 Krycul Townhomes (Lion FL Townhomes) 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 Six (6) 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 December 1, 2025.

SIGNED, SEALED AND DATED this 28th day of October, 2024.

ATTEST:

[Signature]

Chelsea Court LLC

BY: [Signature]
PRINCIPAL (SEAL)

West Bend Insurance Company
SURETY (SEAL)

ATTEST:

[Signature]
Robert Vetere, Witness

[Signature]
ATTORNEY-IN-FACT (SEAL)
Matthew M. Eperesi



APPROVED BY THE COUNTY ATTORNEY

BY: [Signature]
Approved As To Form And Legal Sufficiency.
as amended



Bond No. 2298116

POWER OF ATTORNEY

Know all men by these Presents, that West Bend Insurance Company (formerly known as West Bend Mutual Insurance Company prior to 1/1/2024), a corporation having its principal office in the City of West Bend, Wisconsin does make, constitute and appoint:

Pamela M. Anderson, Wendy A. Bright, William M. Chapman, Matthew M. Eperesi, Natasha Kerr, Barbara A. Leeper, Patti K. Lindsey, Madeline P. Lovett, Alexandra Machnik, Cheri L. Ritz, Robert Vetere, Richard Zimmerman

lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf as surety and as its act and deed any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of: Thirty Million Dollars (\$30,000,000)

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of West Bend Insurance Company by unanimous consent resolution effective the 1st day of January 2024.

Appointment of Attorney-In-Fact. The president or any vice president, or any other officer of West Bend Insurance Company may appoint by written certificate Attorneys-In-Fact to act on behalf of the company in the execution of and attesting of bonds and undertakings and other written obligatory instruments of like nature. The signature of any officer authorized hereby and the corporate seal may be affixed by facsimile to any such power of attorney or to any certificate relating therefore and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the company in the future with respect to any bond or undertaking or other writing obligatory in nature to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any said officer at any time.

Any reference to West Bend Mutual Insurance Company in any Bond and all continuations thereof shall be considered a reference to West Bend Insurance Company.

In witness whereof, West Bend Insurance Company has caused these presents to be signed by its president undersigned and its corporate seal to be hereto duly attested by its secretary this 1st day of January 2024.

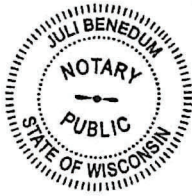
Attest Christopher C. Zwygart
Christopher C. Zwygart
Secretary



Robert J. Jacques
Robert J. Jacques
President

State of Wisconsin
County of Washington

On the 1st day of January 2024, before me personally came Robert Jacques, to me known being by duly sworn, did depose and say that he is the President of West Bend Insurance Company, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that is was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.



Juli Benedum
Lead Corporate Attorney
Notary Public, Washington Co., WI
My Commission is Permanent

The undersigned, duly elected to the office stated below, now the incumbent in West Bend Insurance Company, a Wisconsin corporation authorized to make this certificate, Do Hereby Certify that the foregoing attached Power of Attorney remains in full force effect and has not been revoked and that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

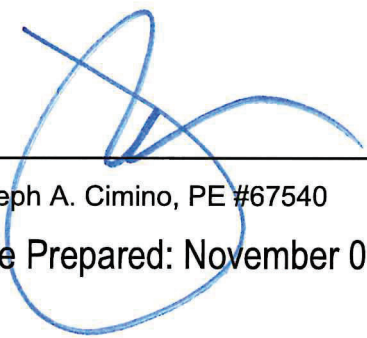
Signed and sealed at West Bend, Wisconsin this 28th day of October, 2024



Christopher C. Zwygart
Christopher C. Zwygart
Secretary

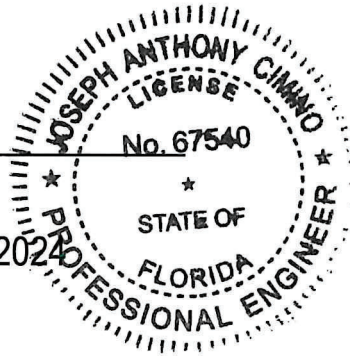
**SUMMARY FOR PERFORMANCE BOND COST ESTIMATE
LOT CORNER AND PCP PLACEMENT
Krycul Townhomes (Lion FL Townhomes)
Project ID #5662; Folio #74089.0000; SR#21-0028**

Set All Lot Corners and PCP's	\$ 4,800.00
Total Amount	<u>\$ 4,800.00</u>
Performance Bond Amount (125% of Total)	\$ 6,000.00



Joseph A. Cimino, PE #67540

Date Prepared: November 01, 2024



Engineers Cost Breakdown
Schedule: LOT CORNERS AND PCP'S
Krycul Townhomes (Lion FL Townhomes)
Project ID #5662; Folio #74089.0000; SR#21-0028

ITEM	DESCRIPTION OF WORK	QTY	UNIT	UNIT PRICE	VALUE
1	Set All Lot Corners and PCP's	1.00	LS	\$4,800.00	\$4,800.00
	TOTAL LOT CORNERS AND PCP'S				\$ 4,800.00

KRYCUL AVENUE TOWNHOMES

A SUBDIVISION, BEING A PORTION OF SECTION 8 TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTION 8, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE S 89°45'53" E, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 512.62'; THENCE S 00°20'45" W A DISTANCE OF 316.10'; THENCE S 89°45'53" E A DISTANCE OF 149.86'; THENCE S 00°21'15" W A DISTANCE OF 6.17'; THENCE S 89°46'18" E A DISTANCE OF 614.53' TO THE WEST RIGHT OF WAY LINE OF KRYCUL AVENUE; THENCE S 00°12'28" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 56.90'; THENCE N 89°46'18" W A DISTANCE OF 614.68'; THENCE S 00°21'15" W A DISTANCE OF 287.00' TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE N 89°48'11" W, ALONG SAID SOUTH LINE, A DISTANCE OF 660.04' TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OD SAID SECTION 8; THENCE N 00°08'26" E, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 666.61'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 428261.93 SQUARE FEET, 9.832 ACRES

TRACT	USAGE	SQUARE FOOTAGE	LAND OWNERSHIP	MAINTAINED BY
100	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (COMMON AREA)	106114 SF	HOME OWNERS ASSOCIATION	HOME OWNERS ASSOCIATION
200	OPEN SPACE, UTILITY AND DRAINAGE EASEMENT AND PRIVATE LIFT STATION (COMMON AREA)	12517 SF	HOME OWNERS ASSOCIATION	HOME OWNERS ASSOCIATION
201	OPEN SPACE, UTILITY AND DRAINAGE EASEMENT (COMMON AREA)	50655 SF	HOME OWNERS ASSOCIATION	HOME OWNERS ASSOCIATION
202	OPEN SPACE, UTILITY AND DRAINAGE EASEMENT (COMMON AREA)	40113 SF	HOME OWNERS ASSOCIATION	HOME OWNERS ASSOCIATION
203	OPEN SPACE, UTILITY AND DRAINAGE EASEMENT (COMMON AREA)	52108 SF	HOME OWNERS ASSOCIATION	HOME OWNERS ASSOCIATION
204	OPEN SPACE, UTILITY AND DRAINAGE EASEMENT (COMMON AREA)	12613 SF	HOME OWNERS ASSOCIATION	HOME OWNERS ASSOCIATION
300	WETLAND AND WETLAND BUFFER	16683 SF	HOME OWNERS ASSOCIATION	HOME OWNERS ASSOCIATION
301	WETLAND AND WETLAND BUFFER	35673 SF	HOME OWNERS ASSOCIATION	HOME OWNERS ASSOCIATION

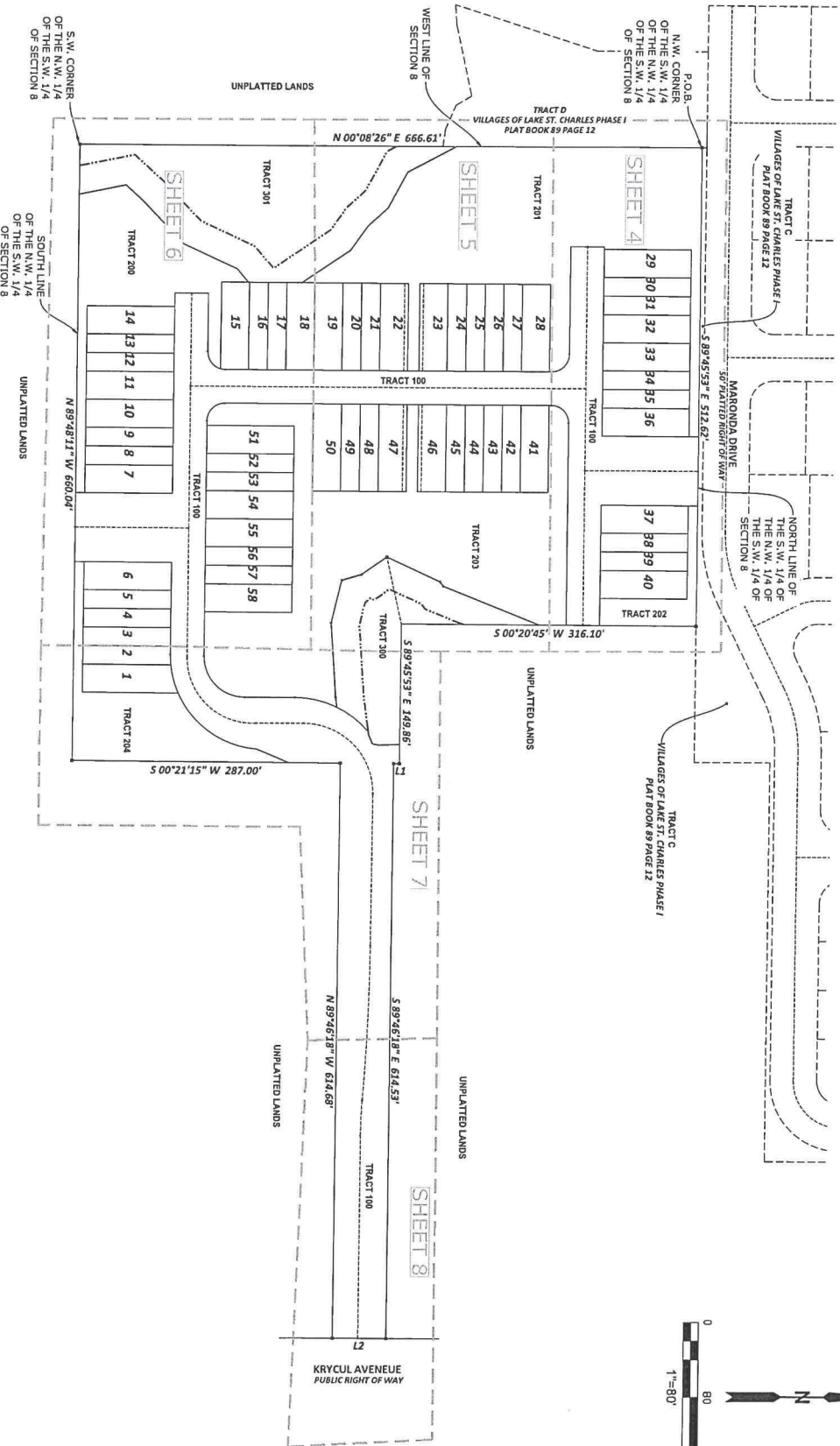
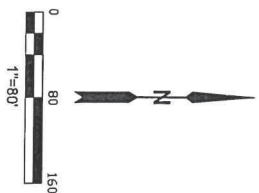


KRYCUL AVENUE TOWNHOMES

A SUBDIVISION, BEING A PORTION OF SECTION 8 TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

KEY SHEET
NOTES:
1. THIS SHEET IS ONE OF THE SHEETS OF THIS PLAT FOR DIMENSIONING AND LABELING.



CURVILINEAR FRONT LOT LINES

SIDE LOT LINES ARE RADIAL UNLESS LABELED NR (NON-RADIAL)

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NAD 83. ALL BEARINGS AND DISTANCES ARE DERIVED BY MULTIPLE MEASUREMENTS AND OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF SECTION 8, BEING N 00° 02' 26" E.

NOTE:

EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HUNDRETHS OF A FOOT.

NOTE:

REFER TO SHEET 2 FOR TRACT INFORMATION.

LINE	BEARING	DISTANCE
L1	S 00° 21' 15" W	6.17'
L2	S 00° 12' 28" W	56.90'

PLAT LEGEND

- SET AND CONCRETE MONUMENT PERMANENT REFERENCE MONUMENT "RA, PRA, PA, LB 8274"
- SET PERMANENT CONTROL POINT "RA, PCP, LB 8274"
- NON-BOUND
- SF SQUARE FEET
- P.O.B. POINT OF BEGINNING
- REF REFERENCE MONUMENT SET DUE TO WATER FEATURE
- P.D.E. PRIVATE DRAINAGE EASEMENT
- OR.B. OFFICIAL RECORD BOOK

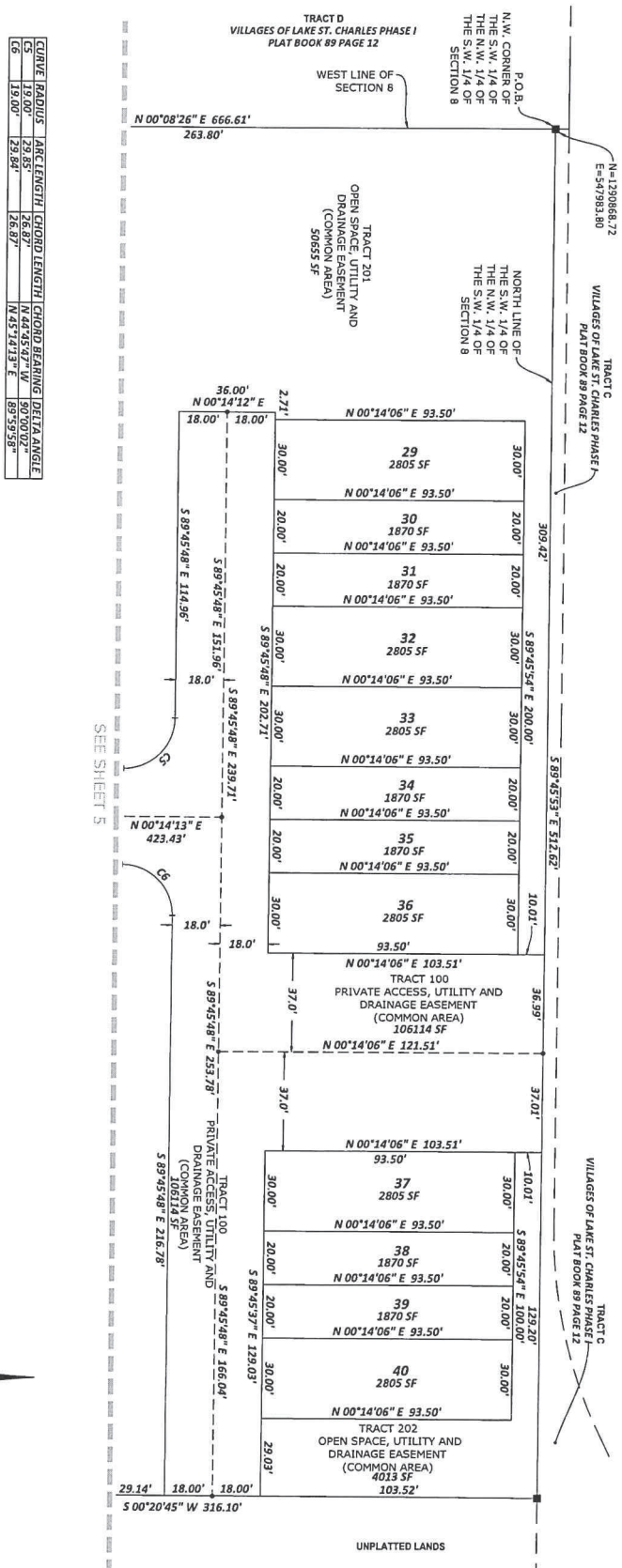


WATER RESOURCE ASSOCIATES, LLC
1778 University Park, Florida 34201
Phone: 941.275.9721 LB 8274
www.wraengineering.com

SHEET 3 OF 8 SHEETS

KRYCUL AVENUE TOWNHOMES

A SUBDIVISION, BEING A PORTION OF SECTION 8 TOWNSHIP 30 SOUTH RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



PLAT LEGEND

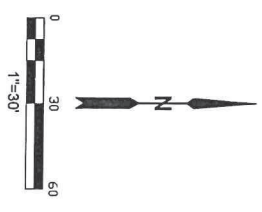
- SET 4x4 CONCRETE MONUMENT PERMANENT REFERENCE MONUMENT "MRA PIN LB 8274"
- SET PERMANENT CONTROL POINT "MRA PCP LB 8274"
- NON-RADIAL
- SQUARE FEET
- POINT OF BEGINNING
- POINT OF ENDING
- PRIVATE DRAINAGE EASEMENT
- OFFICIAL RECORD BOOK

NOTE:
BECAUSE OF THE CASE OF AN IRREGULAR SUBDIVISION, THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF SECTION 8.

NOTE:
REFER TO SHEET 7 FOR TRACT INFORMATION.

CURVILINEAR FRONT LOT LINES
SIDE LOT LINES ARE RADIAL UNLESS LABELED NR (NON-RADIAL)

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF SECTION 8.



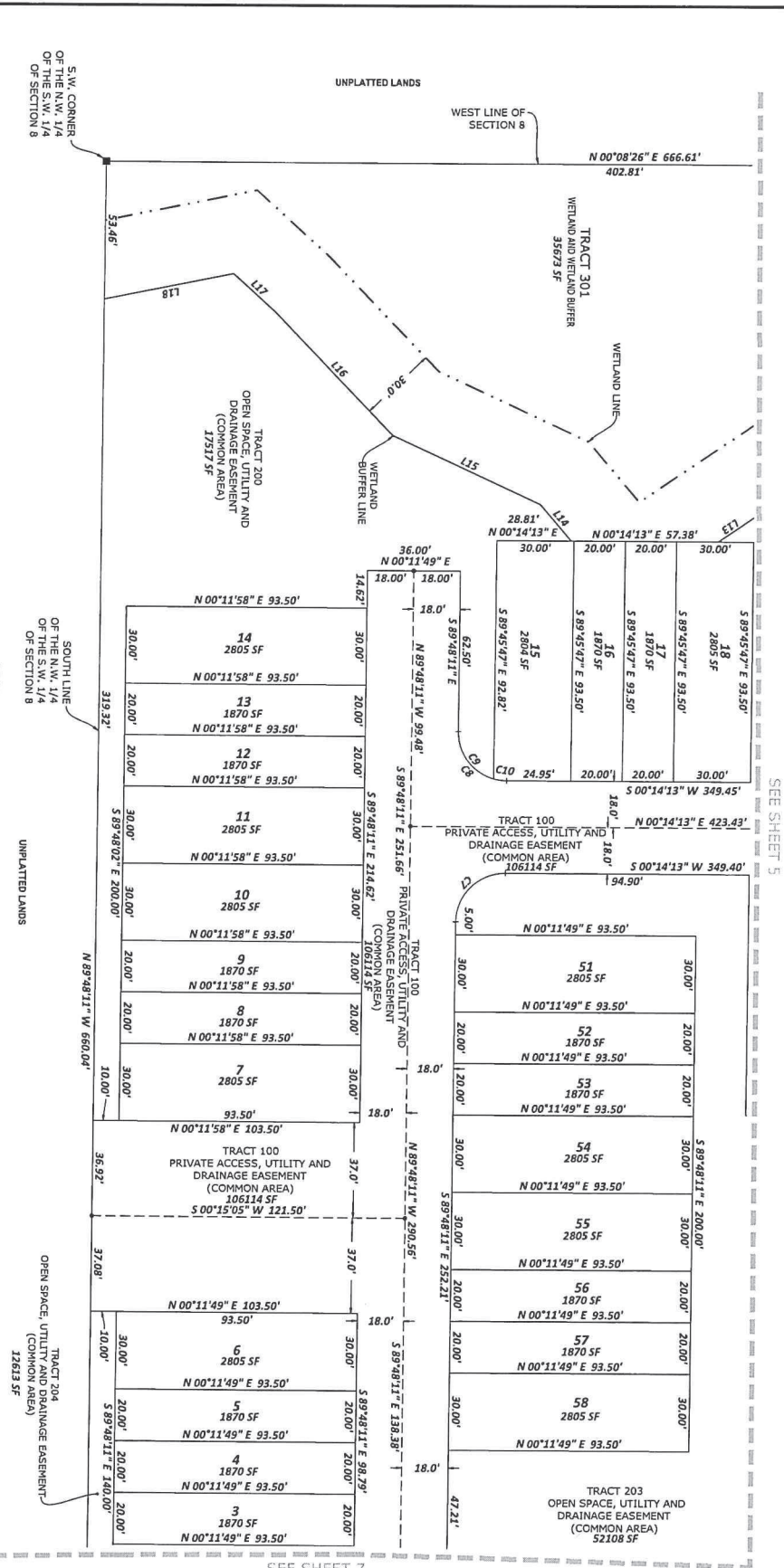
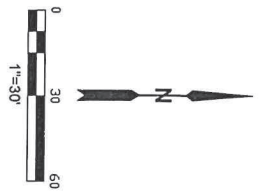
WATER RESOURCE ASSOCIATES, LLC
 10000 W. 31st Avenue, Suite 201
 Fort Lauderdale, FL 33322
 Phone: 954.275.9721
 www.wraengineering.com
 LB 8274

KRYCUL AVENUE TOWNHOMES

A SUBDIVISION, BEING A PORTION OF SECTION 8 TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

CURVE RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	19.00'	28.95'	S 44°46'59" E	90°02'24"
C2	19.00'	26.89'	S 44°46'59" E	90°02'24"
C3	19.00'	24.22'	S 44°46'59" E	90°02'24"
C4	19.00'	21.55'	S 44°46'59" E	90°02'24"
C5	19.00'	18.88'	S 44°46'59" E	90°02'24"
C6	19.00'	16.21'	S 44°46'59" E	90°02'24"
C7	19.00'	13.54'	S 44°46'59" E	90°02'24"
C8	19.00'	10.87'	S 44°46'59" E	90°02'24"
C9	19.00'	8.20'	S 44°46'59" E	90°02'24"
C10	19.00'	5.53'	S 44°46'59" E	90°02'24"

LINE BEARING	DISTANCE
L1	S 44°46'59" E 666.61'
L2	S 44°46'59" E 402.81'
L3	S 44°46'59" E 356.93'
L4	S 44°46'59" E 307.05'
L5	S 44°46'59" E 257.17'
L6	S 44°46'59" E 207.29'
L7	S 44°46'59" E 157.41'
L8	S 44°46'59" E 107.53'
L9	S 44°46'59" E 57.65'
L10	S 44°46'59" E 7.77'



PLAT LEGEND

- SET 4X4 CONCRETE MONUMENT PERMANENT REFERENCE MONUMENT "MRA" PER LA 8274.
- ▲ SET PERMANENT CONTROL POINT "MRA" PER LA 8274.
- NON-ADJUL.
- SQUARE FEET
- OPEN SPACE, UTILITY AND DRAINAGE EASEMENT (COMMON AREA)
- REFERENCE TO SHEET 5 FOR TRACT INFORMATION.
- REFERENCE TO SHEET 6 FOR TRACT INFORMATION.
- REFERENCE TO SHEET 7 FOR TRACT INFORMATION.
- REFERENCE TO SHEET 8 FOR TRACT INFORMATION.
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- REFERENCE TO SHEET 100 FOR TRACT INFORMATION.

NOTE:
REFER TO SHEET 2 FOR TRACT INFORMATION.
CURVILINEAR FRONT LOT LINES
SIDE LOT LINES ARE RADIAL UNLESS LABELED "NR" (NON-RADIAL)

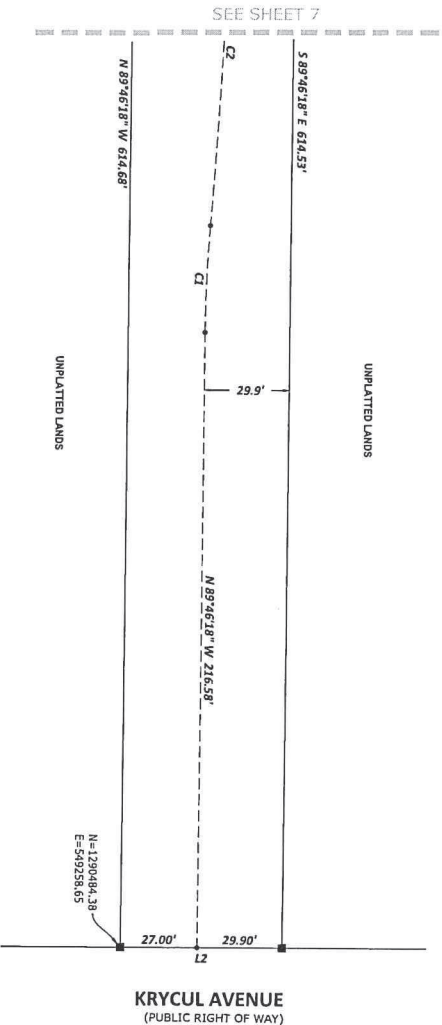
NOTE:
EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY ON WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS HAVING A FRACTION OF THE NEAREST ONE HUNDRETH OF A FOOT.



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LA 8274

KRYCUL AVENUE TOWNHOMES

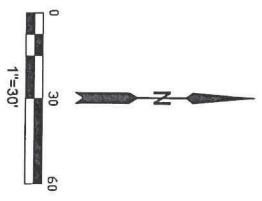
A SUBDIVISION, BEING A PORTION OF SECTION 8 TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



SEE SHEET 7

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	497.03'	37.63'	37.63'	S 87°36'56\" E	4°20'16\"
C2	2261.03'	165.51'	165.47'	N 87°32'38\" W	4°11'39\"

LINE	BEARING	DISTANCE
L2	S 00°12'28\" W	56.30'



PLAT LEGEND

- SET 4x4 CONCRETE MONUMENT PERMANENT REFERENCE MONUMENT "MRA, P.M. LB 8274"
- SET PERMANENT CONTROL POINT "MCA, P.C. LB 8274"
- NON-RADIAL
- SOAKED PILE
- P.O.B. POINT OF BEGINNING
- REF. REFERENCE MONUMENT SET DUE TO WATER FEATURE
- P.D.E. FRONT DRAINAGE EASEMENT
- O.R.B. OFFICIAL RECORD BOOK

NOTE:

EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SPOKE LENGTHS, IS TO BE CONSIDERED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.

NOTE:

REFER TO SHEET 2 FOR TRACT INFORMATION.

CURVILINEAR FRONT LOT LINES

SIDE LOT LINES ARE RADIAL UNLESS LABELED NR (NON-RADIAL)

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS SURVEYS. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE WEST LINE OF SECTION 8, BEING N 00°02'39\" E.



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SHEET 8 OF 8 SHEETS



Hillsborough County

PUBLIC SCHOOLS

Preparing Students for Life

Certificate of School Concurrency

Project Name	Lion Florida Townhomes
Jurisdiction	Hillsborough
Jurisdiction Project ID Number	PID # 5662
HCPS Project ID Number	SC-796
Parcel / Folio Number(s)	074089.0000
Project Location	6619 Krycul Ave Riverview
Dwelling Units & Type	58 Single-Family Attached Dwelling Units
Applicant	Lion Florida, Inc

School Concurrency Analysis					
School Type	Elementary	Middle	High		Total Capacity Reserved
Students Generated	7	3	5		15

This School Concurrency Certificate shall temporarily reserve school capacity for the above referenced project while the project proceeds through the development review process at the local government. This temporary reservation will remain in place during this review process subject to the project proceeding in accordance with all established deadlines and requirements of the local government. Should the project fail to meet the deadlines and requirements of the local government, this reservation will expire unless otherwise extended by the local government.

This Certificate confirms that adequate school capacity is or will be available to serve the project in the affected Concurrency Service Area or in the adjacent Concurrency Service Area in accordance with the adopted Interlocal Agreement for School Facilities Planning, Siting and Concurrency and the Public School Facilities and related Elements of the Comprehensive Plan.

Renée M. Kamen, AICP
Manager, Siting & Planning
Growth Management Department
E: Renee.Kamen@hcps.net
P: 813.272.4083

February 17, 2021
Date Issued