SUBJECT: Forest Brooke Phase 6A PI#3948

DEPARTMENT: Development Review Division of Development Services Department

SECTION: Project Review & Processing

BOARD DATE: April 8, 2025

CONTACT: Lee Ann Kennedy

RECOMMENDATION

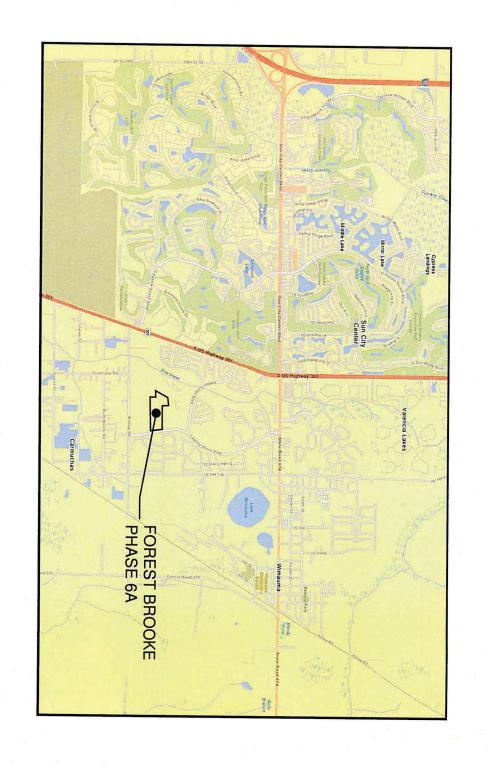
\$40,500.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required in the amount of \$4,084,649.00, a Warranty Bond in the amount of \$101,594.73 and authorize any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond warranty security upon expiration of the warranty period, warranty inspection and correction of Development Services Department and also provide the administrative rights to release the construction and lot corners upon final acceptance by the Development Review Division of documentation. Also provide the administrative rights to release the performance securities for wastewater) for Maintenance upon proper completion, submittal and approval of all required Services Department to administratively accept the Improvement Facilities (water and and Range 20, and grant permission to the Development Review Division of Development Accept the plat for recording for Forest Brooke Phase 6A, located in Section 17, Township 32, Placement of Lot Corners.

payment of \$1,772,441.00 was made on February 25, 2025 School Concurrency was approved for this project based on a Developer Agreement and a

BACKGROUND:

On May 24, 2024, Permission to Construct Prior to Platting was issued for Forest Brooke Phase 6A, after construction plan review was completed on April 03, 2024. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved The developer is Lennar Homes, LLC and the engineer is Hamilton Engineering & Surveying,

FOREST BROOKE PHASE 6A VICINITY MAP



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

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 Forest Brooke Phase 6A	Florida Statutes; and WHEREAS, the LDC affects the subdivision of land within the unincorporated areas of Hillsborough County: and	Development Code, hereinafter referred to as "LDC", pursuant to the authority contained in Chapters 125, 163 and 177,	WHEREAS, the Board of County Commissioners of Hillsborough County has established a Land	Witnesseth	Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."	Lennar Homes, LLC , hereinafter referred to as the "Subdivider"	This Agreement made and entered into thisday of, 20, by and between	
oners of	v: and	and 177,	a Land			r" and	between	

approved and recorded until the Subdivider has guaranteed to the satisfaction of the County that such improvements will WHEREAS, a final plat of a subdivision within the unincorporated areas of Hillsborough County shall not be

hereafter referred to as the "Subdivision"; and

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

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

platted area; and WHEREAS, the Subdivider agrees to build and construct the aforementioned improvements ⊇. the

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

Roads/Streets	X Water Mains/Services	Stormwater Drainage Systems
X Sanitary Gravity Sewer Systems	X Sanitary Gravity Sewer Systems X Sanitary Sewer Distribution System Bridges	Bridges
Reclaimed Water Mains/Services Sidewalks	Sidewalks	
Other:		

hereafter referred to as the "County Improvements"; and

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

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

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: NOW, THEREFORE, in consideration of the intent and desire of the Subdivider as set forth herein, to gain approval

The terms, conditions and regulations contained in the LDC are hereby incorporated by reference and made part of this Agreement.

of 5 06/2021

- 2. Development Review Division of the Development Services Department by the Subdivider. the drawings, plans, specifications and other data and information filed with the Hillsborough County and reclaimed water systems to be built and constructed in the platted area in exact accordance with 4 below, roads, streets, grading, sidewalks, bridges, stormwater drainage systems, water, wastewater Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph The Subdivider agrees to well and truly build, construct and install in the Subdivision,) months from and after the date that the Board of County within
- ω contained in the LDC established by the County. within the above described warranty period any such failure, deterioration, or damage existing in the acceptance of said improvements for maintenance by the County. The Subdivider further agrees to correct County Improvements so that said improvements thereafter comply with the technical specifications resulting from defects in workmanship and materials, for a period of two (2) years following the date of The Subdivider agrees to warranty the County Improvements against failure, deterioration or damage
- 4. obligations described in paragraphs 2 and 3 respectively above, specifically identified as: County, an instrument ensuring the performance and a separate instrument providing a warranty of the The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the

A Performance Bond, number SPA150818_048	order of		and number	Letters of Credit, number
er SPA150818_048			dated	
dated,				dated
		_by	with	

5

America Insurance Company	Lennar Homes, LLC	February 13, 2024	A Warranty Bond, number SPA150818_048	America Insurance Company	Lennar Homes, LLC	February 13, 2024	A Performance Bond, number SPA150818_048
as Surety, or	as Principal, and SiriusPoint	with	PA150818_048dated,	as Surety, or	as Principal, and SiriusPoint	with	er SPA150818_048 dated,

upon r	deposi	and	c. Cashie	
upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement	deposited by the County into a non-interest bearing escrow account	dated	Cashier/Certified Checks, number	
the Subdivider on	bearing escrow a	which shall be	dated	
1 funds	ccount	all be		

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

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

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

2 of 5 06/2021

- 6 agreement, or cashier/certified check, as required by the LDC. extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow shall provide the County with an instrument ensuring the completion of said improvements within the of time period established for construction of those improvements described in paragraph 2, the Subdivider Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension
- 7. and installation of the improvements to the final total cost including, but not limited to, engineering, legal Agreement and the provisions of the LDC. sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this and contingent costs, together with any damages, either direct or consequential, which the County may paragraph 2 and as required by the LDC, the Subdivider shall be liable to pay for the cost of construction In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement as set forth in
- 00 contingent costs, together with any damages, either direct or consequential, which the County may sustain of defective improvements to the final total cost, including, but not limited to, engineering, legal and In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement as set forth in as a result of the Subdivider's failure or neglect to perform. paragraph 3 and as required by the LDC, the Subdivider shall be liable to pay for the cost of reconstruction
- 9. manner prescribed therein. Subdivision at such time as the plat complies with the provisions of the LDC and has been approved in the The County agrees, pursuant to the terms contained in the LDC, to record the plat of
- 10. Agreement and the LDC. Development Services Department, and the submittal and approval of all documentation required by this for maintenance upon proper completion, approval by the County's Development Review Division of the The County agrees, pursuant to the terms contained in the LDC, to accept the County Improvement facilities
- 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:
- The Engineer-of-Record's Certification referred to in paragraph 5 above; and

6

- inspections have been completed and are satisfactory, and that no discrepancies Acknowledgement by the Development Services Department that all necessary exist between the constructed improvements and the Engineer's Certification; and
- Provide that all applicable provisions of the LDC have been met.
- 12. warranty shall apply to any new or amended warranty instrument accepted pursuant to this paragraph. or amended warranty instrument on behalf of the County, and release the original warranty instrument the County's Development Review Division of the Development Services Department may accept the new that said warranty instrument is approved as to form and legal sufficiency by the County Attorney's Office, set forth in paragraph 3 for a period of two years from the date of final inspection approval. Provided a new or amended warranty instrument, in a form prescribed by the LDC, guaranteeing the obligations received pursuant to this Agreement, where appropriate. All portions of this Agreement pertaining to the required by this Agreement and the LDC, the Subdivider shall accompany its request for acceptance with maintenance at the time of completion. In addition to the submittal, inspections, and approvals otherwise described in paragraph 2, the Subdivider may request that the County accept the improvements for In the event that the improvement facilities are completed prior to the end of the construction period
- 13. portions of this Agreement, which shall remain in full force and effect. 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

3 of 5

14. writing signed by the parties. This document contains the entire agreement of these parties. It shall not be modified or altered except in

	By: Deputy Clerk	CORPORATE SEAL (When Appropriate) ATTEST: CINDY STUART Clerk of the Circuit Court	NOTARY PUBLIC		Momo AnstClant Printed Name of Witness	Witness Signature	COWYTOU MOU Printed Name of Witness	ATTEST: Sub Witness Signature By	IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date set forth above.
APPROVED BY THE COUNTY ATTORNEY BY Approved As To Form And Legal	By:Chair	BOARD OF COUNTY COMMISSIONERS HILLSBOROUGH COUNTY, FLORIDA		813 - 414 - 3749 Phone Number of Signer	4301 M BOY SCOUNT BIND #600 Address of Signer Tampa, FL 3360	VP Title	Keith Malcuit Name (typed, printed or stamped)	By Authorized Corporate Officer or Individual (Sign before Notary Public and 2 Witnesses)	ment, effective as of the date set forth above.

4 of 5

06/2021

Representative Acknowledgement STATE OF FLORIDA

(Notary Seal)	Type of Identification Produced	Personally Known OR Produced Identification _	(day) (month) (year)	he foregoing instrument was acknowledged before me by means of physical presence or online notarization, this	ndividual Acknowledgement STATE OF FLORIDA COUNTY OF HILLSBOROUGH	Expires: Dec. 4, 2027 Notary Public - State of Florida (Notary Seal)	Type of Identification Produced Morgana Anselmi Comm.: HH 469930	Personally Known OR Produced Identification _	The foregoing instrument was acknowledged before me by means of Mphysical presence or SHO day of FRADMA MA (name of party on behalf of whom instrument) (type of authority,e.g. officer, trustee, attorney in fact) (type of authority,e.g. officer, trustee, attorney in fact)
(Commission Number) (Expiration Date)	(Print, Type, or Stamp Commissioned Name of Notary Public)	(Signature of Notary Public - State of Florida)	(name of person acknowledging)	ans of \square physical presence or \square online notarization, this \square , by \square .		(Commission Number) (Expiration Date)	(Print) Type, or Stamp Commissioned Name of Notary Public)	Mongare State of Florida)	r means of physical presence or online notarization, this by LUHA MONOMT as ear) (name of person acknowledging) 2000 av Homon instrument was executed)

SUBDIVISION **PERFORMANCE BOND - ON SITE**

4301 KNOW ALL, MEN BY, THESE PRESENTS, That we Lennar Homes, LLC	That we Lennar Homes, LLC
Tampa, FL 33607	_ called the Principal, and SiriusPoint America Insurance Company
	_ called the Surety, are held and firmly bound unto the
BOARD OF COUNTY COMMISSIONERS	OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of
Four Million Eighty Four Thousand Six Hundred Forty Nine	line ($$4,084,649.00$) Dollars for the payment of which
sum, well and truly to be made, we bind ourso	sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and

severally, firmly by these presents

made a part of this Subdivision Performance Bond; and Development Code, regulations pursuant to authority in Chapters 125, 163 and 177, Florida Statutes, and Hillsborough County Land WHEREAS, the as amended, Ordinance 92-05, which regulations are by reference, hereby incorporated into and Board of County Commissioners of Hillsborough County has established subdivision

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

of the Forest Brooke Phase 6A WHEREAS, these subdivision regulations require the construction of improvements in connection with the platting subdivision; and

Commissioners of Hillsborough County, Florida, and the County Engineer; and sidewalks, bridges, culverts, gutters, Department of Hillsborough County, Florida, drawings, plans and specifications and other data and information relating to specifications found construction, grading, paving and curbing of streets, alleys and other rights-of-way shown on such plat, the Principal has in the aforementioned subdivision regulations and required by the Board of County water and wastewater and other necessary drainage facilities, filed with the Development Review Division of the Development Services in accordance

WHEREAS, said improvements are to be built and constructed in the aforementioned platted area; and

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

ensuring completion of construction of required improvements; and Subdivider's Agreement, the terms WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered of which Agreement require the Principal to submit an instrument

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

1 of 2 06/2021

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

Kilsta M. Lee, Witness	ATTEST:	COURTNEY MAI, WITNESS	ATTEST:		SIGNED, SEAL	THEN THIS OBLIGATION SHALL FORCE AND EFFECT UNTIL November 8,	œ						₽
Ree				•	SIGNED, SEALED AND DATED this 13th day of February	OBLIGATION SHALL BE NULL AND	If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;	approves the final plan and accepts this performance bond; and	riew Division of Development Se ncipal, and shall complete all of	drawings, plans, specifications, and other data and information filed with the Development	sidewalks, bridges, culverts, gutters, w	all grading, paving, curbing of streets, alleys	If the Principal shall well and truly build, construct, and install in the platted area known as Forest Brooke Phase 6A
By Attorney-In-Fact	SiriusPoint America Insurance Company Surety	By Principal BATTEN, VP	Lennar Homes, LLC, a Florida limited liability company		ary, 20_25	VOID; OTHERWISE, TO F	the Subdivider's Agreement at t	months from the date that the Board of County Commissioners pts this performance bond; and	Department of Hillsb building, construction,	er data and information filed w	es, culverts, gutters, water and wastewater and other necessary drainage built and constructed in the platted area in exact accordance with the	or other	ld, construct, and install in the p
Seal	npany Seal	Seal	ability company			REMAIN IN FULL	he times and in the	ounty Commissioners	orough County by the and installation within	ith the Development	r necessary drainage	rights-of-way shown on such plat,	latted area known as subdivision

2 of 2

Approved As To Form And Legal Sufficiency.

06/2021

Ratthanatevy Lor, Attorney-In-Fact

APPROVED BY THE COUNTY ATTORNEY

ATTEST:

MARSEA01_0124

POWER OF ATTORNEY SIRIUSPOINT AMERICA INSURANCE COMPANY NEW YORK

KNOW ALL MEN BY THESE PRESENTS: That SiriusPoint America Insurance Company, a New York corporation, having its principal office in the City of New York, pursuant to the following Resolution, which was adopted by the Board of Directors of the Company, to wit:

RESOLVED, that the President, Senior Vice President, Chief Financial Officer, Secretary or Assistant Secretary is hereby authorized to execute Powers of Attorney appointing as attorneys-in-fact selected employees of certain surety companies who shall have the power for and on behalf of the Company to execute and affix the seal of the Company to surety contracts as co-surety.

Does hereby nominate, constitute and appoint:

Krista M. Lee, Ratthanatevy S. Lor

Its true and lawful attorney-in-fact, to make, execute, seal and deliver for and on its behalf, and as its act and deed; any and all bonds, contracts, agreements of indennity, and other undertakings in suretyship (NOT INCLUDING bonds without a fixed penalty or financial guarantee bonds) and to bind the Company thereby as fully and to the same extent as if same were signed by the duly authorized officers of the Company, provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

\$50,000,000 single bond limit

All acts of said attorneys-in-fact pursuant to the authorities herein given are hereby ratified and confirmed. The executive officers listed above in the Resolution may from time to time and at any time remove any such appointee and revoke the power given to him or her.

The execution of such bonds or undertakings in pursuance of these presents, within one year of the date of issue of these presents, shall be binding upon said Company, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its office in New York, New York, in their own proper persons.

IN WITNESS WHEREOF, Sirius Point America Insurance Company has caused its corporate seal to be hereunto affixed, and these presents to be signed by its Secretary this 17th day of August in the year 2023.

SiriusPoint America Insurance Company

By: Wellsand, Ralph

Secretary

State of New Jersey }

) ss.

County of Monmouth }

On this 17th day of August 2023, before me, a Notary Public of the State of New Jersey in and for the County of Monmouth duly commissioned and qualified, came Melissa J. Ralph, Secretary, of SiriusPoint America Insurance Company, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and acknowledged the execution of the same, and, being by me duly sworn, deposeth and saith, that she is the officer of the Company aforesaid, and that the seal affixed to the preceding instrument as the corporate seal of said Company, and the said corporate seal and her signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Company, referred to in the preceding instrument, is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.

TNAEJA E LEWIS-SCOTT

NOTARY PUBLIC

NOTARY PUBLIC

STATE OF NEW JERSEY

MY COMMISSION EXPIRES MARCH 31, 2028

COMMISSION: #50208541

Notary Public

My Computation expires

My Computation expires

At a control of the control of th

I, Melissa J. Ralph, Secretary, of SiriusPoint America Insurance Company, a New York corporation, do hereby certify that the above and foregoing is a full, true correct copy of Power of Attorney, is still in force and effect and has not been revoked.

State of New Jersey County of Monmouth

IN WITNESS WHERFOF, I have hereunto set my hand and affixed the seal of said Company this $^{13\, ext{th}}$ day of "February", 2025



Melissa J. Raiph Secretary

Engineer's Certification of Total Cost and Quantities

\$ 512,174.00 \$ 3,267,719.40 \$ 4,084,649.25	WATER DISTRIBUTION SYSTEM: TOTAL: 125% PERFORMANCE BOND AMOUNT:
\$ 651,713.75	SANITARY SEWER COLLECTION
\$ 1,152,561.15	STORM DRAINAGE
\$ 951,270.50	PAVING

Lucas Carlo, P.E. 8 73 24

OPS CARLO

Hamilton Engineering and Surveying, LLC CA#65325

Florida Registered Professional Engineer #61636

PAVING

Item Description	Estimated Quantity	Unit	Unit Price		Total Price
Sawcut & Match Existing Asphalt	—	LS	\$560.00	8	560.00
1 1/2" Asphaltic Surface Course (Type SP-12.5)	11,380	SY	\$18.75		213,375.00
8" Cement Treated Base	11,380	SY	\$26.15	69	297,587.00
12" Compacted Subgrade	11,380	SY	\$3.40	\$	38,692.00
Stabilized Curb Pad	7,540	LF	\$4.05		30,537.00
Type D Curb - Trench	960	LF	\$18.15		17,424.00
Type F Curb	390	LF	\$30.45		11,875.50
Miami Curb	7,150	LF	\$25.30		180,895.00
4" Thick Concrete Sidewalk	10,750	SF	\$8.70	8	93,525.00
Curb Ramps with 5' ADA Mats	26	EA	\$1,050.00	S	27,300.00
Striping and Signage	I	LS	\$39,500.00	S	39,500.00
		ı	TOTAL	€€	951,270.50
STORM DRAINAGE					
18" HP Storm	1,890	LF	\$60.95	S	115,195.50
24" HP Storm	1,583	LF	\$85.15	S	134,792.45
30" HP Storm	246	LF	\$130.00	8	31,980.00
36" HP Storm	548	LF	\$145.00	8	79,460.00
42" HP Storm	140	LF	\$185.00	8	25,900.00
48" HP Storm	251	LF	\$245.00	89	61,495.00
60" HP Storm	298	LF	\$340.00	69	101,320.00
Type 1 Curb Inlet	20	LF	\$7,700.00	69	154,000.00
Type 1 Curb Inlet w/ j-bottom	4	EA	\$14,500.00	69	58,000.00
Grate Inlet (Type C)	10	EA	\$4,800.00	69	48,000.00
Type P Manhole	2	EA	\$4,300.00	8	8,600.00
Type J Manhole	5	EA	\$14,000.00	89	70,000.00
Control Structure Type H	1	EA	\$11,000.00	69	11,000.00
30" MES	-	EA	\$5,400.00	69	5,400.00
36" MES	_	EA	\$6,750.00	69	6,750.00
60" MES	_	EA	\$18,500.00	69	18,500.00
Rip Rap at End Section	w	EA	\$665.00	69	1,995.00
6" Underdrain (Fine Aggregate)	5,480	LF	\$20.75	69	113,710.00
6" Underdrain Cleanout	34	LS	\$380.00	69	12,920.00
Connect Storm to Existing Pond	1	EA	\$8,300.00	69	8,300.00
Dewatering	4,956	LF	\$7.50	8	37,170.00
Storm Sewer Testing	4,956	LF	\$9.70	69	48,073.20
				Đ	1 150 571 15
			TOTAT	9	1 150 561 15

TOTAL

69

1,152,561.15

SANITARY SEWER COLLECTION

	Sanitary Sewer Testing	Dewatering	Double Service	Single Service	Sanitary Drop Manhole (12-14' CUT)	Sanitary Drop Manhole (8-10' CUT)	Sanitary Drop Manhole (6-8' CUT)	Sanitary Manhole (8-10' CUT)	Sanitary Manhole (6-8' CUT)	Sanitary Manhole (0-6' CUT)	8" Stub & Plug	8" PVC (12-14' CUT)	8" PVC (10-12' CUT)	8" PVC (8-10' CUT)	8" PVC (6-8' CUT)	8" PVC (0-6' CUT)	Connect to Existing Manhole	Item Description
	3,727	3,727	93	62	1	1		2	3	9	ı	166	170	318	1,632	1,441	1	Estimated Quantity
	LF	LF	EA	EA	EA	EA	EA	EA	EA	EA	EA	LF	LF	LF	LF	LF	EA	Unit
TOTAL	\$10.25	\$16.25	\$1,800.00	\$1,500.00	\$11,000.00	\$9,600.00	\$8,750.00	\$7,200.00	\$6,500.00	\$6,150.00	\$880.00	\$58.75	\$52.20	\$45.45	\$41.40	\$39.85	\$15,000.00	Unit Price
so.	S	69	69	S	S	89	69	S	69	69	69	S	69	69	S	69	69	
651,713.75	38,201.75	60,563.75	167,400.00	93,000.00	11,000.00	9,600.00	8,750.00	14,400.00	19,500.00	55,350.00	880.00	9,752.50	8,874.00	14,453.10	67,564.80	57,423.85	15,000.00	Total Price

WATER DISTRIBUTION SYSTEM

	Chlorination & Pressure Testing	Temporary Blow-Off Assembly	Water Service Short Double	Water Service Short Single	Fire Hydrant Assy.	8" MJ Cross	8" MJ Tee	8" MJ Bend	8" Gate Valve	8" DIP Water Main	8" PVC Water Main (DR 18)	Temporary Construction Backflow Assembly	Connect to Exisitng Water Main	Item Description
	3,870	2	110	138	00		1	52	16	200	3,670	_	1	Estimated Quantity
	LF	EA	EA	EA	EA	LF	LF	EA	EA	LF	LF	EA	EA	Unit
TOTAL	\$2.50	\$710.00	\$635.00	\$450.00	\$8,300.00	\$1,050.00	\$545.00	\$550.00	\$3,200.00	\$91.25	\$45.20	\$30,500.00	\$6,700.00	Unit Price
69	69	ક્ક	69	89	S	60	69	69	69	69	€9	8	8	
TOTAL \$ 512,174.00	\$ 9,675.00	1,420.00	69,850.00	62,100.00	66,400.00	1,050.00	545.00	28,600.00	51,200.00	18,250.00	165,884.00	30,500.00	6,700.00	Total Price

SUBDIVISION WARRANTY BOND - ON SITE
4301 W. Boy Scout Blvd., Suite 600 Tampa, FL 33607 called the Principal, and SiriusPoint America Insurance
FLORIDA, in the sum
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 established subdivision regulations
pursuant to authority in Chapters 125, 163 and 177, Florida Statutes, and Hillsborough County Land Development Code,
as amended, Ordinance 92-05, 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 made the request that the Board of County Commissioners of Hillsborough County accept the following improvement facilities for maintenance in the approved platted subdivision known as Forest Brooke Phase 6A
hereafter referred to as the "Improvements" are as follows: water & wastewater
; and; and; and; where the aforementioned subdivision regulations require as a condition of acceptance of the
Improvements that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting the Improvements for a definite period of time in an amount prescribed by the aforementioned subdivision regulations; and
WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a "Subdivider's Agreement for Warranty of the Required Improvements", the terms of which agreement require the Principal of the Indiana, the characteristics
WHEREAS, the terms of said Subdivider's Agreement are by reference, hereby, incorporated into and made a part of this Warranty Bond.
and made a part of this Warranty Bond.

Hillsborough County, and; specifications contained in the Subdivision Regulations established by the Board of County Commissioners of existing in the aforementioned Improvements so that said improvements thereafter comply with the technical If the Principal shall correct within the above described warranty period any such failure, deterioration, or damage 1 of 2

B

from defects in workmanship and/or materials, and;

known as Forest Brooke Phase 6A

maintenance by the Board of County Commissioners of Hillsborough County, in the approved platted subdivision If the Principal shall warrant for a period of two years following the date of acceptance of the Improvements for

_against failure, deterioration, or damage resulting

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

Þ

04/2024

C. said Agreement; If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL November 8, 2027

Krista M. Lee, Witness	ATTEST:	COURTNEY MAI, WITNESS	SIGNED, SEALED AND DATED this 13th
By Attorney-In-Fact Ratthanatevy Lor, Attorney-In-Fact	SiriusPoint America Insurance Company Surety S	By Principal BRIAN BATTEN, VP	day of _February
Seal Sy-In-Fact	nce Company Seal	a limited liability company Seal	_, 20 <u></u>

APPROVED BY THE COUNTY ATTORNER

BY
Approved As To Form And Legal

Sufficiency.

MARSEA01_0124

POWER OF ATTORNEY SIRIUSPOINT AMERICA INSURANCE COMPANY **NEW YORK**

KNOW ALL MEN BY THESE PRESENTS: That SiriusPoint America Insurance Company, a New York corporation, having its principal office in the City of New York, pursuant to the following Resolution, which was adopted by the Board of Directors of the Company, to wit:

RESOLVED, that the President, Senior Vice President, Chief Financial Officer, Secretary or Assistant Secretary is hereby authorized to execute Powers of Attorney appointing as attorneys-in-fact selected employees of certain surety companies who shall have the power for and on behalf of the Company to execute and affix the seal of the Company to surety contracts as co-surety.

Does hereby nominate, constitute and appoint:

Krista M. Lee, Ratthanatevy S. Lor

Its true and lawful attorney-in-fact, to make, execute, seal and deliver for and on its behalf, and as its act and deed; any and all bonds, contracts, agreements of indemnity, and other undertakings in suretyship (NOT INCLUDING bonds without a fixed penalty or financial guarantee bonds) and to bind the Company thereby as fully and to the same extent as if same were signed by the duly authorized officers of the Company, provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

\$50,000,000 single bond limit

All acts of said attorneys-in-fact pursuant to the authorities herein given are hereby ratified and confirmed. The executive officers listed above in the Resolution may from time to time and at any time remove any such appointee and revoke the power given to him or her.

The execution of such bonds or undertakings in pursuance of these presents, within one year of the date of issue of these presents, shall be binding upon said Company, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its office in New York, New York, in their own proper persons.

IN WITNESS WHEREOF, StriusPoint America Insurance Company has caused its corporate seal to be hereunto affixed, and these presents to be signed by its Secretary this 17th day of August in the year 2023.

By: Melan Melissa J. Ralph SiriusPoint America Insurance Company

State of New Jersey }

) ss.

County of Monmouth)

On this 17th day of August 2023, before me, a Notary Public of the State of New Jersey in and for the County of Monmouth duly commissioned and qualified, came Melissa J. Ralph, Secretary, of SiriusPoint America Insurance Company, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and acknowledged the execution of the same, and, being by me duly sworn, deposeth and saith, that she is the officer of the Company aforesaid, and that the seal affixed to the preceding instrument as the corporate seal of said Company, and the said corporate seal and her signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Company, referred to in the preceding instrument, is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.

TNAEJA E LEWIS-SCOTT

NOTARY PUBLIC

NOTARY PUBLIC

STATE OF NEW JERSEY

MY COMMISSION EXPIRES MARCH 31, 2028

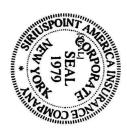
COMMISSION: #50208541

sion expires 31, 2021

I, Melissa J. Ralph, Secretary, of Sirius Point America Insurance Company, a New York corporation, do hereby certify that the above and foregoing is a full, true correct copy of Power of Attorney, is still in force and effect and has not been revoked.

State of New Jersey County of Monmouth

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company this $^{13 th_{day}}$ of February, 2025



Melissa J. Ralph Schreitary

Engineer's Certification of Total Cost and Quantities

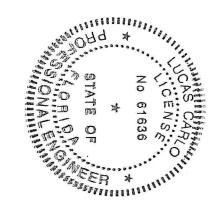
\$ 101,594.73	10% WARRANTY BOND AMOUNT:
\$ 1,015,947.25	TOTAL:
\$ 463,879.00	WATER DISTRIBUTION SYSTEM:
\$ 552,068.25	SANITARY SEWER COLLECTION
PRIVATE	STORM DRAINAGE
PRIVATE	PAVING

h2/22/3

Lucas Carlo, P.E.

Florida Registered Professional Engineer #61636

Hamilton Engineering and Surveying, LLC CA#65325



SANITARY SEWER COLLECTION

Double Service	Single Service	Sanitary Drop Manhole (12-14' CUT)	Sanitary Drop Manhole (8-10' CUT)	Sanitary Drop Manhole (6-8' CUT)	Sanitary Manhole (8-10' CUT)	Sanitary Manhole (6-8' CUT)	Sanitary Manhole (0-6' CUT)	8" PVC (12-14' CUT)	8" PVC (10-12' CUT)	8" PVC (8-10' CUT)	8" PVC (6-8' CUT)	8" PVC (0-6' CUT)	Connect to Existing Manhole	Item Description
93	62		1	1	2	S	9	166	170	318	1,632	1,441	1	Estimated Quantity
EA	EA	EA	EA	EA	EA	EA	EA	LF	LF	LF	LF	LF	EA	Unit
\$1,800.00	\$1,500.00	\$11,000.00	\$9,600.00	\$8,750.00	\$7,200.00	\$6,500.00	\$6,150.00	\$58.75	\$52.20	\$45.45	\$41.40	\$39.85	\$15,000.00	Unit Price
69	8	69	69	8	89	69	ક્ક	8	69	S	69	69	69	
\$ 167,400.00	93,000.00	11,000.00	9,600.00	8,750.00	14,400.00	19,500.00	55,350.00	9,752.50	8,874.00	14,453.10	67,564.80	57,423.85	15,000.00	Total Price

Item Description	Estimated Quantity	Unit	Unit Price	,	Total Price
8" PVC Water Main (DR 18)	3,670	LF	\$45.20	S	165,884.00
8" DIP Water Main	200	LF	\$91.25	69	18,250.00
8" Gate Valve	16	EA	\$3,200.00	€9	51,200.00
8" MJ Bend	52	EA	\$550.00	60	\$ 28,600.00
8" MJ Tee	_	LF	\$545.00	S	545.00
8" MJ Cross	1	LF	\$1,050.00	59	1,050.00
Fire Hydrant Assy.	∞	EA	\$8,300.00	69	66,400.00
Water Service Short Single	138	EA	\$450.00	S	62,100.00
Water Service Short Double	110	EA	\$635.00	S	69,850.00
			SUBTOTAL \$ 463,879.0	S	463,879.00

SUBDIVIDER'S AGREEMENT FOR PERFORMANCE - PLACEMENT OF LOT CORNERS

WHEREAS, the LDC affects the subdivision of land within the unincorporated areas of Hillsborough County; and	WHEREAS, the Board of County Commissioners of Hillsborough County has established a Lanc Development Code, hereinafter referred to as "LDC" pursuant to the authority contained in Chapters 125, 163 and 177, Florida Statutes; and	Witnesseth	Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."	Lennar Homes, LLC , hereinafter referred to as the "Subdivid	This Agreement made and entered into thisday of, 20, by and
ıgh County; and	established a Land ers 125, 163 and 177,		ty."	"Subdivider" and	and between
	, <u>U</u>			7	ے

今 Hillsborough WHEREAS, pursuant to the County, Florida, LDC, for the Subdivider approval and has submitted to the Board of County Commissioners recordation, (hereafter referred to as the "Subdivision"); and a plat of a subdivision known

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

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

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

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

- 1 made a part of this Agreement. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and
- 2. below, all lot corners as required by Florida Statutes. Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph Subdivider agrees to well and truly build, construct and install in the Subdivision, 6 months from and after the date that the Board of County within
- ω specifically identified as: the County an instrument ensuring the performance of the obligations described in paragraph 2, above, The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to

Cashier/Certified Check. number		Escrow ageement, dated	America Insurance Company		February 13, 2025	A Performance Bond, number SPA150818_047	order of	with_	Letter of Credit, number
dated	and the County, or	between,	as Surety, or	as Principal, and SiriusPoint	with Lennar Homes, LLC	A150818_047 dated,		Ьу	dated

5

a

C

C

which shall be deposited by the County into a non-interest bearing

1 of 4 06/2021

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

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

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

2 of 4 06/2021

Chair	Deputy Clerk
Ву:	Зу:
BOARD OF COUNTY COMMISSIONERS HILLSBOROUGH COUNTY, FLORIDA	ALLEST: CINDY STUART Clerk of the Circuit Court
	CORPORATE SEAL (When Appropriate)
	NOTARY PUBLIC
813 - 414 - 3749 Phone Number of Signer	
4501 M BOIJ SCOUT BIVE #600 Address of Signer Tampa, FL 3360	MOMO ANSELMI Printed Name of Witness
VP	Witness Signature
Keith Malcwit Name (typed, printed or stamped)	COWITHOUN MAN Printed Name of Witness
By Authorized Corporate Officer or Individual (Sign before Notary Public and 2 Witnesses)	Witness Signature
d this Agreement, effective as of the date set forth above.	IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date set forth above

Approved As To Form And Legal Sufficiency.

APPROVED BY THE COUNTY ATTORNEY

Representative Acknowledgement STATE OF FLORIDA COUNTY OF HILLSBOROUGH

4 of 4 06/2021

SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT

KNOW ALL MEN BY THESE PRESENTS, That we Lennar Homes, LLC
4301 W. Boy Scout Blvd., Suite 600 Tampa, FL 33607 called the Principal, and SiriusPoint America
Insurance Company called the Surety are held and firmly bound unto the
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROLIGH COLINITY FLORIDA IN the cum of
Forty Thousand Five Hundred and No/100 (\$ 40,500.00) Dollars for the navment of which sum
well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and
Overally firmly by those process.
severally, iirmly by these presents.

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

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

guaranteed to the satisfaction of the County that lot corners will be installed; and unincorporated areas of Hillsborough County shall not be approved and recorded until the Subdivider has WHEREAS, pursuant to these subdivision regulations ۵ final plat of the subdivision within the

the Forest Brooke County; and WHEREAS, Phase 6A the lot corners are to be installed after recordation of said plat under guarantees posted with required bγ Florida Statutes Ξ. the subdivision

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

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

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

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

1 of 2 06/2021

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 Forest Brooke Phase 6A subdivision

accepts this performance bond; and and shall complete all of said building, construction, and installation within $\frac{\mathsf{Six}\,(\mathsf{6})}{\mathsf{1}}$ months from the date that the Board of County Commissioners approves the final plan and Review Division of Development Services Department of Hillsborough County by the Principal, drawings, plans, specifications, and other data and information filed with the Development all lot corners as required by the State in the platted area in exact accordance with the

₽. manner prescribed in said Agreement; the Principal shall faithfully perform the Subdivider's Agreement at the times and in the

EFFECT UNTIL November 8, 2025 THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND

Krista M. Lee, Witness SIGNED, SEALED AND DATED this 13th COURTNEY MAI, WITNESS GMUN YISK T. day of February BY: Lennar Homes, LLC, a Florida limited liability company SURETY attacata SiriusPoint American Insurance Company BRIAN BATTEN, VP ATTORNEY-IN-FACT 20_25 (SEAL) (SEAL)

APPROVED BY THE COUNTY ATTORNEY

To Form and Legal

Ratthanatevy Lor, Attorney-In-Fact

2 of 2

06/2021

MARSEA01_0124

POWER OF ATTORNEY SIRIUSPOINT AMERICA INSURANCE COMPANY NEW YORK

KNOW ALL MEN BY THESE PRESENTS: That SiriusPoint America Insurance Company, a New York corporation, having its principal office in the City of New York, pursuant to the following Resolution, which was adopted by the Board of Directors of the Company, to wit:

RESOLVED, that the President, Senior Vice President, Chief Financial Officer, Secretary or Assistant Secretary is hereby authorized to execute Powers of Attorney appointing as attorneys-in-fact selected employees of certain surety companies who shall have the power for and on behalf of the Company to execute and affix the seal of the Company to surety contracts as co-surety.

Does hereby nominate, constitute and appoint:

Krista M. Lee, Ratthanatevy S. Lor

Its true and lawful attorney-in-fact, to make, execute, seal and deliver for and on its behalf, and as its act and deed; any and all bonds, contracts, agreements of indemnity, and other undertakings in surelyship (NOT INCLUDING bonds without a fixed penalty or financial guarantee bonds) and to bind the Company thereby as fully and to the same executed as if same were signed by the duly authorized officers of the Company, provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

\$50,000,000 single bond limit

All acts of said attorneys-in-fact pursuant to the authorities herein given are hereby ratified and confirmed. The executive officers listed above in the Resolution may from time to time and at any time remove any such appointee and revoke the power given to him or her.

The execution of such bonds or undertakings in pursuance of these presents, within one year of the date of issue of these presents, shall be binding upon said Company, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its office in New York, New York, in their own proper persons.

IN WITNESS WHEREOF, Sirius Point America Insurance Company has caused its corporate seal to be hereunto affixed, and these presents to be signed by its Secretary this 17th day of August in the year 2023.

SiriusPoint America Insurance Company

By: Well

State of New Jersey }

) ss.

County of Monmouth }

On this 17th day of August 2023, before me, a Notary Public of the State of New Jersey in and for the County of Monmouth duly commissioned and qualified, came Melissa J. Ralph, Secretary, of SiriusPoint America Insurance Company, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and acknowledged the execution of the same, and, being by me duly sworn, deposeth and saith, that she is the officer of the Company aforesaid, and that the seal affixed to the preceding instrument as the corporate seal of said Company, and the said corporate seal and her signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Company, referred to in the preceding instrument, is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.

TNAEJA E LEWIS-SCOTT

NOTARY PUBLIC

NOTARY PUBLIC

STATE OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 31, 2028

COMMISSION: #50208541

My Commusion expires

State of New Jersey County of Monmouth

I, Melissa J. Ralph, Secretary, of SiriusPoint America Insurance Company, a New York corporation, do hereby certify that the above and foregoing is a full, true correct copy of Power of Attorney, is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the scal of said Company this $13 \, {
m th}$ day of February, 2025



Molissa J. Ralph Screenery

TAMPA OFFICE 3409 w. lemon street tampa, fl 33609 813.250.3535

ORLANDO OFFICE 775 warner lane orlando, fl 32803 407.362.5929

Forest Brooke Phase 6A

LOT CORNERS AND PERMANENT CONTROL POINTS SURVEYOR'S COST ESTIMATE FOR PLACEMENT OF

on placement of this monumentation on a one-time bases and is issued for the purpose of bonding the Listed below is Hamilton Engineering and Surveying, LLC's certified estimate of cost for placement of Permanent Control Points and Lot Corners within the plat of Forest Brooke Phase 6A. This estimate is based monumentation.

216 Lots @ \$125 each = \$32,400.00 *125% = \$40,500.00

Aaron J. Murphy, P.S.M. Vice President

AARON J HURA FLORIDA F

Date August 3, 2024

	BTAO	AARON J. MURPHY, PSM FLORIDA PROFESSIONAL SURVEYOR & MAPPER #6768					
TROL POINTS (PCPS) AND TITE OR IN ACCORDANCE	TATE ADISOLT STUBMENT CON	DAY OF BEEN SET OR WILL BE SET PER RECOMMIT ON SOUDHING WITH CONDITIONS OF BONDING					
DEVELOPMENT CODE; AND THAT PERMANNENT REFERENCE MONUMENTS (PRMS) WERE SET ON THE							
ED; THE THIS PLAT WAS ALL THE SURVEY GUAL YTUUOD H	OF THE EAND BEING SUBDING AT THIS PLAT COMPLIES WITH UTES, AND THE HILLSBOROUG	I, AMSON J. WURPHY, THE UNDERSIGNED PROFESSIONED PREPARISION; THE PROFESSION THE PREPARISION; THE CORRECT REPRESENT FIND PREPARISION; THE CORRECT REPRESENT OF CHAPTER 1771, PRATI, FLORIDA STAT					
		SURVEYOR'S CERTIFICATE					
	COMMISSION NUMBER:	YAATON 40 BMAN GETNIRA)					
	W. COMMISSION EXPIRES:	NOTARY PUBLIC, STATE OF FLORIDA AT LARGE					
RATH, AS AUTHORIZED ENERAL PARTNER OF	TED LIABILITY COMPANY, AS GI	THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BE WITHOUT STAFF OF A CHARGE LIMITED SERVING SEPHS-LOT OF PLUE, A DELAWARE LIMITED SERVING SEPHS-LOT OF PLUE, A DELAWARE LIMITED SERVING SEPHS-LOT OF PLUE A CHARGE A CH					
		COUNTY OF					
		ACKNOWLEDGMENT STATE OF					
	BMAN TNIA9	PRINT NAME					
	MINESS	MINESS					
	Е ПМІТЕР РАКТИЕЙЗНІР	ILS GENERAL PARTNER BY: SSPHS LOAVA GP, LLC, A DELAWARE UMITED OWNER: SSPHS LOT OPTION A POOL DI, LP, A DELAWAR					
	E LIMITED PARTNERSHIP	OWNER: SSP-HS LOT OPTION A POOL 01. LP. A DELAWAR					
INCHOSES NOTICE PROPERTY IN OPERATION OF THE SECRETARY OF THE ERECTIFICATION IN THE PROPERTY IN OUT OF THE SECRETARY OF THE S							
RE NOT DEDICATED TO RAWCE TO A RAWCE TO A RETA AND THEIR RUD TO LOT OWNERS NOT DE LOT OWNERS NOT DE LOT OWNERS NOT DE RESTRICES, AUSTER SOF WAY UNCE RIGHTS OF WAY UNCE RIGHTS OF WAY UNCE RIGHTS OF WAY UNCE SOF THEIR RESTRICT RES	ENDOWE EFECUTION OF JUSTICE STATES OF A LIBERT ON THE ENDOWER OF THE SERVICE OF THE SERVICE SAME LESS VINO ENERGY AND ENERGY OF UNITY OF CHAPTER ON THE SERVICE OF THE SERVICE OF UNITY	JUHE OWNERS HEREBER OFWILZ LO BEWONDERS OF LET MULHIN LEVCL Y VE SHOWN HEREBOOK DOWN MOBERS YND MULHIN LEVCL Y VE SHOWN HEREBOOK DOWN MOBERS YND MOSTERS YND YND OLIFIES IN MOST MULHIN YNT HERE BINN THE GORD HER MULHIN YNT HEREBOOK DOWN THE MULHIN YNT HEREBOOK DOWN THE MULHIN YNT HEREBOOK DOWN THE MULHIN YNT HEREBOOK DOWN THE MULHIN THE SHOWN THE WILLIAGE WHO EN MULHIN WILLIAM THE WORLD SHOW THE MULHIN THE SHOWN THE WILLIAM SHOW THE MULHIN THE SHOWN THE WILLIAM SHOW THE MULHIN THE SHOWN THE SHOWN THE MULHIN THE SHOWN THE MULHIN THE SHOWN THE MULHIN THE MOBILE OF THE HEREBOOK THE JUHE SHOWN THE JUH					
SATE THIS PLAT OF WES THE FOLLOWING WES THE FOLLOWING) HEREIN DOES HEREBY DED IE OWNER DOES HEREBY DED E UNDERSIGNED FURTHER IM	THE UNDERSIGNED, AS OWNER OF THE LANDS PLATTER FOREST BROOKE PHASE EA FOR RECORD, FURTHER, TH EASEMENTS DESIGNATED ON THE PLATAS TOUGHTOUS. THE DESIGNATED ON THE PLATAS TOUGHTONS.					

PAGE

PLAT BOOK.

FOREST BROOKE PHASE 6A

HILLSBOROUGH COUNTY, FLORIDA A SUBDIVISION LYING IN SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST,

PLAT NOTES:

SOUTHEAST TWO PE SECTION 17 AS SHOWN HAVING A BEARING OF NORTH 00°2551" WEST.

FUNDE CORROWING SYSTEM WROSD DATING A BEARING OF NORTH 00°2551" WEST.

ESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR MAY NOT BE SUBJECT TO MISION HAS INFORMATION REGARDING FLOODING AND

AN ELECTRIC TELEPHONE, GAS, OR OTHER PUBLIC.

MELECTRIC, CAGEIT ELECTRIC GAS, OR OTHER PUBLIC.

MELCTRIC GAS, OR OTHER PUBLIC.

OB DEMONSTRATE SHELD WITH A DEMONSTRATE INFORMERS HEROUTENED HER OF THE WASHING FERNING BETHIND HERES, DIEDER FERNING FESTIVE STREAMERS HEROSE CHEEK, AND CHEEK, ME COMPETING THE STREAMES, HERUSE HERES, PRECES, ENTRUGE STSTEMS, TREES, PREUES, HERUSE STEMS THE STREAMEN OF STORMWITTER DETERMINED HAVE STREAMED FESTIVE WASHING FESTIVE FE

O MATTER DELEVENE BAY OF THE DIS AUGUSTANCE DRIVEN MET AGE OF THE MET AGE.

THIS PLAT HAS BEEN APPROVED FOR RECORDATION. BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA COUNTY OF HILLSBOROUGH

-, PAGE ---, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

,;.
בבבעע סף כותכטון כטטען

BMIT	oz	PAY OF	s	I
		2000	CONTRACTOR STATE	

	M29, YH9RUM J. MORAA
STOR S MAPPER #676	FLORIDA PROFESSIONAL S
UD SUBVEYING LLC	HAMILTON ENGINEERING A
	CERTIFICATE OF AUTHORIS
LEC (813) 250-3235	3409 W. LEMON STREET
FAX (813) 250-3535	PRINTA FLORIDA 33609

DEDICATION:

COLUMN COLOR OF TA IN CASE CONTOLLIE	
КЕЗТИІСПОИ В ОИ DEVELOPMENT.	
FLOODING; THE DEVELOPMENT REVIEW DIV	
MLL NOT FLOOD, LAND WITHIN THE BOUND	
2) SUBDIVISION PLATS BY NO MEANS REPRI	

AND STATE OF THE RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL THERE WHE PUBLIC RECORDS OF WITHOURS THAT WE NOT RECORDED IN WITH THE WAY THERE WHY BE ROUTHOWN THE THE WAY BE CONTINUATED WHICH THE WAY BE ADDITIONATED BY A WITHOUT WE WAS THE WAY BE ADDITIONATED IN STATE WHICH THE WAY THE WAY BE ADDITIONATED IN STATE WHICH THE WAY THE WAY

COORDINALES ME INLEMDED EOB INCORMYLIONAY EMBLOSES ONTĂ.
REBIED JHRONGH PRUDIONT EGEOELIC STRIARE, HOBIZONLAY CONLIGOT ELYLION, DE1933°, LH-E
BOARD COORDINALE SELEM LHE BYRIFO E AND BERMINGE IZ HE EINDERWANT FREE LOS PRUDIONALES HEND WE
BOORDINALES ENEM LHE BYRIFO E AND BERMINGE IZ HE EINDERWANT FREE LOS BERMINGE
BOORDINALES SENOWIN REEGON DE BEFORE DE CHIEF CHOSTO MEZI LINFREERER EEVER LOS PRUDIONIS DE LOS LINFE LOS LINFE LOS PRUDIONIS DE LOS LINFE LOS PRUDIONIS DE LOS LINFE LOS LINFE LOS LINFE LOS LINFE LOS PRUDIONIS DE LOS LINFE LOS LINFE

THIS PLAT IS SUBJECT TO THE COLUMNIA EXAMETTS PRODUCE TRUMBER TO STREET PROFILED THE STREET PROFILED THE STREET PROFILED THE STREET STREET OF THE STREET STRE

D) CLUB SCUTISHORSE BAY CLUB PLAN RECORDED IN BOOK 25410, PAGE 1456. AMENDED MAD CLUB SCUTISHORDED WID RESTRIED IN BOOK 26531, PAGE 1910, AMENDED MAD RESTRIED RECORDED IN BOOK 26531, PAGE 215.

BTAG

NAMRIAH:

CLERK OF CIRCUIT COURT

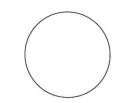
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS, IN FORM OF CHAPTER 177, PART I OF FLORIDA STATUTES, AND HAS BEEN FILED FOR RECORD IN PLAT

CLERK OF CIRCUIT COURT	
	: 1

2412	20 VAG ZIHT
	DEPUTY CLERK
	BY:

		BRK FILE NUMBER	37:
BMIT	. os .	30 YAQ 8	H

E: AND THAT PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET ON THE	гормеит сор



JAVORAGA TAJA

THE PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 177,091 FOR CHAPTER CONFORMITY. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

THE WOONE DAYS THE CONTINUENCE OF WASTERS HOUSE OF A DAYS OF EET; THENCE SOUTH GO.GOOD. EAST OF THE SOUTHWEST OWNERS. THENCE SOUTH GO.GOOD. EAST OWNERS. THE SOUTH GO.GOOD

A SUBONISION LYING IN SECTION 17, TOWNSHIP 33 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

THE ABOVE PARCEL CONTAINING 40.21 ACRES, MORE OR LESS.

DESCRIPTION:

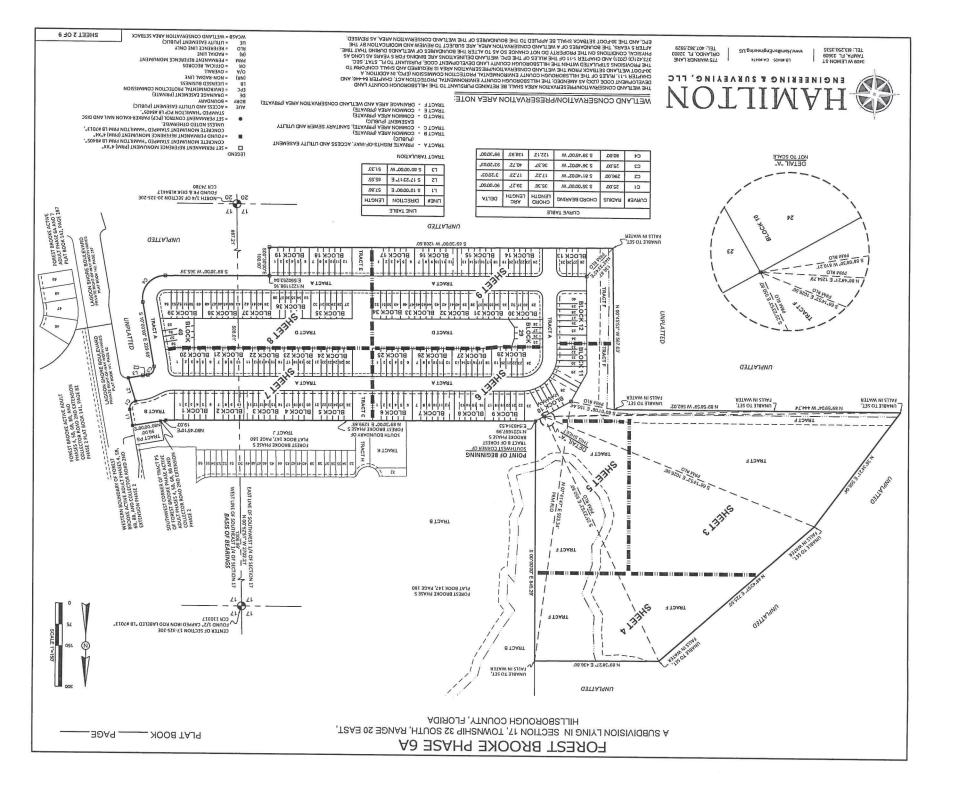
SIBMEA SECLION' GEOSPALINT VIND FAND PODINISHING SEMICES DEFABLIMENT. HITTSBOKONGH CONNIA LOCKIDY BEDEES IN HITTSBOKONGH CONNIA CONNIA SEMICES DEFABLIMENT.

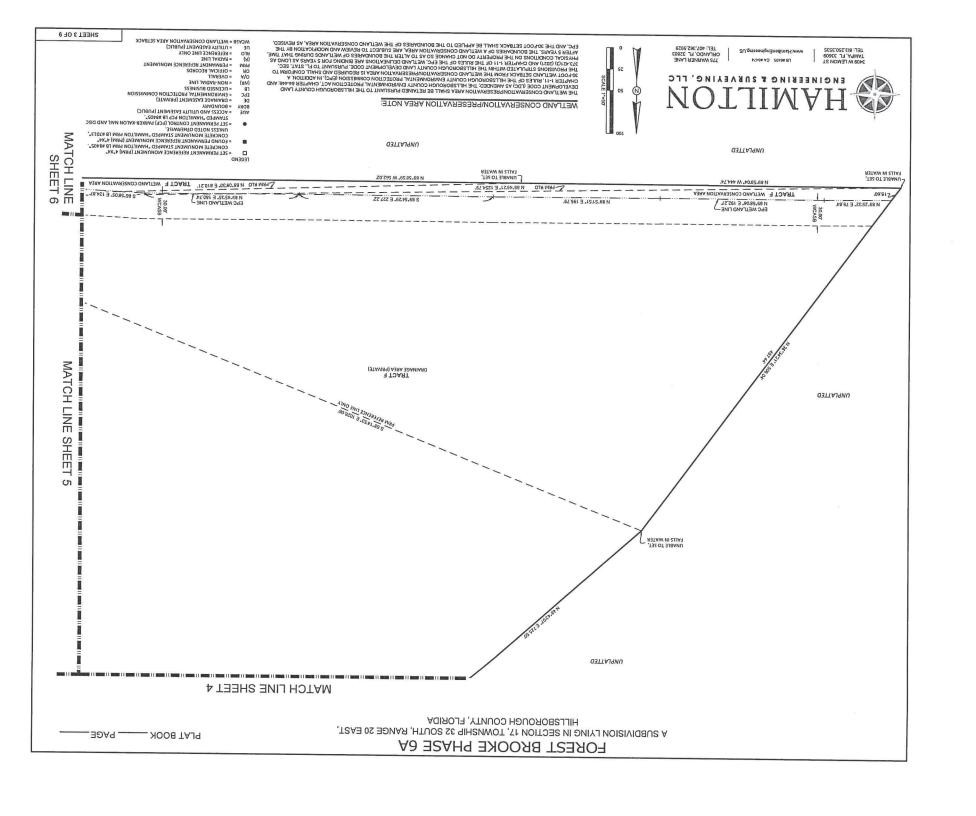


6769'796'/0b :TE

2U.gatteenign3nottimeH.www LB #6405 CA #6474

TEL: 813,250,3535 3409 W LEMON ST TAMPA, FL 33609

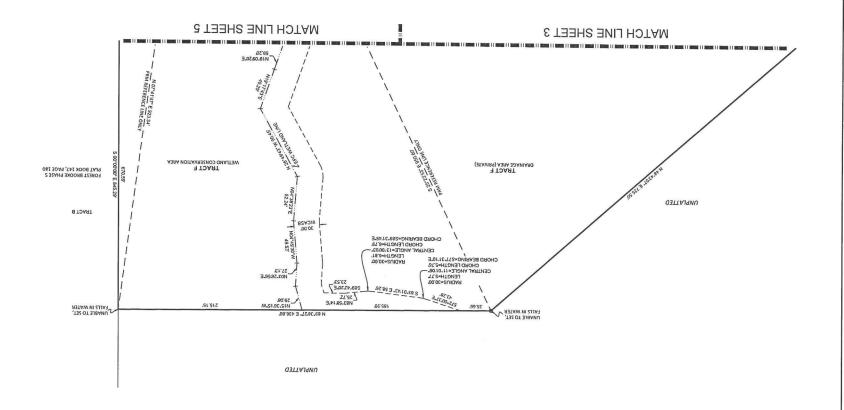




- PAGE. PLAT BOOK _

FOREST BROOKE PHASE 6A

HILLSBOROUGH COUNTY, FLORIDA A SUBDIVISION LYING IN SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST,





MCC88 - MELIVAD CONSEMPLION D'ABEZ ELBYCK

- CALLELLA EXPERICAL (BARDIC)

- CALLELLA EXPERICAL (BARDIC)

- CALLELLA EXPERICAL (BARDIC)

- CALLELA EXPERICAL

WETLAND CONSERVATION/PRESERVATION AREA NOTE:



ORLANDO, FL 32803 TEL: 407.362.5929

SU.gaineenignanofilmsH.www LB #8405 CA #8474

3409 W LEMON 5T TAMPA, FL 33609 TEL: 813.250.3535

PLAT BOOK - PAGE.

FOREST BROOKE PHASE 6A

HILLSBOROUGH COUNTY, FLORIDA A SUBDIVISION LYING IN SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST,



= ACCESS AND UTILITY EASEMENT (PUBLIC) = SET PERMENT CONTROL (PCP) PARKER-KALON NAIL AND DISC STAMPED "HAMILTON PCP LB #8405". - SEL REWMERL COMISOL TOWNS THE BROOTS.
 - SEL REWMERL COMISOL BEST BROOTS.
 - SEL REWMERL BEEERCE WORNINGER (BRN) 4.X4.
 - SEL REWMERL BEEERCE WORNINGER (BRN) 4.X4.
 - SEL REWMERL BEEERCE BROOTS BROOTS.

UE = UTILITY EASEMENT (PUBLIC)
WCASB = WETLAND CONSERVATION AREA SETBACK OR = OFFICEAL RECORDS

OR = PERMANENT REFERENCE MONUMENT

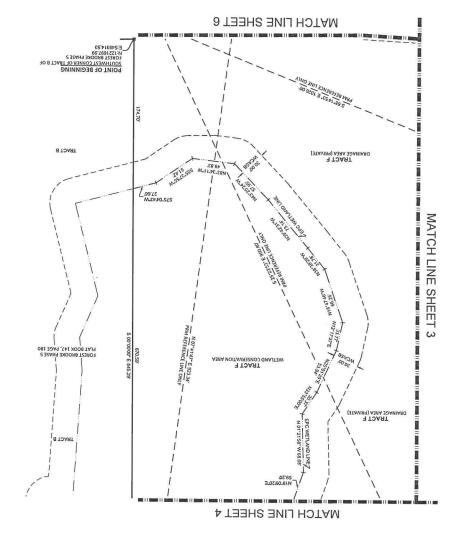
OFFICEAL RECORDS

OFFICEAL RECORDS

OFFICEAL RECORDS

OFFICEAL RECORDS

= OVERALL



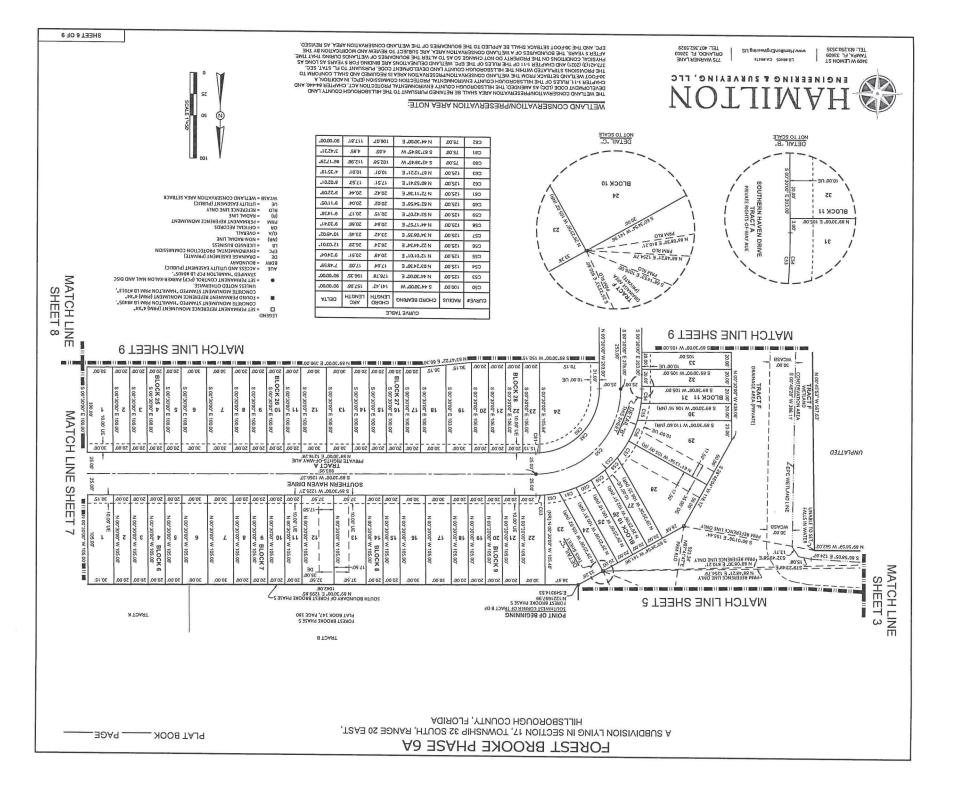
WETLAND CONSERVATION/PRESERVATION AREA NOTE:

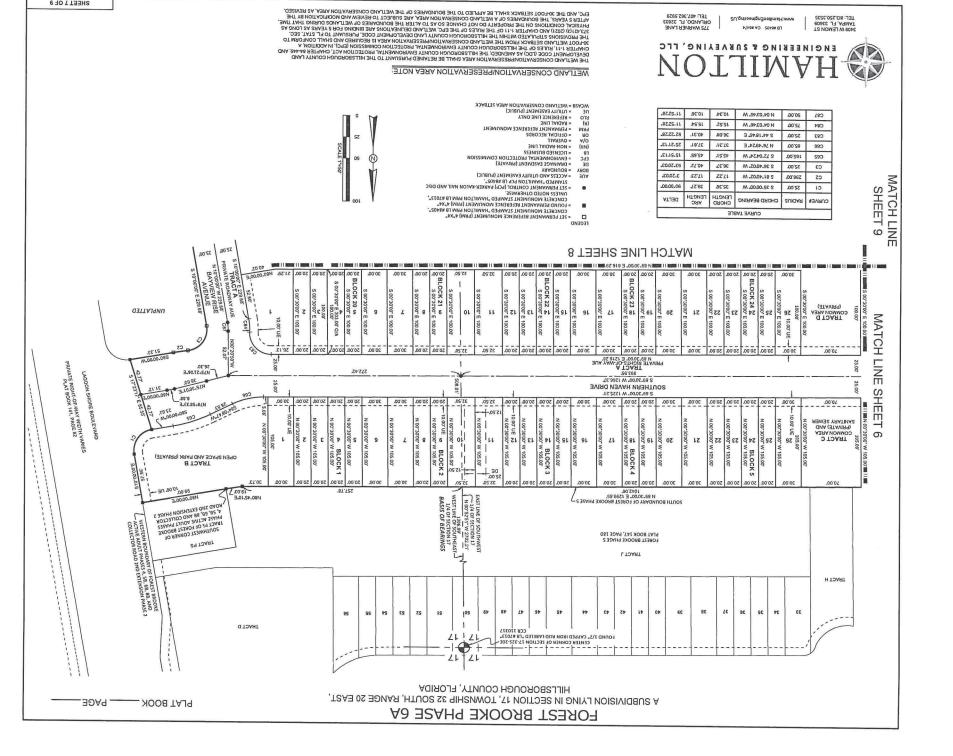
THE VERTIAND CONSERVATIONSHEESERVATION AREA SHALL BE RETAINED PURSUANT TO THE HILLSBORGOUGH COUNTY LAND
CONSERVATIONS OF A MELLIS AND CONSERVATION ACCOUNTER WHO MODIFICATION ACCOUNTS THAT THE SOURCE HILLSBORGOUGH COUNTY REMINDENCE AND ACCOUNTS AND CONSERVATION ACCOUNTS AND CONSERVATION ACCOUNTS AND CONSERVATION ACCOUNTS AND COUNTY REMINDENCE AND CONSERVATION AND COUNTY AN



775 WARNER LANE ORLANDO, FL 32803 TEL: 407.362.5929

LB #8405 CA #8474



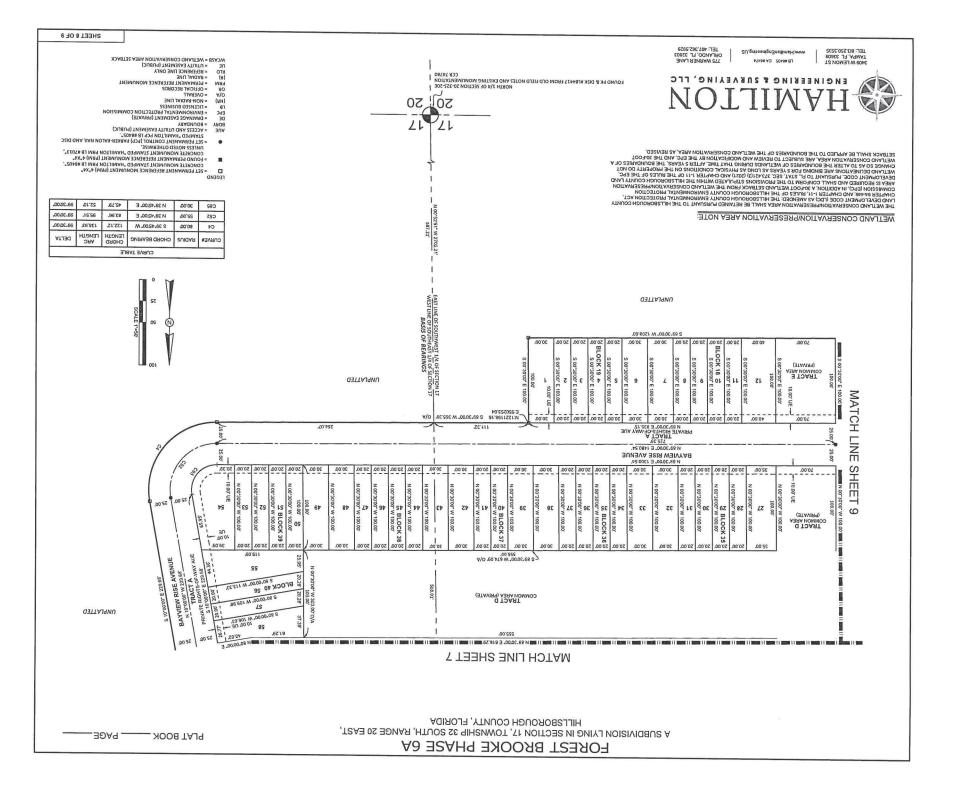


SHEET 7 OF 9

TEL: 407.362.5929

LB #8405 CA #8474

TEL: 813.250.3535 3409 W LEMON ST TAMPA, FL 33609

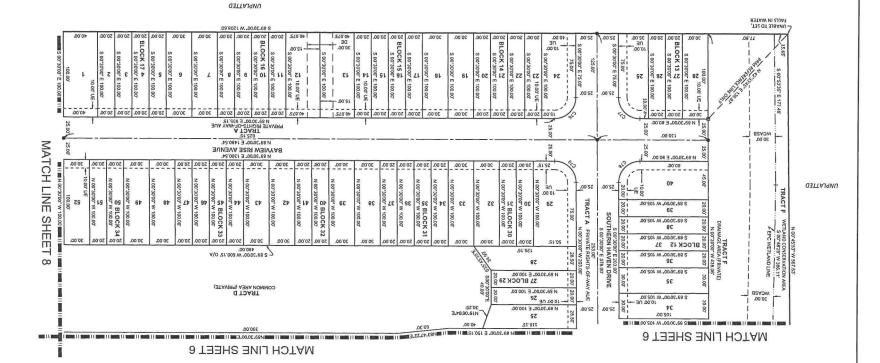


- PAGE. PLAT BOOK _

FOREST BROOKE PHASE 6A

A SUBDIVISION LYING IN SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST,

HILLSBOROUGH COUNTY, FLORIDA



		37	BAT BVRUD		
ATJ30	ARC LENGTH	CHORD	сноко веркис	SUIGAR	CURVE#
.00.00.06	75.ec	35.36	S 44°30'00" W	25,00	910
.00.00.06	7£6£	35,36*	W 45*30'00" W	25.00	TTO
.00.00.06	75.ec	.96,26	N 44.30.00. E	25.00	87.D
.00.00.06	72.65	32.36"	2 45,30.00, E	25.00	679

WCASB = WETLAND CONSERVATION AREA SETBACK = UTILITY EASEMENT (PUBLIC)

= REFERENCE LINE ONLY

BNIJ JAIDAR =



WETLAND CONSERVATION/PRESERVATION AREA NOTE:

THE VETAMO CONSERVATION PRESERVATION RAREA SHALL BE RETAINED PURSUANT TO THE HILLSORGOHOUGH COUNTY LAND

DEVELOPMENT COOKING AS ARRICING THE HILLSORGOHOUGH THE MORNIGARITH, PROTECTION ACT, OWN PROTECTION COOKING AND THE PROTECTION ACT, OWN PROTEC



775 WARNER LANE 008LE 132803 TEL: 407.362.5929

IEC: 813,250,3535 MO9 W LEMON ST TAMPA, FL 33609

SHEET 9 OF 9



FINAL - Certificate of School Concurrency

Project Name	Forest Brooke Phase 6A
Jurisdiction	Hillsborough
Jurisdiction Project ID Number	3948
HCPS Project ID Number	SC-942
Parcel / Folio Number(s)	079543,0000
Project Location	S. US Hwy 301 & State Road 674
Dwelling Units & Type	216 Single-Family Attached (SFA)
Applicant	DUNE FB DEBT, LL

	Sı	School Concurrency An	nalysis		
					Total Capacity
School Type	Elementary	Middle	High		Reserved
Students Generated	25	11	16		52
				O COUNTY OF THE PERSON NAMED OF THE PERSON	

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

funds on February 25, 2025, in the amount of \$1,772,441.00 thereby satisfying the requirement to construct 25 Elementary, Share Binding Mitigation Agreement (DSC-942), the terms of which were recorded on February 7, 2023. The Applicant contributed Middle, and 16 High school seats to accommodate the proposed development as more particularly described therein. This Final Certificate of School Concurrency is being issued based on a fully executed, recorded, and legally binding Proportionate

Keri Belangra

Lori Belangia

Manager, Planning & Siting

Growth Management Department

E: glorimar.belangia@hcps.net

P: 813.272.4228

Date Issued February 25, 2025