

SUBJECT: Skylake Nature Village fka Sunset Nature Village **PI#6600**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: May 13, 2025
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

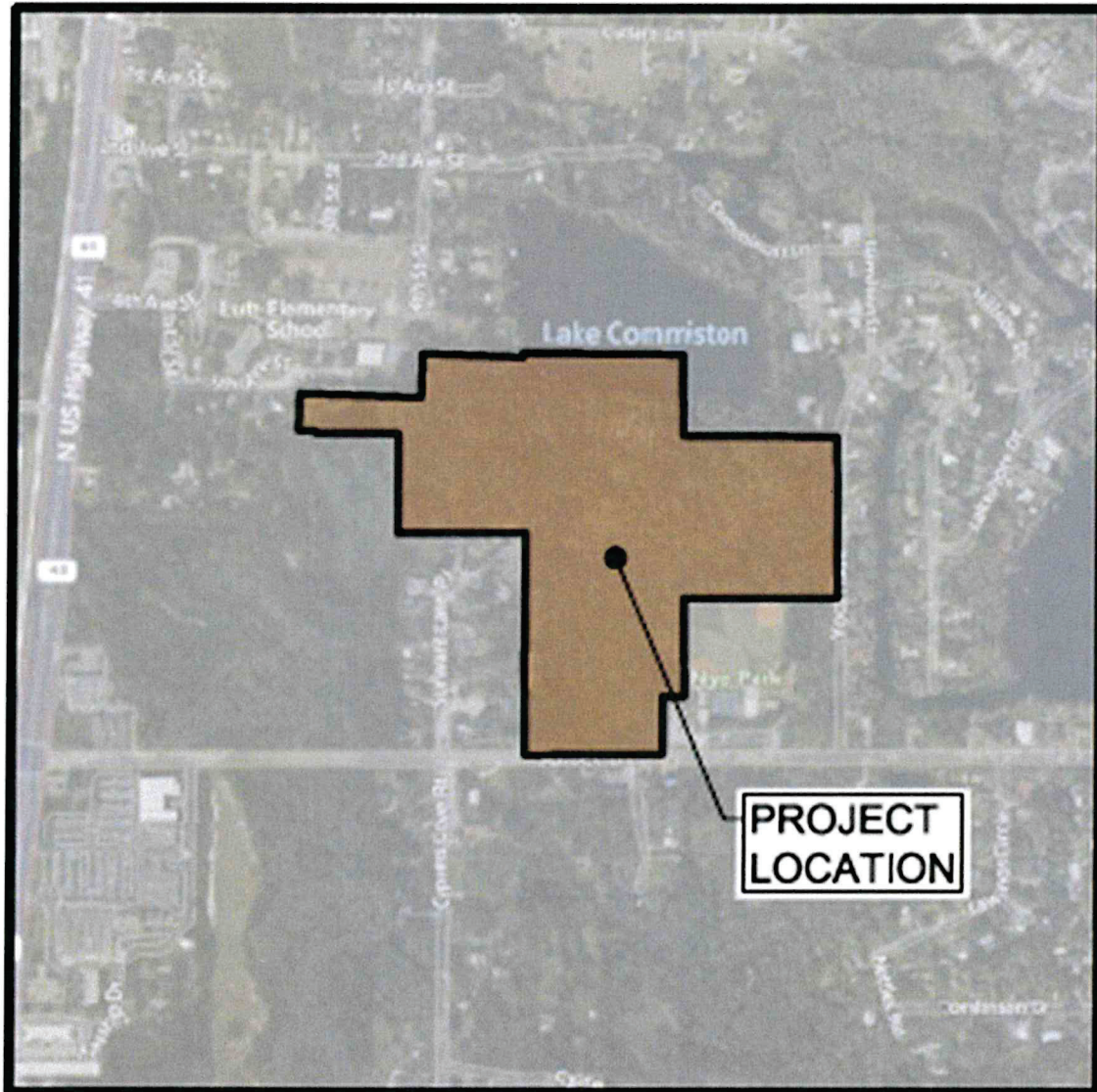
Accept the plat for recording for Skylake Nature Village fka Sunset Nature Village, located in Section 12, Township 27, and Range 18, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (off-site sidewalks) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for 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 Warranty Check in the amount of \$1,512.00 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements. Also accept a Performance Check for Placement of Lot Corners in the amount of \$1,700.00 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 October 18, 2024, Permission to Construct Prior to Platting was issued for Skylake Nature Village fka Sunset Nature Village, after construction plan review was completed on August 13, 2024. The developer has submitted the required Checks, which the County Attorney's Office has reviewed and approved. The developer is SREG Sunset Land, LLC and the engineer is Landmark Engineering & Surveying Corporation.

Skylake Nature Village



Location Map
NOT TO SCALE



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

This Agreement made and entered into this _____ day of _____, 2025, by and between SREG Sunset Land 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 authorizes the County to accept ownership and/or maintenance responsibility of off-site improvement facilities constructed by the Subdivider in conjunction with projects in Hillsborough County, provided that the improvement facilities meet County standards and are warranted against defects in workmanship and materials for a period of two (2) years; and

WHEREAS, the Subdivider has completed certain off-site improvement facilities in conjunction with the subdivision known as Skylake Nature Village (hereafter, the "Subdivision"); and

WHEREAS, pursuant to the LDC, the Subdivider has requested the County to accept the aforementioned off-site improvement facilities for ownership and/or maintenance; and

WHEREAS, the Subdivider has represented to the County that the completed improvement facilities have been constructed in accordance with the approved plans and all applicable County regulations and technical specifications; and

WHEREAS, the Subdivider has offered to warrant the off-site improvement facilities against any defects in workmanship and materials and to correct any such defects which arise during the warranty period.

NOW, THEREFORE, in consideration of the intent and desire of the Subdivider as set forth herein, and to gain acceptance for ownership and/or maintenance by the County of the aforementioned off-site improvement facilities, the Subdivider and the County agree as follows:

1. The terms, conditions and regulations contained in the Hillsborough County Land Development Code, are hereby incorporated by reference and made a part of this Agreement.
2. For a period of two (2) years following the date of acceptance of the off-site improvement facilities for ownership and/or maintenance by the County, the Subdivider agrees to warrant the off-site improvement facilities described below against failure, deterioration or damage resulting from defects in workmanship or materials. The Subdivider agrees to correct within the warranty period any such failure, deterioration or damage existing in the improvement facilities so that said improvement facilities thereafter comply with the technical specifications contained in the approved plans and LDC. The off-site improvement facilities, constructed in conjunction with the Subdivision are as follows:

Sidewalk

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 Warranty Bond, number _____ dated, _____ with _____ by order of _____, or
- c. Cashier/Certified Check, number 220402, dated 03/20/2025 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.

A copy of said letter of credit, warranty bond, or cashier/certified check is attached hereto and by reference made a part hereof.

- 4. 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 reconstruction of defective off-site improvement facilities 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.
- 5. The County agrees, pursuant to the terms contained in the LDC, to accept the off-site improvement facilities for maintenance, at such time as:
 - a. The Engineer-of-Record for the Subdivider certifies in writing that said off-site improvement facilities have been constructed in accordance with:
 - (1) The plans, drawings, and specifications submitted to and approved by the County's Development Review Division of the Development Services Department; and
 - (2) All applicable County regulations relating to the construction of the off-site improvement facilities; and
 - b. Authorized representatives of the County's Development Review Division of the Development Services Department have reviewed the Engineer-of-Record's certification and have not found any discrepancies existing between the constructed improvement facilities and said certification.
- 6. If any part of this Agreement is found invalid and unenforceable by any court of competent jurisdiction, such invalidity or unenforceability shall not affect the other parts of this Agreement if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties can be effectuated.
- 7. This document, including all exhibits and other documents incorporated herein by reference, contains the entire agreement of the parties. It shall not be modified or altered except in writing signed by the parties.
- 8. 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.
- 9. 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:

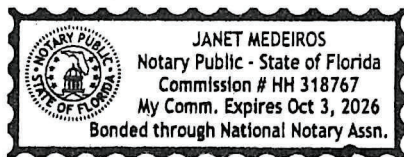
Cheryl D. Zihmer
Witness Signature

Cheryl D. Zihmer
Printed Name of Witness

MAK
Witness Signature

TODD C. AMARDIN
Printed Name of Witness

NOTARY PUBLIC



CORPORATE SEAL

(When Appropriate)

ATTEST:

VICTOR D. CRIST
Clerk of the Circuit Court

By: _____
Deputy Clerk

Subdivider:

By: S. Sebring Sierra, Jr.
Authorized Corporate Officer or Individual
(Sign before Notary Public and 2 Witnesses)

S. Sebring Sierra, Jr.

Name (typed, printed or stamped)

Manager

Title

509 Guisando De Avila Suite 200 Tampa, FL 33613

Address of Signer

813-334-8864

Phone Number of Signer

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]
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
8th day of April, 2025, by S. Sebastian Sierra Jr. as
(day) (month) (year) (name of person acknowledging)
Manager for SREG Sunset Land, 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



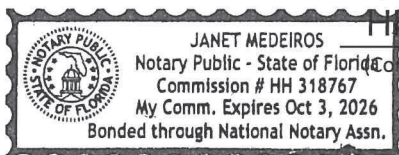
(Signature of Notary Public - State of Florida)

Type of Identification Produced

Janet Medeiros

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

(Notary Seal)



HH318767

(Commission Number)

10/03/2026

(Expiration Date)

Individual Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

☐ Personally Known OR ☐ Produced Identification

(Signature of Notary Public - State of Florida)

Type of Identification Produced

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

(Notary Seal)

(Commission Number)

(Expiration Date)

THIS DOCUMENT IS PRINTED ON TONER ADHESION PAPER

040900 / M 10022645



The Bank of Tampa

POST OFFICE BOX ONE
TAMPA, FLORIDA 33601-0001

Agent for MoneyGram

220402

64-305/611

SREG SUNSET LAND LLC

03/20/2025

REMITTER

PAY TO THE ORDER OF HILLSBOROUGH COUNTY BOCC

\$ ***1,512.00***

**** One Thousand Five Hundred Twelve and 00/100****

DOLLARS

Memo:

DRAWER: MONEYGRAM PAYMENT SYSTEMS, INC.
P.O. BOX 9476, MINNEAPOLIS, MN 55480
DRAWEE: WELLS FARGO BANK, N.A.
BUFORD, GA

AUTHORIZED SIGNATURE

MP



⑈ 220402 ⑈ ⑆06110305610150010781995⑈



The Bank of Tampa

POST OFFICE BOX ONE
TAMPA, FLORIDA 33601-0001

OFFICIAL CHECK

NOTICE TO PURCHASER
THE PURCHASE OF AN INDEMNITY BOND MAY BE REQUIRED BEFORE
AN OFFICIAL CHECK OF THIS BANK WILL BE REPLACED OR
REFUNDED IN THE EVENT IT IS LOST, MISPLACED OR STOLEN.

FOR YOUR PROTECTION SAVE THIS COPY

220402

64-305/611

SREG SUNSET LAND LLC

03/20/2025

HILLSBOROUGH COUNTY BOCC

1,512.00

**** One Thousand Five Hundred Twelve and 00/100****

Memo:

NON NEGOTIABLE

REMITTER COPY

TO THE REMITTER

KEEP THIS COPY FOR YOUR RECORD OF THE TRANSACTION. TO REPORT A LOSS OR FOR ANY OTHER INFORMATION
ABOUT THE INSTRUMENT, CONTACT THE INSTITUTION FROM WHICH YOU RECEIVED THE INSTRUMENT.

APPROVED BY THE COUNTY ATTORNEY

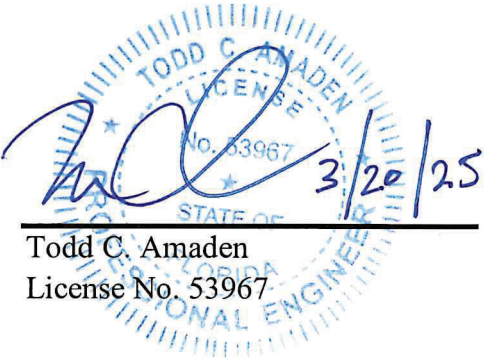
BY

Approved As To Form And Legal
Sufficiency.

**Skylake Nature Village
WARRANTY ESTIMATE**

SUMMARY

SCHEDULE A - STREET IMPROVEMENTS	\$15,120.00
SCHEDULE B - STORM DRAINAGE SYSTEM	\$0.00
SCHEDULE C - WATER DISTRIBUTION SYSTEM	\$0.00
SCHEDULE D - SANITARY SEWER SYSTEM	\$0.00
TOTAL (SCHEDULES A - D)	\$15,120.00
10% WARRANTY BONDING	\$1,512.00



Todd C. Amaden
License No. 53967

**Skylake Nature Village
WARRANTY ESTIMATE**

SCHEDULE A - STREET IMPROVEMENTS

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	2,520	1	Sidewalk - Concrete	\$6.00	\$15,120.00
2					\$0.00
3					\$0.00
4					\$0.00
5					\$0.00
6					\$0.00
7					\$0.00
8					\$0.00
9					\$0.00
10					\$0.00

TOTAL STREET IMPROVEMENTS **\$15,120.00**

SUBDIVIDER'S AGREEMENT FOR PERFORMANCE - PLACEMENT OF LOT CORNERS

This Agreement made and entered into this _____ day of _____, 2025, by and between SREG Sunset Land 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 Skylake Nature Village (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 Twelve (12) 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 _____ dated, _____ with _____ as Principal, and _____ as Surety, or
 - c. Escrow agreement, dated _____, between, _____ and the County, or
 - c. Cashier/Certified Check, number 220401, dated 03/20/2025, 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:

[Signature]
Witness Signature 8515 Palm River Rd.

Janet Medeiros
Printed Name of Witness

[Signature]
Witness Signature

Todd C. Amaden
Printed Name of Witness

NOTARY PUBLIC



CORPORATE SEAL
(When Appropriate)

ATTEST:

Clerk of the Circuit Court

By: _____
Deputy Clerk

Subdivider:

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

S. Sebring Sierra, JR
Name (typed, printed or stamped)

Manager
Title

509 Gusando De Avila, Suite
Address of Signer Tampa, Florida 33613 #200
813-334-8864
Phone Number of Signer

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

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

Representative Acknowledgement

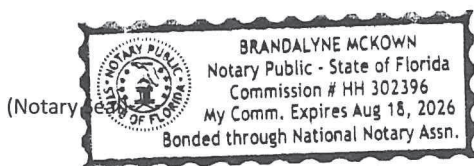
STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
20 day of March, 2025, by S. Sebring Sierra, JR as
(day) (month) (year) (name of person acknowledging)
Manager for SREG Sunset Land, 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



Brandalyne Mckown
(Signature of Notary Public - State of Florida)

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

HH 302396
(Commission Number)

Aug 18, 2026
(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

(Notary Seal)

(Signature of Notary Public - State of Florida)

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

(Commission Number)

(Expiration Date)

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040900 / M 1002645



The Bank of Tampa

POST OFFICE BOX ONE
TAMPA, FLORIDA 33601-0001

Agent for MoneyGram

220401

64-305/611

SREG SUNSET LAND LLC

03/20/2025

REMITTER

PAY TO THE ORDER OF HILLSBOROUGH COUNTY BOCC

\$ ***1,700.00***

*** One Thousand Seven Hundred and 00/100***

DOLLARS

Memo:

DRAWER: MONEYGRAM PAYMENT SYSTEMS, INC.
P.O. BOX 9476, MINNEAPOLIS, MN 55480
DRAWEE: WELLS FARGO BANK, N.A.
BUFORD, GA

AUTHORIZED SIGNATURE



⑈ 2 2 0 4 0 1 ⑈ ⑆ 0 6 1 1 0 3 0 5 6 1 0 1 5 0 0 1 0 7 8 1 9 9 5 ⑈



The Bank of Tampa

POST OFFICE BOX ONE
TAMPA, FLORIDA 33601-0001

OFFICIAL CHECK

NOTICE TO PURCHASER
THE PURCHASE OF AN INDEMNITY BOND MAY BE REQUIRED BEFORE
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FOR YOUR PROTECTION SAVE THIS COPY

220401

64-305/611

SREG SUNSET LAND LLC

03/20/2025

HILLSBOROUGH COUNTY BOCC

1,700.00

*** One Thousand Seven Hundred and 00/100***

Memo:

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TO THE REMITTER

KEEP THIS COPY FOR YOUR RECORD OF THE TRANSACTION. TO REPORT A LOSS OR FOR ANY OTHER INFORMATION
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APPROVED BY THE COUNTY ATTORNEY

BY 
Approved As To Form And Legal
Sufficiency.

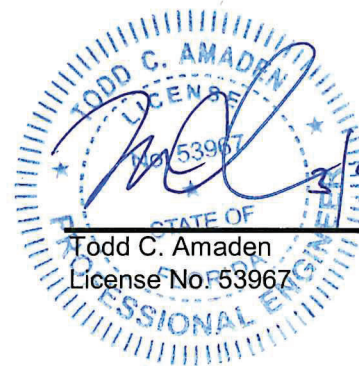
**Skylake Nature Village
PERFORMANCE ESTIMATE - LOT CORNERS**

LOT CORNERS

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	17	EA	LOT CORNERS	\$80.00	\$1,360.00

TOTAL LOT CORNERS **\$1,360.00**

125% PERFORMANCE BONDING **\$1,700.00**

 2/20/25

Todd C. Amaden
License No. 53967

PLAT BOOK: _____ PAGE: _____

SECTION 12, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION:

Parcel 2, SUNSET LAKE LANDS REPLAT, as recorded in Plat Book 146, Pages 140-146, of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

[illegible][illegible]

the Southeast 1/4 of the Southeast 1/4 of said Section 12; thence S.00°30'30"E., 409.44 feet along the Western boundary line of the Southeast 1/4 of the Southeast 1/4 of said Section 12; thence S.89°40'17"W., 89.64 feet; thence S.00°34'19"E., 239.18 feet to the Northern right-of-way line of SUNSET LAKE; thence S.89°36'56"W., 570.26 feet along said Northern right-of-way line to the Eastern boundary line of the Southeast 1/4

of the Southeast 1/4 of said Section 12; thence N.00°35'38"W., 428.39 feet along said Easterly boundary line to the Southern boundary line of Lot 6 of said SUNSET MAJOR; thence S.8°22'30"E., 312 feet along said Southern boundary line to the Southeast corner of Lot 6; thence N.00°21'14"W., 495.93 feet along the Easterly boundary line of said SUNSET MAJOR to the POINT OF BEGINNING.

BOARD OF COUNTY COMMISSIONERS:
THIS PLAN HAS BEEN APPROVED FOR RECORDATION.

PLAT APPROVAL:
THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH THE FLORIDA STATUTES, SECTION 177.081 FOR CHAPTER CONFORMITY. THE
GEOMETRIC DATA HAS NOT BEEN VERIFIED.
REVIEWED BY: _____

REVIEWED BY: _____
CLOSING: DATA HAS NOT BEEN VERIFIED.

CLERK OF CIRCUIT COURT, COUNTY OF HILLSBOROUGH STATE OF FLORIDA
I HEREBY CERTIFY THAT THE SIGNATURE AND ADDRESS OF THE RECORDS MANAGER OF THE
SUNLAND, HAS BEEN RECORDED FOR RECORD IN PUL BOOK _____ PAGE _____ OF THE PUBLIC
RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

BY _____ CLERK OF CIRCUIT COURT

DATE OF READING OF RECORD

THIS _____ DAY OF _____ 20____, TIME _____
CLERK FILE NUMBER _____

SURVEYOR'S CERTIFICATE:
 I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED, THAT THIS PLATT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THIS PLATT COMPLETS WITH ALL THE REQUIREMENTS OF CHAPTER 177, PLATT, FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE, THAT PERMANENT REFERENCE MARKERS (PIPS) WERE SET ON THE _____ DAY OF _____, 20____, AS SHOWN HEREON, AND THAT PERMANENT CORNER POINTS (PCPS) AND LOT CORNERS WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE ON THE _____ ACCORDANCE WITH CONDITIONS OF BIDDING.

SCOTT R. FOWLER, LS 5185
FLORENCE BRISTOLTON STEADMAN

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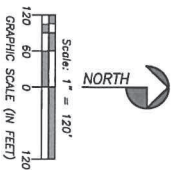
[illegible]

AL, AS RECORDED IN ITS GRAPHIC FORM, IS THE ONLY
EVIDENCE OF THE EXISTENCE OF THE ALIEN IN THE
COUNTRY.

www.iosc.com | L.B. # 391:

www.iosc.com | L.B. # 391:

A REPLAT OF PARCEL 2, SUNSET LANE LANDS REPLAT, MINOR SUBDIVISION, AS RECORDED IN PLAT BOOK 146, PAGES 140-146, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. SECTION 12, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILL SPONGING COUNTY, FLORIDA.

$$\frac{N = 1386443.0116}{E = 508731.7582}$$


Q1	Q1 - STARTED	P03	P03 - PAINT OF REPAIRING
Q2	Q2 - STOPPED DINNER RECORD	P04	P04 - PAINT OF COORDINATOR
Q3	Q3 - OVERWHELMING PREVENTION	P05	P05 - PAINT OF COORDINATOR
Q4	Q4 - COMMISSION	P06	P06 - PAINT OF COORDINATOR
Q5	Q5 - STOPPED DINNER RECORD	P07	P07 - PAINT OF COORDINATOR
Q6	Q6 - TOOK ROYAL PPT	P08	P08 - PAINT OF COORDINATOR
Q7	Q7 - TOOK ROYAL PPT	P09	P09 - PAINT OF COORDINATOR
Q8	Q8 - TOOK ROYAL PPT	P10	P10 - PAINT OF COORDINATOR
Q9	Q9 - TOOK ROYAL PPT	P11	P11 - PAINT OF COORDINATOR
Q10	Q10 - TOOK ROYAL PPT	P12	P12 - PAINT OF COORDINATOR
Q11	Q11 - TOOK ROYAL PPT	P13	P13 - PAINT OF COORDINATOR
Q12	Q12 - TOOK ROYAL PPT	P14	P14 - PAINT OF COORDINATOR
Q13	Q13 - TOOK ROYAL PPT	P15	P15 - PAINT OF COORDINATOR
Q14	Q14 - TOOK ROYAL PPT	P16	P16 - PAINT OF COORDINATOR
Q15	Q15 - TOOK ROYAL PPT	P17	P17 - PAINT OF COORDINATOR
Q16	Q16 - TOOK ROYAL PPT	P18	P18 - PAINT OF COORDINATOR
Q17	Q17 - TOOK ROYAL PPT	P19	P19 - PAINT OF COORDINATOR
Q18	Q18 - TOOK ROYAL PPT	P20	P20 - PAINT OF COORDINATOR
Q19	Q19 - TOOK ROYAL PPT	P21	P21 - PAINT OF COORDINATOR
Q20	Q20 - TOOK ROYAL PPT	P22	P22 - PAINT OF COORDINATOR
Q21	Q21 - TOOK ROYAL PPT	P23	P23 - PAINT OF COORDINATOR
Q22	Q22 - TOOK ROYAL PPT	P24	P24 - PAINT OF COORDINATOR
Q23	Q23 - TOOK ROYAL PPT	P25	P25 - PAINT OF COORDINATOR
Q24	Q24 - TOOK ROYAL PPT	P26	P26 - PAINT OF COORDINATOR
Q25	Q25 - TOOK ROYAL PPT	P27	P27 - PAINT OF COORDINATOR
Q26	Q26 - TOOK ROYAL PPT	P28	P28 - PAINT OF COORDINATOR
Q27	Q27 - TOOK ROYAL PPT	P29	P29 - PAINT OF COORDINATOR
Q28	Q28 - TOOK ROYAL PPT	P30	P30 - PAINT OF COORDINATOR
Q29	Q29 - TOOK ROYAL PPT	P31	P31 - PAINT OF COORDINATOR
Q30	Q30 - TOOK ROYAL PPT	P32	P32 - PAINT OF COORDINATOR
Q31	Q31 - TOOK ROYAL PPT	P33	P33 - PAINT OF COORDINATOR
Q32	Q32 - TOOK ROYAL PPT	P34	P34 - PAINT OF COORDINATOR
Q33	Q33 - TOOK ROYAL PPT	P35	P35 - PAINT OF COORDINATOR
Q34	Q34 - TOOK ROYAL PPT	P36	P36 - PAINT OF COORDINATOR
Q35	Q35 - TOOK ROYAL PPT	P37	P37 - PAINT OF COORDINATOR
Q36	Q36 - TOOK ROYAL PPT	P38	P38 - PAINT OF COORDINATOR
Q37	Q37 - TOOK ROYAL PPT	P39	P39 - PAINT OF COORDINATOR
Q38	Q38 - TOOK ROYAL PPT	P40	P40 - PAINT OF COORDINATOR
Q39	Q39 - TOOK ROYAL PPT	P41	P41 - PAINT OF COORDINATOR
Q40	Q40 - TOOK ROYAL PPT	P42	P42 - PAINT OF COORDINATOR
Q41	Q41 - TOOK ROYAL PPT	P43	P43 - PAINT OF COORDINATOR
Q42	Q42 - TOOK ROYAL PPT	P44	P44 - PAINT OF COORDINATOR
Q43	Q43 - TOOK ROYAL PPT	P45	P45 - PAINT OF COORDINATOR
Q44	Q44 - TOOK ROYAL PPT	P46	P46 - PAINT OF COORDINATOR
Q45	Q45 - TOOK ROYAL PPT	P47	P47 - PAINT OF COORDINATOR
Q46	Q46 - TOOK ROYAL PPT	P48	P48 - PAINT OF COORDINATOR
Q47	Q47 - TOOK ROYAL PPT	P49	P49 - PAINT OF COORDINATOR
Q48	Q48 - TOOK ROYAL PPT	P50	P50 - PAINT OF COORDINATOR
Q49	Q49 - TOOK ROYAL PPT	P51	P51 - PAINT OF COORDINATOR
Q50	Q50 - TOOK ROYAL PPT	P52	P52 - PAINT OF COORDINATOR
Q51	Q51 - TOOK ROYAL PPT	P53	P53 - PAINT OF COORDINATOR
Q52	Q52 - TOOK ROYAL PPT	P54	P54 - PAINT OF COORDINATOR
Q53	Q53 - TOOK ROYAL PPT	P55	P55 - PAINT OF COORDINATOR
Q54	Q54 - TOOK ROYAL PPT	P56	P56 - PAINT OF COORDINATOR
Q55	Q55 - TOOK ROYAL PPT	P57	P57 - PAINT OF COORDINATOR
Q56	Q56 - TOOK ROYAL PPT	P58	P58 - PAINT OF COORDINATOR
Q57	Q57 - TOOK ROYAL PPT	P59	P59 - PAINT OF COORDINATOR
Q58	Q58 - TOOK ROYAL PPT	P60	P60 - PAINT OF COORDINATOR
Q59	Q59 - TOOK ROYAL PPT	P61	P61 - PAINT OF COORDINATOR
Q60	Q60 - TOOK ROYAL PPT	P62	P62 - PAINT OF COORDINATOR
Q61	Q61 - TOOK ROYAL PPT	P63	P63 - PAINT OF COORDINATOR
Q62	Q62 - TOOK ROYAL PPT	P64	P64 - PAINT OF COORDINATOR
Q63	Q63 - TOOK ROYAL PPT	P65	P65 - PAINT OF COORDINATOR
Q64	Q64 - TOOK ROYAL PPT	P66	P66 - PAINT OF COORDINATOR
Q65	Q65 - TOOK ROYAL PPT	P67	P67 - PAINT OF COORDINATOR
Q66	Q66 - TOOK ROYAL PPT	P68	P68 - PAINT OF COORDINATOR
Q67	Q67 - TOOK ROYAL PPT	P69	P69 - PAINT OF COORDINATOR
Q68	Q68 - TOOK ROYAL PPT	P70	P70 - PAINT OF COORDINATOR
Q69	Q69 - TOOK ROYAL PPT	P71	P71 - PAINT OF COORDINATOR
Q70	Q70 - TOOK ROYAL PPT	P72	P72 - PAINT OF COORDINATOR
Q71	Q71 - TOOK ROYAL PPT	P73	P73 - PAINT OF COORDINATOR
Q72	Q72 - TOOK ROYAL PPT	P74	P74 - PAINT OF COORDINATOR
Q73	Q73 -		

PLAT NOTES:

- [illegible]

REPLAT DETAIL
PARCEL 2
SUNSET LANE LANDS REPLAT
Plat Book 146, Pages 140-146
NOT TO SCALE

SUNSET LANE

KEY MAP

Sheet 2 of 7

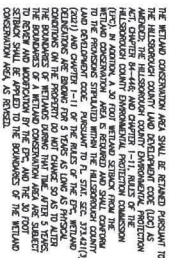
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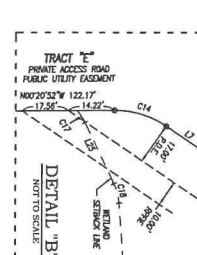
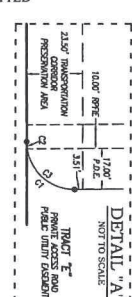
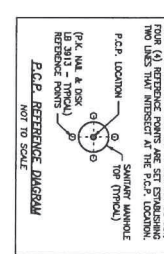
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A REPLAT OF PARCEL 2, SUNSET LANE LANDS REPLAT, MINOR SUBDIVISION, AS RECORDED IN PLAT BOOK 146, PAGES 140-146, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. SECTION 12, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

Scale: 1" = 60'



Case	JKE 1042L			Case	JKE 1042L		
	Time	Distance	Speed		Time	Distance	Speed
1	0.0	0.0	0.0	1	0.0	0.0	0.0
2	0.1	5.0	5.0	2	0.1	5.5	5.5
3	0.2	10.0	10.0	3	0.2	11.0	11.0
4	0.3	15.0	15.0	4	0.3	16.5	16.5
5	0.4	20.0	20.0	5	0.4	22.0	22.0
6	0.5	25.0	25.0	6	0.5	27.5	27.5
7	0.6	30.0	30.0	7	0.6	33.0	33.0
8	0.7	35.0	35.0	8	0.7	38.5	38.5
9	0.8	40.0	40.0	9	0.8	44.0	44.0
10	0.9	45.0	45.0	10	0.9	49.5	49.5
11	1.0	50.0	50.0	11	1.0	55.0	55.0
12	1.1	55.0	55.0	12	1.1	60.5	60.5
13	1.2	60.0	60.0	13	1.2	66.0	66.0
14	1.3	65.0	65.0	14	1.3	71.5	71.5
15	1.4	70.0	70.0	15	1.4	77.0	77.0
16	1.5	75.0	75.0	16	1.5	82.5	82.5
17	1.6	80.0	80.0	17	1.6	88.0	88.0
18	1.7	85.0	85.0	18	1.7	93.5	93.5
19	1.8	90.0	90.0	19	1.8	99.0	99.0
20	1.9	95.0	95.0	20	1.9	104.5	104.5
21	2.0	100.0	100.0	21	2.0	110.0	110.0
22	2.1	105.0	105.0	22	2.1	115.5	115.5
23	2.2	110.0	110.0	23	2.2	121.0	121.0
24	2.3	115.0	115.0	24	2.3	126.5	126.5
25	2.4	120.0	120.0	25	2.4	132.0	132.0
26	2.5	125.0	125.0	26	2.5	137.5	137.5
27	2.6	130.0	130.0	27	2.6	143.0	143.0
28	2.7	135.0	135.0	28	2.7	148.5	148.5
29	2.8	140.0	140.0	29	2.8	154.0	154.0
30	2.9	145.0	145.0	30	2.9	159.5	159.5
31	3.0	150.0	150.0	31	3.0	165.0	165.0
32	3.1	155.0	155.0	32	3.1	170.5	170.5
33	3.2	160.0	160.0	33	3.2	176.0	176.0
34	3.3	165.0	165.0	34	3.3	181.5	181.5
35	3.4	170.0	170.0	35	3.4	187.0	187.0
36	3.5	175.0	175.0	36	3.5	192.5	192.5
37	3.6	180.0	180.0	37	3.6	198.0	198.0
38	3.7	185.0	185.0	38	3.7	203.5	203.5
39	3.8	190.0	190.0	39	3.8	209.0	209.0
40	3.9	195.0	195.0	40	3.9	214.5	214.5
41	4.0	200.0	200.0	41	4.0	220.0	220.0
42	4.1	205.0	205.0	42	4.1	225.5	225.5
43	4.2	210.0	210.0	43	4.2	231.0	231.0
44	4.3	215.0	215.0	44	4.3	236.5	236.5
45	4.4	220.0	220.0	45	4.4	242.0	242.0
46	4.5	225.0	225.0	46	4.5	247.5	247.5
47	4.6	230.0	230.0	47	4.6	253.0	253.0
48	4.7	235.0	235.0	48	4.7	258.5	258.5
49	4.8	240.0	240.0	49	4.8	264.0	264.0
50	4.9	245.0	245.0	50	4.9	269.5	269.5
51	5.0	250.0	250.0	51	5.0	275.0	275.0
52	5.1	255.0	255.0	52	5.1	280.5	280.5
53	5.2	260.0	260.0	53	5.2	286.0	286.0
54	5.3	265.0	265.0	54	5.3	291.5	291.5
55	5.4	270.0	270.0	55	5.4	297.0	297.0
56	5.5	275.0	275.0	56	5.5	302.5	302.5
57	5.6	280.0	280.0	57	5.6	308.0	308.0
58	5.7	285.0	285.0	58	5.7	313.5	313.5
59	5.8	290.0	290.0	59	5.8	319.0	319.0
60	5.9	295.0	295.0	60	5.9	324.5	324.5
61	6.0	300.0	300.0	61	6.0	330.0	330.0
62	6.1	305.0	305.0	62	6.1	335.5	335.5
63	6.2	310.0	310.0	63	6.2	341.0	341.0
64	6.3	315.0	315.0	64	6.3	346.5	346.5
65	6.4	320.0	320.0	65	6.4	352.0	352.0
66	6.5	325.0	325.0	66	6.5	357.5	357.5
67	6.6	330.0	330.0	67	6.6	363.0	363.0
68	6.7	335.0	335.0	68	6.7	368.5	368.5
69	6.8	340.0	340.0	69	6.8	374.0	374.0
70	6.9	345.0	345.0	70	6.9	379.5	379.5
71	7.0	350.0	350.0	71	7.0	385.0	385.0
72	7.1	355.0	355.0	72	7.1	390.5	390.5
73	7.2	360.0	360.0	73	7.2	396.0	396.0
74	7.3	365.0	365.0	74	7.3	401.5	401.5
75	7.4	370.0	370.0	75	7.4	407.0	407.0
76	7.5	375.0	375.0	76	7.5	412.5	412.5
77	7.6	380.0	380.0	77	7.6	418.0	418.0
78	7.7	385.0	385.0	78	7.7	423.5	423.5
79	7.8	390.0	390.0	79	7.8	429.0	429.0
80	7.9	395.0	395.0	80	7.9	434.5	434.5
81	8.0	400.0	400.0	81	8.0	440.0	440.0
82	8.1	405.0	405.0	82	8.1	445.5	445.5
83	8.2	410.0	410.0	83	8.2	451.0	451.0
84	8.3	415.0	415.0	84	8.3	456.5	456.5
85	8.4	420.0	420.0	85	8.4	462.0	462.0
86	8.5	425.0	425.0	86	8.5	467.5	467.5
87	8.6	430.0	430.0	87	8.6	473.0	473.0
88	8.7	435.0	435.0	88	8.7	478.5	478.5
89	8.8	440.0	440.0	89	8.8	484.0	484.0
90	8.9	445.0	445.0	90	8.9	489.5	489.5
91	9.0	450.0	450.0	91	9.0	495.0	495.0
92	9.1	455.0	455.0	92	9.1	500.5	500.5
93	9.2	460.0	460.0	93	9.2	506.0	506.0
94	9.3	465.0	465.0	94	9.3	511.5	511.5
95	9.4	470.0	470.0	95	9.4	517.0	517.0
96	9.5	475.0	475.0	96	9.5	522.5	522.5
97	9.6	480.0	480.0	97	9.6	528.0	528.0
98	9.7	485.0	485.0	98	9.7	533.5	533.5
99	9.8	490.0	490.0	99	9.8	539.0	539.0
100	9.9	495.0	495.0	100	9.9	544.5	544.5

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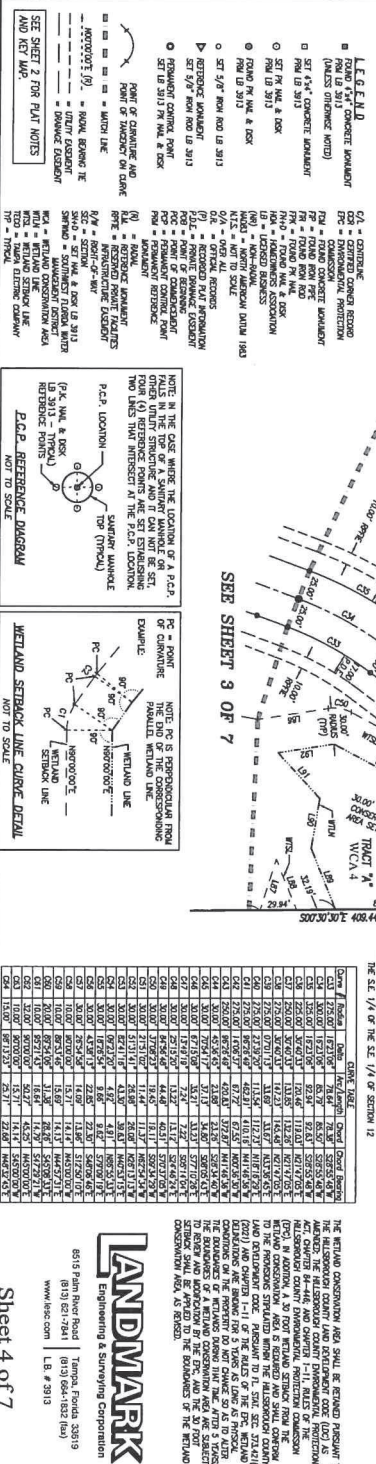
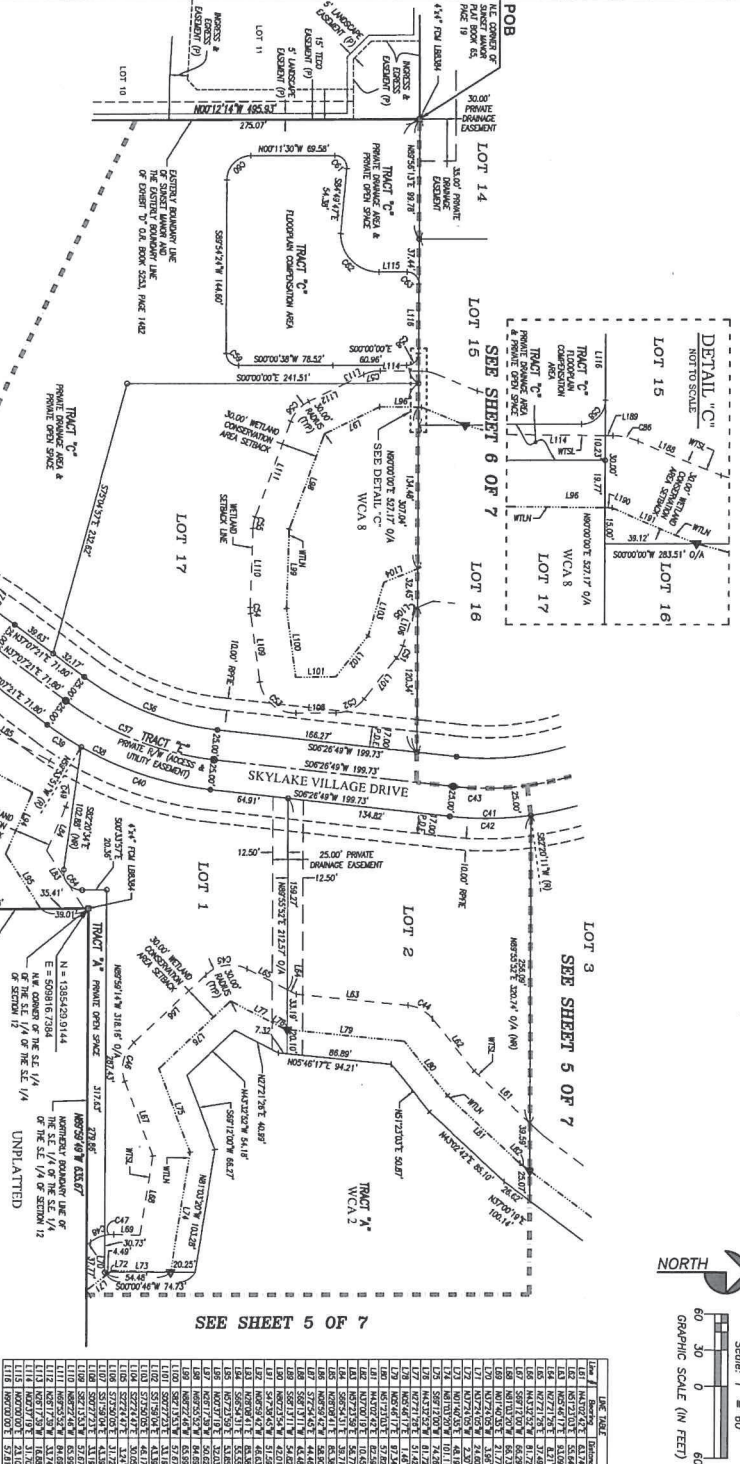
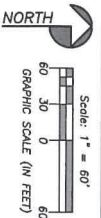
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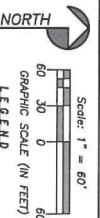
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[illegible]DATE _____
BY ATROCK _____

Scale: 1" = 60'

GRAPHIC SCALE (IN FEET)

LEGEND

NORTH

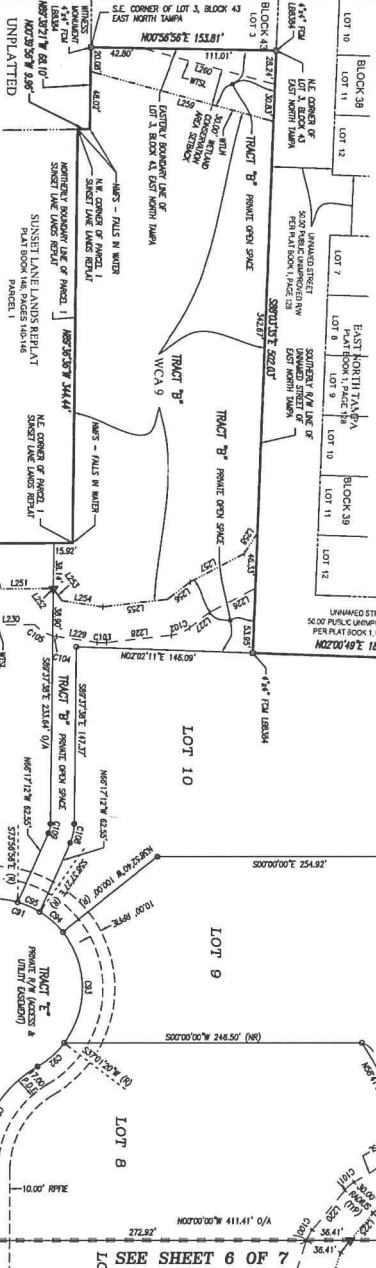
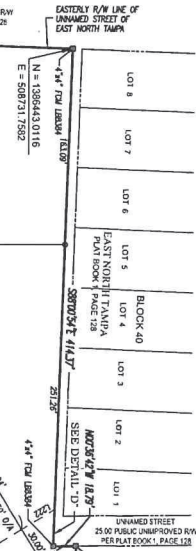
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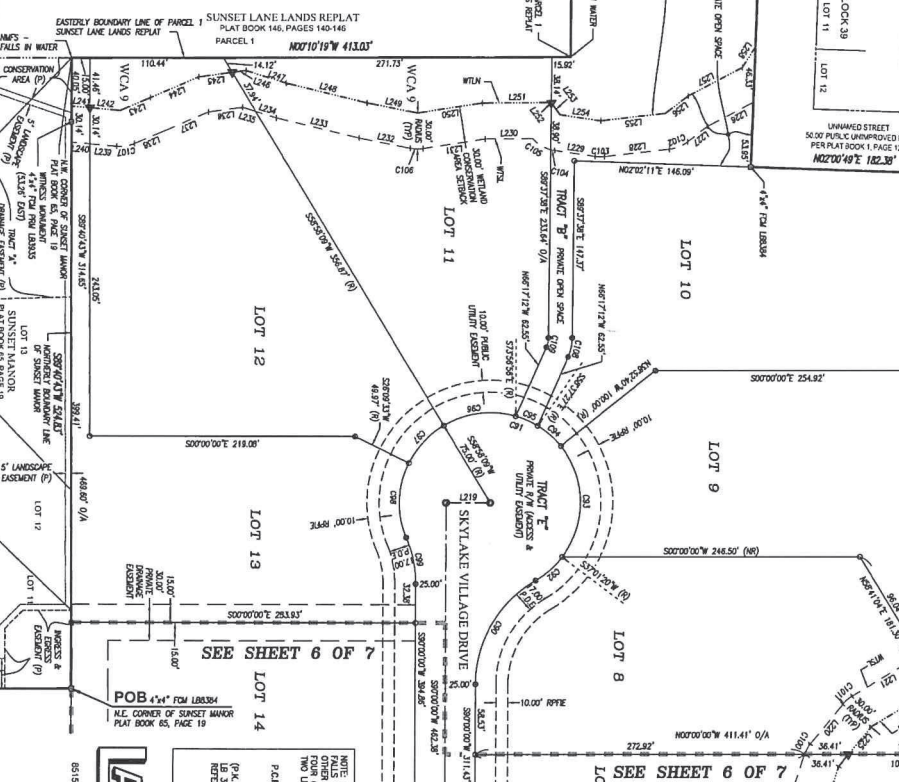
Sheet 5 of 7

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P.C.P. LOCATION

(P.C. MAIL & DISK
LE SHIS = TYPICAL
REFERENCE POINTS)

SANITARY WAREHOUSE

TOP (TYPICAL)

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY WAREHOUSE OR OTHER UNIT STRUCTURE AND IT CANNOT BE SET, POINT (4) REFERENCE POINTS ARE SET ESTABLISHING TWO LINES THAT INTERSECT AT THE P.C.P. LOCATION.

LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road Tampa, FL 33610
(813) 621-7841
www.jesc.com L.B. # 3913

Sheet 7 of 7

SREG Sunset Land LLC

509 Guisando de Avila, Suite 200
Tampa, Florida 33613

Date: March 20, 2025

Lee Ann Kennedy
General Manager I
Site and Subdivision Intake
Hillsborough County Development Services
601 East Kennedy Blvd, 19th Floor
Tampa, Florida 33602

Re: SkyLake Nature Village
Cashier's Check No. 220401 & 220402
PI: 6600
Folio No.: 13693.0214

Dear Ms. Kennedy:

Please let this letter serve as the notice to return Cashier's Check No. 220401 for the amount of \$1,700.00 (Lot Corner Performance) and Cashier's Check No. 220402 for the amount of \$1,512.00 (Warranty) provided by SREG Sunset Land, LLC, located at 509 Guisando de Avila, Suite 200, Tampa, Florida 33613. This cashier's check is associated with the cost estimate dated March 20, 2025, and the Agreement for Warranty of Required Off-Site Improvements scheduled for May 13th, 2025, BOCC.

Should you have any questions or need additional information, please do not hesitate to contact me at (813)-442-5492 or ssierra@sierrainvestmentgroup.com

Sincerely,

SREG SUNSET LAND LLC



Sebring Sierra
Owner / Manager

Copy:
Todd C. Amaden
Brandy McKown



Certificate of School Concurrency

Project Name	Sunset Nature Village
Jurisdiction	Hillsborough
Jurisdiction Project ID Number	6600
HCPS Project Number	971
Parcel ID Number(s)	13693.0200
Project Location	N USA Hwy 41 & Sunset Lane
Dwelling Units & Type	SFD: 17
Applicant	Christopher S. McNeal

School Concurrency Analysis

<i>School Type</i>	<i>Elementary</i>	<i>Middle</i>	<i>High</i>	<i>Total Capacity Reserved</i>
Students Generated	4	2	3	9

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.

Lori Belangia

Lori Belangia, M.S.
Manager, Growth Management Department
Hillsborough County Public Schools
E: glorimar.belangia@hcps.net
P: 813.272.4228

Date 4/6/2023