

SUBJECT: Sanctuary at Citrus Park PI#7024
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: January 13, 2026
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Authorize the Development Services Department, as the administrative authority designated by Resolution R25-042 to receive, review and process plat or replat submittals, to accept the dedications to Hillsborough County as reflected on the attached plat for the Sanctuary at Citrus Park, located in Section 11, Township 28 and Range 17. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (off-site water distribution system) 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 Performance Bond in the amount of \$3,190,754.50, a Warranty Bond in the amount of \$20,672.80 and authorize the Chairman to execute both the Subdivider's Agreements for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$10,625.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

BACKGROUND:

On May 12, 2025, Permission to Construct Prior to Platting was issued for Sanctuary at Citrus Park, after construction plan review was completed on April 9, 2025. The developer has submitted the required Bonds which the County Attorney's Office has reviewed and approved. The developers are Boos-Big Cat, LLC and the engineer Clearview Land Design.

Clearview LAND DESIGN, PL.



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

This Agreement made and entered into this _____ day of _____, 20_____, by and between Boos-Big Cat, 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 _____ Sanctuary at Citrus Park _____ (hereafter, the "Subdivision"); and

WHEREAS, a final plat of a subdivision within the unincorporated areas of Hillsborough County shall not be approved and recorded until the Subdivider has guaranteed to the satisfaction of the County that the improvements within the platted area and the off-site improvements required as a condition of the approval of the Subdivision will be installed; and

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

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

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

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

Water Distribution System

(hereafter, the "County Improvements"); and

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

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

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

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install the on-site and off-site improvements required within and in connection with the Subdivision, within 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 4 below, in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of Development Services Department by the Subdivider.

3. The Subdivider agrees to warranty the County Improvements constructed in connection with the Subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said Improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the Improvements so that said County Improvements thereafter comply with the technical specifications contained in the LDC established by the County.
4. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance and a separate instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:
 - a. Letters of Credit, number _____, dated _____ and number _____ dated _____, with _____ by _____ order of _____
 - b. A Performance Bond, number 1011655628 dated, November 25, 2025 with Boos-Big Cat, LLC as Principal, and Merchants National Banking, Inc as Surety, or A Warranty Bond, number 1011655629 dated, November 25, 2025 with Boos-Big Cat, LLC as Principal, and Merchants National Banking, Inc as Surety, or
 - c. Cashier/Certified Checks, number _____, dated _____ and _____ dated _____ which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

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

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

6. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of time period established for construction of those on-site and off-site improvements described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion of said improvements within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check, as required by the LDC.

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

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

ATTEST:



Witness Signature

Subdivider:

By



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

KARIZZE GOSE

Printed Name of Witness



Witness Signature



Name (typed, printed or stamped)

MANAGEL

Title

380 PARK PLACE Blvd, Suite 200

Clearwater, FL 33759

Address of Signer

(727) 669-2900

Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL

(When Appropriate)

ATTEST:

VICTOR D. CRIST

Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS

HILLSBOROUGH COUNTY, FLORIDA

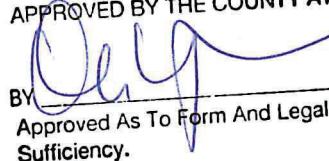
By: _____

Deputy Clerk

By: _____

Chair

APPROVED BY THE COUNTY ATTORNEY

BY 
Approved As To Form And Legal
Sufficiency.

Representative Acknowledgement

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this

26 day of November, 2025, by Robert D. Boos as

(day)

(month)

(year)

MGR Auth Lef

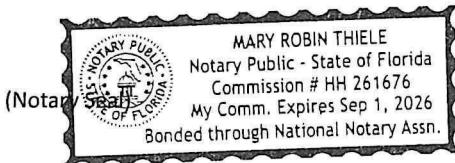
for

(type of authority, ...e.g. officer, trustee, attorney in fact)

(name of party on behalf of whom instrument was executed)

Personally Known OR Produced Identification

Type of Identification Produced



(Signature of Notary Public - State of Florida)

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

HH 261676

(Commission Number)

9/1/2024 (Expiration Date)

Individual Acknowledgement

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this

____ day of _____, by _____.

(day)

(month)

(year)

(name of person acknowledging)

Personally Known OR Produced Identification

_____ (Signature of Notary Public - State of Florida)

Type of Identification Produced

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

(Notary Seal)

(Commission Number)

(Expiration Date)

SUBDIVISION PERFORMANCE BOND On-site and Off-site

KNOW ALL MEN BY THESE PRESENTS, That we BOOS-BIG CAT, LLC
called the Principal, and Merchants National Bonding, Inc. called the Surety, are held and firmly bound unto the
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of
Three Million One Hundred Ninety Thousand Seven
Hundred Fifty Four dollars and 50/100 (\$ 3,190,754.50) Dollars for the payment of which
sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and
severally, firmly by these presents.

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

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

WHEREAS, these subdivision regulations require the construction of on-site and off-site improvements in connection with the platting of the Sanctuary at Citrus Park subdivision; and

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

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

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

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

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

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

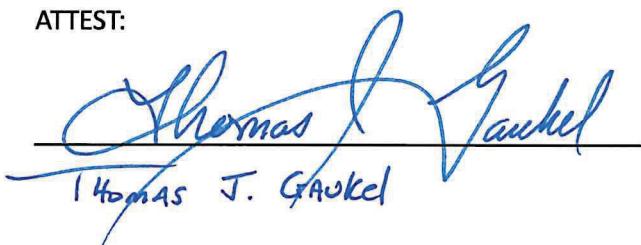
A. If the Principal shall well and truly build, construct, and install in the platted area known as Sanctuary at Citrus Park subdivision all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, to be built and constructed in the platted area and all off-site improvements in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of the Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within Twelve (12) months from the date that the Board of County Commissioners approves the final plat and accepts this performance bond; and

B. If the Principal shall faithfully perform the Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL February 13, 2027.

SIGNED, SEALED AND DATED this 25th day of November, 2025.

ATTEST:



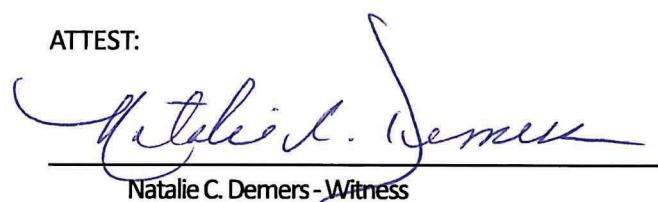
Thomas J. Gaukel



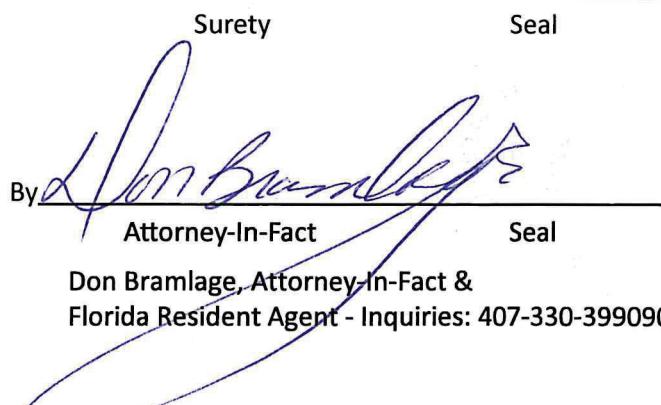
By _____ Robert J. Re
Principal _____ Seal _____

Merchants National Bonding, Inc.

ATTEST:

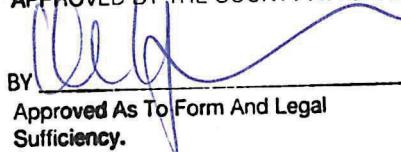


Natalie C. Demers - Witness



By _____ Don Bramlage
Attorney-In-Fact _____ Seal _____
Don Bramlage, Attorney-In-Fact &
Florida Resident Agent - Inquiries: 407-330-399090

APPROVED BY THE COUNTY ATTORNEY



Approved As To Form And Legal
Sufficiency.

MERCHANTS
BONDING COMPANY™
POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Cindy Mirisola; Don Bramlage

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

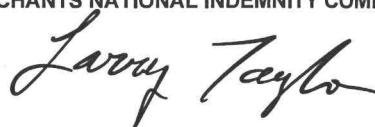
In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 29th day of July, 2024.

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

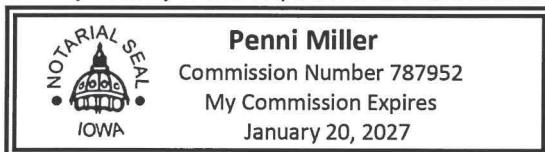
By


Larry Taylor

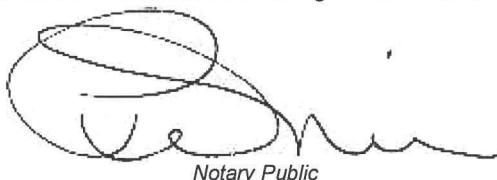
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 29th day of July, 2024, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

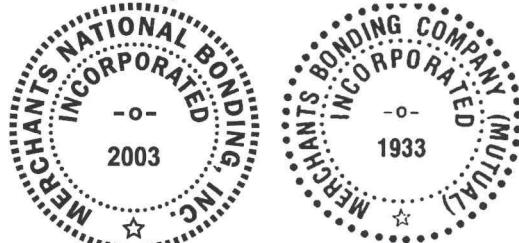


(Expiration of notary's commission does not invalidate this instrument)



I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 25th day of November, 2025.




Ata Bramlage

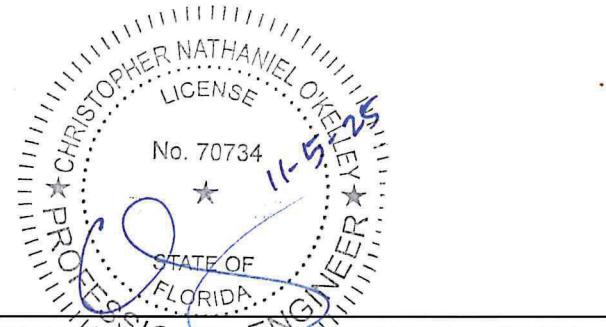
Secretary

Summary For Performance Bond

SANCTUARY AT CITRUS PARK **(ONSITE & OFFSITE)**

FOLIO NUMBERS: 003601.0000, 003614.0000, 003612.0000, 003613.0000, 003931.0000, 003932.0000,
003932.0500, 003933.0000, 003607.0014

| | |
|--|------------------------|
| Streets and Drainage Facilities | \$ 2,207,881.95 |
| Water Distribution System | \$ 173,706.75 |
| Sewage Collection System | <u>\$ 171,014.90</u> |
| Total Amount | \$ 2,552,603.60 |
| Security Amount (125% of Total) | \$ 3,190,754.50 |



Christopher O'Kelley, P.E. No. 70734
Clearview Land Design P.L.
Date Prepared: 11/4/2025

Engineers Cost Breakdown

Schedule: Streets & Drainage Facilities

SANCTUARY AT CITRUS PARK

**FOLIO NUMBERS: 003601.0000, 003614.0000, 003612.0000, 003613.0000, 003931.0000, 003932.0000,
003932.0500, 003933.0000, 003607.0014**

| Item | Unit | Qty | Unit Price | Total Amount |
|---|------|-------|-----------------|---------------|
| ONSITE | | | | |
| General Conditions | | | | |
| MOBILIZATION | LS | 1 | \$ 42,500.00 | \$ 42,500.00 |
| NPDES COMPLIANCE | LS | 1 | \$ 5,000.00 | \$ 5,000.00 |
| CONST. STAKEOUT / RECORD SURVEY | LS | 1 | \$ 98,000.00 | \$ 98,000.00 |
| ON-SITE PIPING PERMIT & INSPECTION FEES | LS | 1 | \$ 2,750.00 | \$ 2,750.00 |
| Sub-Total | | | \$ 148,250.00 | |
| Earthwork | | | | |
| IMPORTED FILL | CY | 13430 | \$ 20.65 | \$ 277,329.50 |
| SOD 4:1 SLOPES- BAHIA | SY | 11865 | \$ 3.65 | \$ 43,307.25 |
| SOD 2' BOC / EOP - BAHIA | SY | 500 | \$ 3.65 | \$ 1,825.00 |
| SOD POND SLOPES - BAHIA | SY | 21405 | \$ 3.65 | \$ 78,128.25 |
| SEED & MULCH DISTURBED AREAS | SY | 70290 | \$ 0.40 | \$ 28,116.00 |
| RETAINING WALL W\ HANDBRAIL | LF | 544 | \$ 260.00 | \$ 141,336.00 |
| RIPRAP SPILLWAY | EACH | 3 | \$ 18,500.00 | \$ 55,500.00 |
| CONSTRUCT SWALE | LF | 3500 | \$ 8.25 | \$ 28,875.00 |
| FINAL GRADING | LS | 1 | \$ 51,500.00 | \$ 51,500.00 |
| Sub-Total | | | \$ 705,917.00 | |
| Base & Paving | | | | |
| 1 1/2" TYPE SP ASPHALT | SY | 11570 | \$ 19.30 | \$ 223,301.00 |
| 8" CEMENT TREATED BASE | SY | 11570 | \$ 29.30 | \$ 339,001.00 |
| 12" COMPACTED SUBGRADE | SY | 11570 | \$ 3.10 | \$ 35,867.00 |
| STABILIZED CURB PAD | LF | 8690 | \$ 6.00 | \$ 52,140.00 |
| RIBBON CURB | LF | 7510 | \$ 18.60 | \$ 139,686.00 |
| TYPE "RA" CURB | LF | 190 | \$ 40.45 | \$ 7,685.50 |
| TYPE "D" CURB - TRENCH | LF | 1015 | \$ 20.45 | \$ 20,756.75 |
| TYPE "F" CURB | LF | 840 | \$ 28.75 | \$ 24,150.00 |
| DROP CURB | LF | 150 | \$ 32.30 | \$ 4,845.00 |
| 4" CONCRETE SIDEWALK W\ FIBER | SF | 4230 | \$ 8.25 | \$ 34,897.50 |
| 6" CONCRETE SIDEWALK W/ FIBER | SF | 11380 | \$ 11.40 | \$ 129,732.00 |
| 5' ADA HANDICAPPED RAMP | EA | 21 | \$ 995.00 | \$ 20,895.00 |
| EMERGENCY ACCESS | SY | 80 | \$ 89.90 | \$ 7,192.00 |
| STABILIZED ACCESS TO CELL TOWER | SY | 1200 | \$ 11.75 | \$ 14,100.00 |
| SIGNAGE & STRIPING | LS | 1 | \$ 25,100.00 | \$ 25,100.00 |
| Sub-Total | | | \$ 1,079,348.75 | |

| Storm Sewer | | | | | | |
|--|----|------|----|------------|----|---------------------|
| HILLS. CO. TYPE 1 CURB INLET | EA | 4 | \$ | 6,900.00 | \$ | 27,600.00 |
| 12" MES | EA | 1 | \$ | 1,450.00 | \$ | 1,450.00 |
| 15" MES | EA | 1 | \$ | 1,850.00 | \$ | 1,850.00 |
| 18" MES | EA | 6 | \$ | 2,000.00 | \$ | 12,000.00 |
| 24" MES | EA | 5 | \$ | 2,500.00 | \$ | 12,500.00 |
| 36" MES | EA | 1 | \$ | 3,700.00 | \$ | 3,700.00 |
| RIP RAP SUMP | EA | 2 | \$ | 3,700.00 | \$ | 7,400.00 |
| RIP RAP AT END SECTION | EA | 14 | \$ | 705.00 | \$ | 9,870.00 |
| STORM SEWER TESTING | LF | 7343 | \$ | 9.90 | \$ | 72,695.70 |
| Sub-Total | | | \$ | 149,065.70 | | |
| OFFSITE | | | | | | |
| MAINTENANCE OF TRAFFIC | LS | 1 | \$ | 18,500.00 | \$ | 18,500.00 |
| DEMO EXISTING STORM STRUCTURES | EA | 1 | \$ | 1,800.00 | \$ | 1,800.00 |
| DEMO EXISTING ASPHALT | SY | 730 | \$ | 6.20 | \$ | 4,526.00 |
| ASPHALT RESTORATION | SY | 730 | \$ | 78.00 | \$ | 56,940.00 |
| REMOVE & RESET BRICK PAVERS | SF | 90 | \$ | 25.40 | \$ | 2,286.00 |
| RIBBON CURB | LF | 40 | \$ | 25.70 | \$ | 1,028.00 |
| 6" CONCRETE SIDEWALK W/ FIBER & HANDRAIL | SF | 380 | \$ | 28.30 | \$ | 10,754.00 |
| 18" RCP MES | EA | 5 | \$ | 2,800.00 | \$ | 14,000.00 |
| RIP RAP SUMP | EA | 1 | \$ | 2,250.00 | \$ | 2,250.00 |
| CONCRETE COLLAR | EA | 1 | \$ | 1,500.00 | \$ | 1,500.00 |
| DEWATERING & TESTING | LS | 1 | \$ | 2,150.00 | \$ | 2,150.00 |
| DEMO / RESTORE SIDEWALK | LF | 82 | \$ | 64.50 | \$ | 5,289.00 |
| SOD RIGHT OF WAY - BAHIA | SY | 350 | \$ | 3.65 | \$ | 1,277.50 |
| FINAL GRADING | LS | 1 | \$ | 3,000.00 | \$ | 3,000.00 |
| Sub-Total | | | \$ | 125,300.50 | | |
| Total Streets and Drainage System | | | | | \$ | 2,207,881.95 |

Engineers Cost Breakdown

Schedule: Water Distribution System

SANCTUARY AT CITRUS PARK

FOLIO NUMBERS: 003601.0000, 003614.0000, 003612.0000, 003613.0000, 003931.0000, 003932.0000,
003932.0500, 003933.0000, 003607.0014

| Item | Unit | Qty. | Unit Price | Total Amount |
|--|------|------|--------------|----------------------|
| ONSITE | | | | |
| CONNECT TO EXISTING 12" WATERMAIN | EA | 1 | \$ 6,750.00 | \$ 6,750.00 |
| 6" MASTER METER ASSEMBLY | EA | 1 | \$ 23,400.00 | \$ 23,400.00 |
| SINGLE SERVICE SHORT | EA | 140 | \$ 455.00 | \$ 63,700.00 |
| SINGLE SERVICE LONG | EA | 88 | \$ 640.00 | \$ 56,320.00 |
| WATER SERVICE TO LIFT STATION | EA | 1 | \$ 5,400.00 | \$ 5,400.00 |
| PERMANENT BLOWOFF ASSEMBLY | EA | 3 | \$ 1,550.00 | \$ 4,650.00 |
| TEMPORARY BLOWOFF ASSEMBLY | EA | 1 | \$ 845.00 | \$ 845.00 |
| CHLORINATION & PRESSURE TESTING | LF | 4597 | \$ 2.75 | \$ 12,641.75 |
| Total Water Distribution System | | | | \$ 173,706.75 |

Engineers Cost Breakdown

Schedule: Sewage Collection System

SANCTUARY AT CITRUS PARK

FOLIO NUMBERS: 003601.0000, 003614.0000, 003612.0000, 003613.0000, 003931.0000,
003932.0000, 003932.0500, 003933.0000, 003607.0014

| Item | Unit | Qty. | Unit Price | Total Amount |
|--------------------------------------|------|------|--------------|----------------------|
| ONSITE | | | | |
| Sanitary Sewer | | | | |
| SANITARY SEWER TESTING | LF | 3598 | \$ 11.75 | \$ 42,276.50 |
| PRIVATE PUMP STATION (4' DIA) | EA | 1 | \$ 47,150.00 | \$ 47,150.00 |
| Sub-Total | | | \$ 89,426.50 | |
| Forcemain | | | | |
| 4" PVC FORCEMAIN (DR 18) | LF | 1639 | \$ 20.10 | \$ 32,943.90 |
| 4" PLUG VALVE ASSEMBLY | EA | 1 | \$ 1,900.00 | \$ 1,900.00 |
| 4" MJ BEND | EA | 7 | \$ 595.00 | \$ 4,165.00 |
| TEMPORARY BLOWOFF ASSEMBLY | EA | 1 | \$ 845.00 | \$ 845.00 |
| PRESSURE TESTING | LF | 2980 | \$ 2.65 | \$ 7,897.00 |
| Sub-Total | | | \$ 47,750.90 | |
| OFFSITE | | | | |
| CONNECT TO EXISTING 4" FORCEMAIN | EA | 1 | \$ 6,750.00 | \$ 6,750.00 |
| 4" PVC FORCEMAIN (DR 18) | LF | 100 | \$ 62.00 | \$ 6,200.00 |
| 4" PLUG VALVE ASSEMBLY | EA | 3 | \$ 2,000.00 | \$ 6,000.00 |
| 4" MJ BEND | EA | 3 | \$ 595.00 | \$ 1,487.50 |
| 4" MJ TEE | EA | 1 | \$ 4,400.00 | \$ 4,400.00 |
| AIR RELEASE ASSEMBLY | EA | 1 | \$ 5,600.00 | \$ 5,600.00 |
| PRESSURE TESTING | LS | 1 | \$ 3,400.00 | \$ 3,400.00 |
| Sub-Total | | | \$ 33,837.50 | |
| Total Sewer Collection System | | | | \$ 171,014.90 |

SUBDIVISION WARRANTY BOND - OFF-SITE

KNOW ALL MEN BY THESE PRESENTS, that we BOOS-BIG CAT, LLC

called the Principal, and

Merchants National Bonding, Inc. called the Surety, are held and firmly bound unto the
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of
Twenty Thousand Six Hudnred Seventy Two Dollars and 80/100 (\$20,672.80) Dollars for the payment of which
we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

WHEREAS, the Principal has requested that the Board of County Commissioners of Hillsborough County accept the following off-site improvement facilities (off-site Water Distribution System, hereafter referred to as the "Off-Site Improvement Facilities") constructed in conjunction with the platted subdivision known as Sanctuary at Citrus Park (hereafter, the "Subdivision"); and

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

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

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

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

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

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

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL February 13, 2029.

SIGNED, SEALED AND DATED this 25th day of November, 2025.

ATTEST:

Thomas J. Gaukel
Thomas J. Gaukel

By  Robert J. Jr.
Principal

Seal

Merchants National Bonding, Inc.

Surety Seal

ATTEST:

Natalie C. Demers
Natalie C. Demers - Witness

By Don Bramlage
Attorney-In-Fact Seal

Don Bramlage, Attorney-In-Fact &
Florida Resident Agent - Inquiries: 407-330-399090

APPROVED BY THE COUNTY ATTORNEY
BY ALG
Approved As To Form And Legal
Sufficiency.

MERCHANTS
BONDING COMPANY
POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Cindy Mirisola; Don Bramlage

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

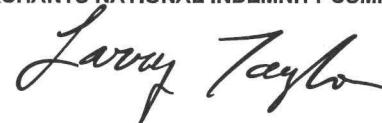
In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 29th day of July, 2024.

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By

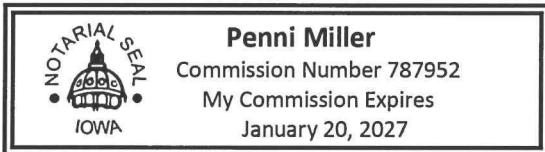

Larry Taylor

President

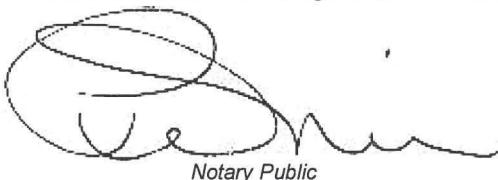
STATE OF IOWA
COUNTY OF DALLAS ss.



On this 29th day of July, 2024, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



(Expiration of notary's commission does not invalidate this instrument)


Notary Public

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 25th day of November, 2025.



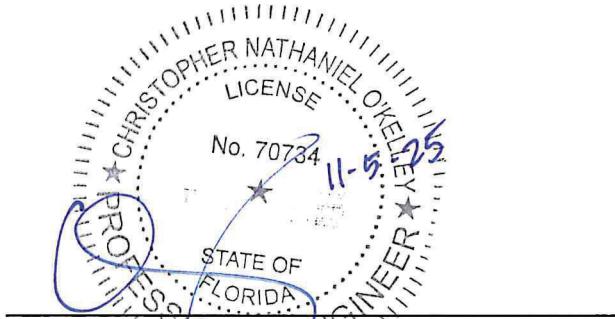

Elisabeth Sandersfeld
Secretary

Summary For Warranty Bond

SANCTUARY AT CITRUS PARK Offsite Public Improvements Only (Onsite is Private)

FOLIO NUMBERS: 003601.0000, 003614.0000, 003612.0000, 003613.0000, 003931.0000, 003932.0000,
003932.0500, 003933.0000, 003607.0014

| | | |
|---|----|-----------------------------|
| Streets and Drainage Facilities (Private) | \$ | - |
| Water Distribution System (Public Portion Only) | \$ | 206,728.00 |
| Sewage Collection System (Private) | \$ | <u> </u> - |
| Total Amount | \$ | 206,728.00 |
| Security Amount (10% of Total) | \$ | 20,672.80 |



Christopher O'Kelley, P.E. No. 70734
Clearview Land Design P.L.
Date Prepared: 11/5/2025

Engineers Cost Breakdown

Schedule: Water Distribution System

SANCTUARY AT CITRUS PARK

FOLIO NUMBERS: 003601.0000, 003614.0000, 003612.0000, 003613.0000, 003931.0000,
003932.0000, 003932.0500, 003933.0000, 003607.0014

| Item | Unit | Qty | Unit Price | Total Amount |
|--|------|-----|--------------|----------------------|
| ONSITE | | | | |
| 6" MASTER METER ASSEMBLY | EA | 1 | \$ 58,500.00 | \$ 58,500.00 |
| 20" STEEL CASING | LF | 160 | \$ 195.00 | \$ 31,200.00 |
| 12" DIP WATER MAIN | LF | 200 | \$ 135.00 | \$ 27,000.00 |
| 8" DIP WATER MAIN | LF | 540 | \$ 84.20 | \$ 45,468.00 |
| 12" GATE VALVE ASSEMBLY | EA | 4 | \$ 5,400.00 | \$ 21,600.00 |
| 8" GATE VALVE ASSEMBLY | EA | 1 | \$ 3,200.00 | \$ 3,200.00 |
| 12" MJ BEND | EA | 2 | \$ 1,900.00 | \$ 3,800.00 |
| 8" MJ BEND | EA | 10 | \$ 535.00 | \$ 5,350.00 |
| 12" MJ TEE | EA | 1 | \$ 1,600.00 | \$ 1,600.00 |
| 12" MJ REDUCER | EA | 1 | \$ 710.00 | \$ 710.00 |
| FIRE HYDRANT ASSEMBLY | EA | 1 | \$ 8,300.00 | \$ 8,300.00 |
| Total Water Distribution System | | | | \$ 206,728.00 |

SUBDIVIDER'S AGREEMENT FOR PERFORMANCE - PLACEMENT OF LOT CORNERS

This Agreement made and entered into this _____ day of _____, 20_____, by and between
Boos-Big Cat, 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 Sanctuary at Citrus Park _____ (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 Twenty Four (24) 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 101655627 dated, November 25, 2025 with Boos-Big Cat, LLC as Principal, and Mechants National Banking, Inc. as Surety, or
 - c. Escrow agreement, dated _____, between, _____ and the County, or
 - c. Cashier/Certified Check, number _____, dated _____, which shall be deposited by the County into a non-interest bearing

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

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

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

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

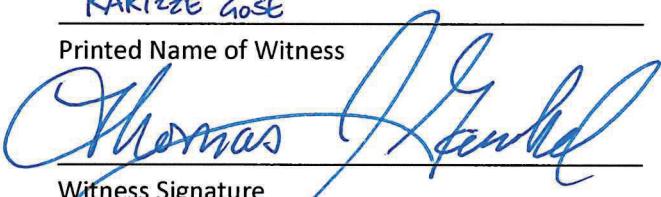
ATTEST:



Witness Signature

KARIZZE GOSE

Printed Name of Witness



Witness Signature

Thomas J. Gaulke

Printed Name of Witness

Subdivider:

By



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

Robert D. Boos

Name (typed, printed or stamped)

Manager

Title

380 Park Place Blvd; Suite 200 Clearwater, FL 33759

Address of Signer

(727) 669-2900

Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL

(When Appropriate)

ATTEST:

VICTOR D. CRIST

Clerk of the Circuit Court

By: _____

Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____

Chair

APPROVED BY THE COUNTY ATTORNEY

BY
Approved As To Form And Legal
Sufficiency.

Representative Acknowledgement

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this

26 day of November, 2025, by Robert D. Boos as
(day) (month) (year)

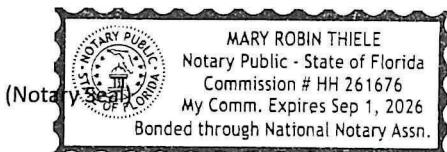
MBR Auth. Rep for Boos-Big Cat LLC
(type of authority, e.g. officer, trustee, attorney in fact)

(name of person acknowledging)

(name of party on behalf of whom instrument was executed)

Personally Known OR Produced Identification

Type of Identification Produced



(Signature of Notary Public - State of Florida)

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

HH 261676
(Commission Number)

9/1/2026
(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)

SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT

KNOW ALL MEN BY THESE PRESENTS. That we **BOOS-BIG CAT, LLC**

called the Principal, and

Merchants National Bonding, Inc. called the Surety, are held and firmly bound unto the
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of _____
Ten Thousand Six Hundred Twenty Five and 00/100 (\$ 10,625.00) Dollars for the payment of which sum,
well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and
severally, firmly by these presents.

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

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

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

WHEREAS, the lot corners required by Florida Statutes in the subdivision known as Sanctuary at Citrus Park are to be installed after recordation of said plat under guarantees posted with the County; and

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

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

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

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

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

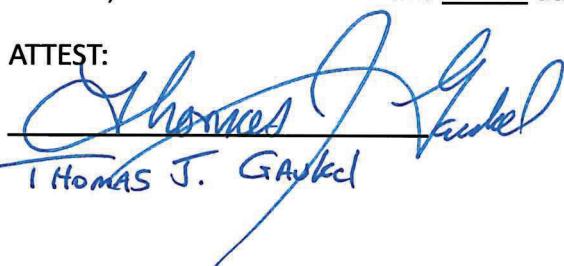
A. If the Principal shall well and truly build, construct, and install in the platted area known as Sanctuary at Citrus Park subdivision all lot corners as required by the State in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within Twenty Four (24) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and

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

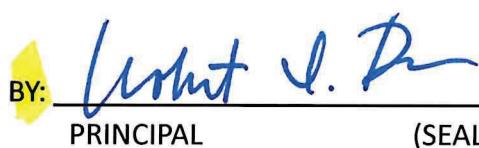
THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL February 13, 2028.

SIGNED, SEALED AND DATED this 25th day of November, 2025.

ATTEST:


Thomas J. Gauckel

BY:


L. J. De

PRINCIPAL

(SEAL)

Merchants National Bonding, Inc.

SURETY

(SEAL)

ATTEST:

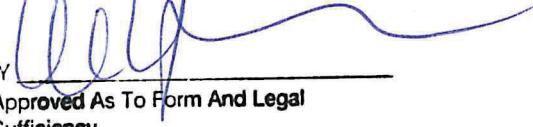

Natalie C. Demers - Witness

ATTORNEY-IN-FACT

(SEAL)

Don Bramlage, Attorney-In-Fact &
Florida Resident Agent - Inquiries: 407-330-399090

APPROVED BY THE COUNTY ATTORNEY

BY 
Approved As To Form And Legal
Sufficiency.

MERCHANTS
BONDING COMPANY™
POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Cindy Mirisola; Don Bramlage

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

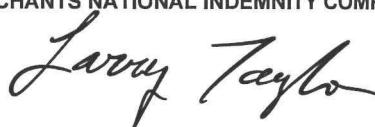
"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

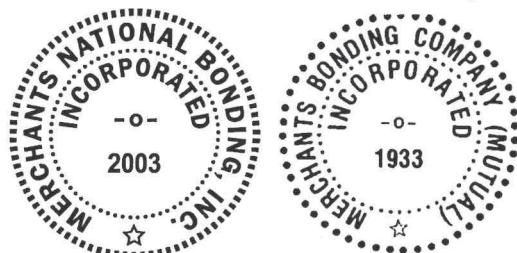
In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 29th day of July, 2024.

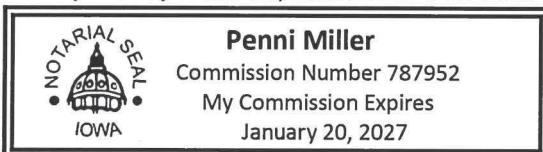
MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By 
Larry Taylor
President

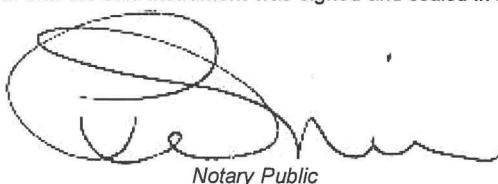
STATE OF IOWA
COUNTY OF DALLAS ss.



On this 29th day of July, 2024, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



(Expiration of notary's commission does not invalidate this instrument)



I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 25th day of November, 2025.



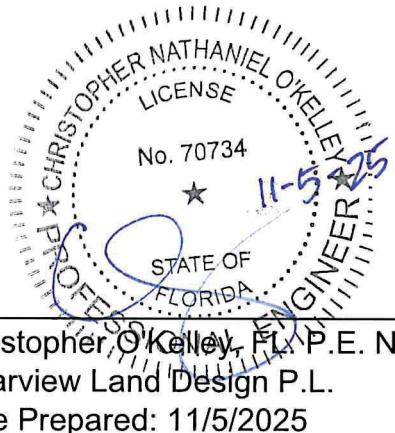

Elisabeth Sandersfeld
Secretary

Summary For Performance Bond

SANCTUARY AT CITRUS PARK **(ONSITE & OFFSITE)**

FOLIO NUMBERS: 003601.0000, 003614.0000, 003612.0000, 003613.0000, 003931.0000, 003932.0000,
003932.0500, 003933.0000, 003607.0014

| | | |
|--|-----------|------------------|
| Set All PCPs & Lot Corners | \$ | 8,500.00 |
| Total Amount | \$ | 8,500.00 |
| Security Amount (125% of Total) | \$ | 10,625.00 |


Christopher O'Kelley, P.E. No. 70734
Clearview Land Design P.L.
Date Prepared: 11/5/2025

Engineers Cost Breakdown

Schedule: Permanent Control Points (PCPs) & Lot Corners

SANCTUARY AT CITRUS PARK

FOLIO NUMBERS: 003601.0000, 003614.0000, 003612.0000, 003613.0000, 003931.0000, 003932.0000, 003932.0500, 003933.0000,
003607.0014

| Item | Quantity | Unit | Unit Price | Total Amount |
|-------------------------------------|----------|------|-------------|-------------------|
| SET ALL PCPs & LOT CORNERS | 1 | LS | \$ 8,500.00 | \$ 8,500.00 |
| Total PCPs & Lot Corners | | | | \$8,500.00 |