

SUBJECT: Touchstone Phase 6
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: December 14, 2021
CONTACT: Lee Ann Kennedy

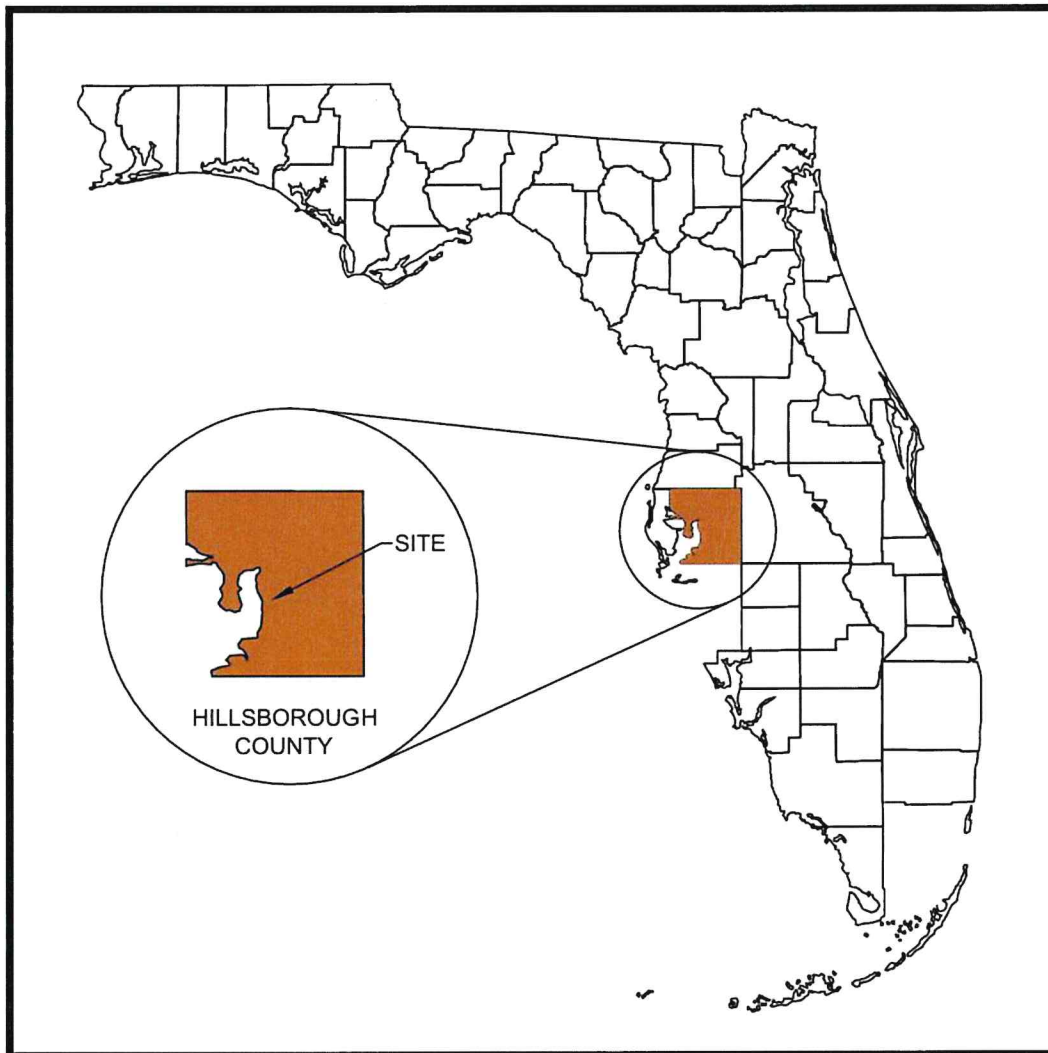
RECOMMENDATION:

Accept the plat for recording for Touchstone Phase 6, located in Section 35, Township 29, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, wastewater, off-site wastewater, reclaimed water and off-site reclaimed water) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$1,014,156.58, a Warranty Bond in the amount of \$275,062.39, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$4,437.50 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

BACKGROUND:

On October 5, 2021, Permission to Construct Prior to Platting was issued for Touchstone Phase 6. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Lennar Homes, LLC and the engineer is Landmark Engineering & Surveying Corporation.

Touchstone Phase 6



Vicinity Map

NOT TO SCALE



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

This Agreement is made and entered into this _____ day of _____, 2021, by and between Lennar Homes, LLC hereinafter referred to as “Subdivider” and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as “County”

Witnesseth

WHEREAS the Board of County Commissioners of Hillsborough County has established a Land Development Code, hereinafter referred to as the “LDC” pursuant to 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 **TOUCHSTONE PHASE 6;** 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 known as **TOUCHSTONE PHASE 6** 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 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 **TOUCHSTONE PHASE 6** 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 (hereafter, the “Improvements”):

X Roads/Streets Water Mains/Services X Stormwater Drainage Systems
 X Sanitary Gravity Sewer System X Sanitary Sewer Distribution System Bridges
 X Reclaimed Water Mains/Services X Sidewalks X Other:
Off-site sanitary sewer system, and off-site reclaimed water services_____ and

WHEREAS, the County requires the Subdivider to warranty the aforementioned 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 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 **TOUCHSTONE PHASE 6** 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 Improvements constructed in connection with **TOUCHSTONE PHASE 6** 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 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, dated October 25, 2021 with Lennar Homes LLC as Principal, and Hartford Fire Insurance Company as Surety, and

A Warranty Bond, dated October 25, 2021 with Lennar Homes LLC as Principal, and Hartford Fire Insurance Company as Surety, and
 - c. Cashier/Certified Checks, number _____, dated _____ and 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 letters of credit, performance and warranty bonds, escrow agreements, or cashier/certified checks are 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 Review Division of Development Services Department will review the Engineer's Certification and determine if any discrepancies exist between the constructed improvements and said certification.
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 his 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 his 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 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 known as **TOUCHSTONE PHASE 6** 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 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 Review Division of 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. Provided 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 twelve (12) month construction period described in paragraph 2, the Subdivider may request that the County accept the 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 years from the date of 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 Review Division of 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 these presents, this 17th day of November, 2021.

ATTEST:

[Signature]
Witness' Signature
(Signed before a Notary Public and 2 Witnesses)

ASR JAMES
Printed Name of Witness

[Signature]
Witness' Signature

Chelsea Hardy
Printed Name of Witness

NOTARY PUBLIC

CORPORATE SEAL (When Appropriate)

ATTEST:
HILLSBOROUGH COUNTY
CLERK OF THE CIRCUIT COURT

By: _____
Deputy Clerk

SUBDIVIDER:

By: [Signature]
Authorized Corporate Officer or Individual

Parker Hirons
Name (typed, printed or stamped)

Vice President
Title

4600 W. Cypress Street, Suite 300, Tampa FL 33607
Address of Signer

813-574-5658
Phone Number of Signer

BOARD OF COUNTY COMMISSIONERS
By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

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

CORPORATE ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 17TH day of November, 2021, by Parker Hirons, Vice President of Lennar Homes, LLC, a limited liability corporation under the laws of the state of Florida on behalf of the corporation. He is personally known to me or has produced _____ as identification and did take an oath.

NOTARY PUBLIC:

Sign: Abi James (Seal)

Print: Abi James

Title or Rank: N/A

Serial Number, if any: N/A

My Commission Expires: 09/20/2025



Abi James
Comm.: HH 176977
Expires: Sept. 20, 2025
Notary Public - State of Florida

SUBDIVISION PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, That we Lennar Homes, LLC., 4600 W Cypress Street, Suite 200, Tampa, FL 33607 called the Principal, and Hartford Fire Insurance Company, One Hartford Plaza, Hartford, CT 06155 called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of One Million Fourteen Thousand One Hundred Fifty Six and 58/100 (\$1,014,156.58) 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 established subdivision regulations pursuant to authority in Chapter 163 and Chapter 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, Ordinance 92-05 which regulations are by reference, hereby incorporated into and made a part of this Subdivision Performance Bond; and

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

WHEREAS, the Principal has filed with 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 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

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 for Construction and Warranty of Required Improvements, the terms of which Agreement require the Principal to submit an instrument ensuring completion of construction of required improvements.

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

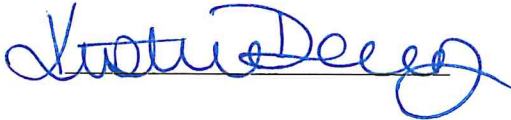
NOW THEREFORE, the conditions of this obligation are such, that:

- A. If the Principal shall well and truly build, construct, and install in the platted area known as **TOUCHSTONE PHASE 6** subdivision all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, culverts, gutters, and other necessary drainage facilities, to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Hillsborough County Development Review Division of Development Services Department 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 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;

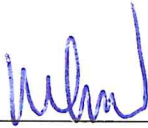
THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL JANUARY 14, 2023.

SIGNED, SEALED AND DATED this 25th day of October, 2021.

ATTEST:



ATTEST:




Mechelle Larkin, Witness

Lennar Homes, LLC, a Florida limited liability company
Principal

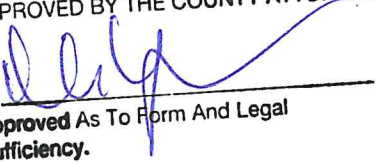


Hartford Fire Insurance Company
Surety

By: 

My Hua, Attorney-in-Fact

(SEAL)

APPROVED BY THE COUNTY ATTORNEY
BY 

Approved As To Form And Legal
Sufficiency.

POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD

BOND, T-12

One Hartford Plaza

Hartford, Connecticut 06155

Bond.Claims@thehartford.com

call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: MARSH RISK & INSURANCE SERVICES

Agency Code: 72-180287

- Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Accident and Indemnity Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois
- Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, **up to the amount of** Unlimited :

Brenda Wong of Los Angeles CA, My Hua, Mechelle Larkin, Kathy R. Mair of IRVINE, California

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by , 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.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 6, 2015 the Companies have caused these presents to be signed by its Senior Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



John Gray, Assistant Secretary

M. Ross Fisher, Senior Vice President

STATE OF CONNECTICUT }
COUNTY OF HARTFORD } ss. Hartford

On this 5th day of January, 2018, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Senior Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.



CERTIFICATE

Kathleen T. Maynard
Notary Public

My Commission Expires July 31, 2021

I, the undersigned, Assistant Vice President of the Companies, 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 effective as of **OCT 25 2021**
Signed and sealed at the City of Hartford.

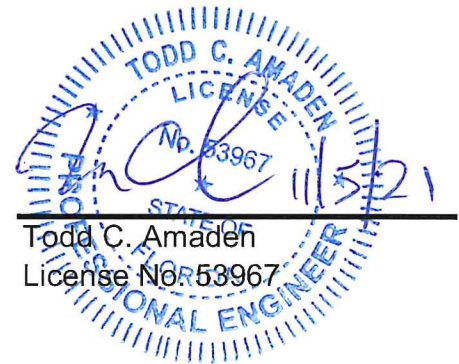


Kevin Heckman, Assistant Vice President

**TOUCHSTONE PHASE 6
PERFORMANCE ESTIMATE**

SUMMARY

SCHEDULE A - STREET IMPROVEMENTS	\$811,325.26
TOTAL	\$811,325.26
125% PERFORMAMNCE BONDING	\$1,014,156.58



Todd C. Amaden
License No. 53967

**TOUCHSTONE PHASE 6
PERFORMANCE ESTIMATE**

SCHEDULE A - STREET IMPROVEMENTS

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	1	EA	CONNECT TO BRIDGE ABUTMENT	\$7,089.99	\$7,089.99
2	1	LS	45' BRIDGE - ALLOWANCE ONLY	\$755,928.82	\$755,928.82
3	4,605	SY	1 3/4" ASPHALT, TYPE SP - 12.5	\$10.49	\$48,306.45

TOTAL STREET IMPROVEMENTS **\$811,325.26**

WARRANTY BOND

Bond No. 72BSBIR9348

KNOW ALL MEN BY THESE PRESENTS, That we Lennar Homes, LLC., 4600 W Cypress Street, Suite 200, Tampa, FL 33607 called the Principal, and Hartford Fire Insurance Company, One Hartford Plaza, Hartford, CT 06155, called the Surety, are held and firmly bound unto the **BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of Two Hundred Seventy Five Thousand Sixty Two and 39/100 (\$275,062.39) 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 established subdivision regulations pursuant to authority in Chapter 163 and Chapter 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, which regulations are by reference, hereby, incorporated into and made a part of this Warranty Bond; and

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

WHEREAS, the Principal has made the request that the Board of County Commissioners of Hillsborough County accept the improvement facilities (roads, drainage, wastewater, off-site wastewater, reclaimed water, and off-site reclaimed water) for maintenance constructed in conjunction with the platted subdivision known as **TOUCHSTONE PHASE 6**; and

WHEREAS, the aforementioned subdivision regulations require as a condition of acceptance of the improvement facilities (roads , drainage, wastewater, off-site wastewater, reclaimed water, and off-site reclaimed water) that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting — all grading, paving and curbing of streets, roads and other rights of way, bridges, culverts, gutters, storm sewers, sanitary sewers, water mains and all other necessary facilities for a definite period of time in an amount prescribed by the aforementioned subdivision regulations.

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a "Subdivider's Agreement for Construction and Warranty of Required Improvements", the terms of which agreement require the Principal to submit an instrument warranting the above-described improvements.

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 roads, drainage, wastewater and reclaimed water drainage improvement facilities for maintenance by the Board of County Commissioners of Hillsborough County, in conjunction with the platted subdivision known as **TOUCHSTONE PHASE 6** against failure, deterioration, or damage resulting from defects in workmanship and/or materials, and;
- B. If the Principal shall correct within the above described warranty period any such failure, deterioration, or damage existing in the aforementioned improvements so that said improvements thereafter comply with the technical specifications contained in the Subdivision Regulations established by the Board of County Commissioners of Hillsborough County, and;

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

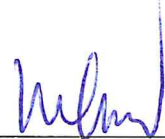
THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE,
TO REMAIN IN FULL FORCE AND EFFECT UNTIL JANUARY 14, 2025.

SIGNED, SEALED AND DATED this 25th day of October, 2021.

ATTEST:



ATTEST:



Mechelle Larkin, Witness

Lennar Homes, LLC, a Florida limited liability company

Principal



Hartford Fire Insurance Company

Surety


By: _____


My-Hua, Attorney-in-Fact

(SEAL)

APPROVED BY THE COUNTY ATTORNEY

BY _____


Approved As To Form And Legal
Sufficiency.

POWER OF ATTORNEY

Direct Inquiries/Claims to:
THE HARTFORD
 BOND, T-12
 One Hartford Plaza
 Hartford, Connecticut 06155
Bond.Claims@thehartford.com
 call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: MARSH RISK & INSURANCE SERVICES
 Agency Code: 72-180287

- Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- Hartford Underwriters Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- Twin City Fire Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of Illinois**, a corporation duly organized under the laws of the State of Illinois
- Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of the Southeast**, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, **up to the amount of Unlimited** :

Brenda Wong of Los Angeles CA, My Hua, Mechelle Larkin, Kathy R. Mair of IRVINE, California

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by , 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.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 6, 2015 the Companies have caused these presents to be signed by its Senior Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



John Gray

John Gray, Assistant Secretary

M. Ross Fisher

M. Ross Fisher, Senior Vice President

STATE OF CONNECTICUT }
 COUNTY OF HARTFORD } ss. Hartford

On this 5th day of January, 2018, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Senior Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.



CERTIFICATE

Kathleen T. Maynard

Kathleen T. Maynard
 Notary Public

My Commission Expires July 31, 2021

I, the undersigned, Assistant Vice President of the Companies, 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 effective as of Signed and sealed at the City of Hartford.

OCT 25 2021



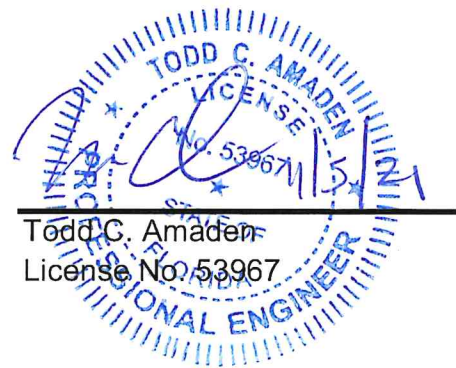
Kevin Heckman

Kevin Heckman, Assistant Vice President

**TOUCHSTONE PHASE 6
WARRANTY ESTIMATE**

SUMMARY

SCHEDULE A - STREET IMPROVEMENTS	\$1,040,691.76
SCHEDULE B - STORM DRAINAGE SYSTEM	\$244,400.47
SCHEDULE C - RECLAIMED WATER SYSTEM	\$52,155.35
SCHEDULE D - OFF-SITE RECLAIMED WATER SYSTEM	\$442,357.36
SCHEDULE E - SANITARY SEWER SYSTEM	\$793,771.62
SCHEDULE F - OFF-SITE SANITARY SEWER SYSTEM	\$177,247.38
TOTAL (SCHEDULES A - F)	\$2,750,623.94
10% WARRANTY BONDING	\$275,062.39



Todd C. Amaden
License No. 53967

**TOUCHSTONE PHASE 6
WARRANTY ESTIMATE**

SCHEDULE A - STREET IMPROVEMENTS

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	1	EA	CONNECT TO BRIDGE ABUTMENT	\$7,089.99	\$7,089.99
2	1	LS	45' BRIDGE - ALLOWANCE ONLY	\$755,928.82	\$755,928.82
3	4,605	SY	1 3/4" ASPHALT, TYPE SP 12.5	\$10.49	\$48,306.45
4	4,605	SY	7" SOIL CEMENT	\$17.19	\$79,159.95
5	4,605	SY	12" COMPACTED SUBGRADE (LBR 20) (98%)	\$1.00	\$4,605.00
6	3,258	LF	2' VALLEY GUTTER (MIAMI)	\$12.11	\$39,454.38
7	495	LF	TYPE F CURB AND GUTTER	\$15.88	\$7,860.60
8	33	LF	DROP CURB	\$30.16	\$995.28
9	36	LF	CURB TRANSITION	\$30.16	\$1,085.76
10	3,822	LF	6" STABILIZED SUBGRADE UNDER CURB (FBV 75)	\$1.85	\$7,070.70
11	13,885	SF	6" SIDEWALK (REINFORCED)	\$5.73	\$79,561.05
12	6	EA	ADA RAMPS	\$1,247.63	\$7,485.78
13	1	LS	SIGNAGE AND PAVEMENT MARKING	\$2,088.00	\$2,088.00

TOTAL STREET IMPROVEMENTS **\$1,040,691.76**

**TOUCHSTONE PHASE 6
WARRANTY ESTIMATE**

SCHEDULE B - STORM DRAINAGE SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	256	LF	18" CLASS III RCP	\$48.99	\$12,541.44
2	273	LF	24" CLASS III RCP	\$67.03	\$18,299.19
3	546	LF	30" CLASS III RCP	\$92.73	\$50,630.58
4	340	LF	36" CLASS III RCP	\$122.16	\$41,534.40
5	4	EA	RCP FES - 18"	\$2,455.37	\$9,821.48
6	1	EA	RCP FES - 30"	\$3,555.31	\$3,555.31
7	1	EA	RCP FES - 36"	\$4,200.65	\$4,200.65
8	44	SY	RIP-RAP	\$102.86	\$4,525.84
11	3154	LF	6" UNDERDRAIN (ROADSIDE - FDOT SAND) 18" X 21"	\$14.11	\$44,502.94
12	20	EA	6" UNDERDRAIN CLEANOUT ASSEMBLY	\$225.57	\$4,511.40
13	9	EA	TYPE 1 CURB INLET	\$4,569.68	\$41,127.12
14	2	EA	TYPIC C CONTROL STRUCTURE WITH F/G SKIMMER	\$4,575.06	\$9,150.12

TOTAL STORM DRAINAGE SYSTEM **\$244,400.47**

**TOUCHSTONE PHASE 6
WARRANTY ESTIMATE**

SCHEDULE C - RECLAIMED WATER SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	1349	LF	4" C900 DR 18 PVC	\$13.31	\$17,955.19
2	1349	LF	LOCATOR TAPE	\$0.15	\$202.35
3	2698	LF	LOCATOR WIRE	\$0.45	\$1,214.10
4	1	LS	JOINT RESTRAINTS	\$704.46	\$704.46
5	1	EA	4" GATE VALVE AND BOX	\$984.91	\$984.91
6	1	EA	4" 90 DEGREE MJ BEND	\$260.77	\$260.77
7	2	EA	4" 45 DEGREE MJ BEND	\$246.48	\$492.96
8	14	EA	SINGLE SERVICE - SHORT	\$366.31	\$5,128.34
9	39	EA	SINGLE SERVICE - LONG	\$500.68	\$19,526.52
10	9	EA	DOUBLE SERVICE - SHORT	\$631.75	\$5,685.75

TOTAL RECLAIM WATER DISTRIBUTION SYSTEM **\$52,155.35**

**TOUCHSTONE PHASE 6
WARRANTY ESTIMATE**

SCHEDULE D - RECLAIMED WATER SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	1	EA	24" X 4" TAPPING SLEEVE AND VALVE	\$5,794.35	\$5,794.35
2	1	EA	4" WET TAP	\$1,377.18	\$1,377.18
3	536	LF	14" STEEL CASING (20 EA)	\$125.17	\$67,091.12
4	82	EA	14" X 4" CASING SPACERS	\$122.16	\$10,017.12
5	40	EA	14" X 4" END SEALS	\$113.27	\$4,530.80
6	117	LF	14" JACK AND BORE (3 EA)	\$1,126.42	\$131,791.14
7	2388	LF	4" CL51 DIP	\$55.61	\$132,796.68
8	2388	LF	3" - 8" POLYWRAP - BLUE	\$1.30	\$3,104.40
9	2388	LF	LOCATOR TAPE	\$0.15	\$358.20
10	4776	LF	LOCATOR WIRE	\$0.45	\$2,149.20
11	1	LF	JOINT RESTRAINTS	\$4,931.22	\$4,931.22
12	8	LS	4" GATE VALVE AND BOX	\$971.91	\$7,775.28
13	2	EA	4" MJ TEE	\$330.13	\$660.26
14	2	EA	4" 90 DEGREE MJ BEND	\$247.09	\$494.18
15	14	EA	4" 45 DEGREE MJ BEND	\$233.49	\$3,268.86
16	2	EA	4" 22 1/2 DEGREE MJ BEND	\$232.27	\$464.54
17	71	EA	DRIVEWAYS: REMOVE ASPHALT AND BASE AND DISPOSE OFFSITE	\$47.95	\$3,404.45
18	71	SY	DRIVEWAYS: 1" ASPHALT, TYPE SP 9.5	\$53.64	\$3,808.44
19	71	SY	DRIVEWAYS: 2" ASPHALT, TYPE SP 9.5	\$89.40	\$6,347.40
20	71	SY	DRIVEWAYS: 8" CRUSHED CONCRETE (LBR 150)	\$118.06	\$8,382.26
21	71	SY	DRIVEWAYS: 12" STABILIZED SUBRADE (LBR 40)	\$58.63	\$4,162.73
22	33	SY	78TH ST: REMOVE ASPHALT AND BASE AND DISPOSE OFFSITE	\$27.45	\$905.85
23	33	SY	78TH ST: 1" ASPHALT, TYPE SP 9.5	\$41.72	\$1,376.76
24	33	SY	78TH ST: 2" ASPHALT, TYPE SP 9.5	\$77.48	\$2,556.84
25	33	SY	78TH ST: 8" CRUSHED CONCRETE (LBR 150)	\$118.06	\$3,895.98
26	33	SY	78TH ST: 12" STABILIZED SUBGRADE (LBR 40)	\$46.50	\$1,534.50
27	67	SY	78TH ST: 1" ASPHALT MILLING	\$74.50	\$4,991.50
28	67	SY	78TH ST: 1" ASPHALT, TYPE SP 9.5 OVERLAY	\$49.69	\$3,329.23
29	815	SF	REMOVE CONCRETE DRIVEWAYS AND DISPOSE OFFSITE	\$11.73	\$9,559.95
30	815	SF	6" CONCRETE DRIVES	\$10.02	\$8,166.30
31	62	SY	REMOVE GRAVEL DRIVEWAYS AND DISPOSE OFFSITE	\$33.11	\$2,052.82
32	62	SY	6" GRAVEL DRIVES	\$20.61	\$1,277.82

TOTAL RECLAIM WATER DISTRIBUTION SYSTEM **\$442,357.36**

**TOUCHSTONE PHASE 6
WARRANTY ESTIMATE**

SCHEDULE E - SANITARY SEWER SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	240	LF	8" SDR 26 PVC (0-6 FT)	\$27.25	\$6,540.00
2	446	LF	8" SDR 26 PVC (6-8 FT)	\$28.86	\$12,871.56
3	367	LF	8" SDR 26 PVC (8-10 FT)	\$30.98	\$11,369.66
4	429	LF	8" SDR 26 PVC (10-12 FT)	\$32.35	\$13,878.15
5	73	LF	8" SDR 26 PVC (12-14 FT)	\$35.97	\$2,625.81
6	1555	LF	LOCATOR TAPE	\$0.29	\$450.95
7	1555	LF	SANITARY SEWER INSPECTION	\$2.73	\$4,245.15
8	1	EA	4' SANITARY MANHOLE (0-6 FT)	\$3,009.07	\$3,009.07
9	2	EA	4' SANITARY MANHOLE (6-8 FT)	\$3,384.00	\$6,768.00
10	1	EA	4' SANITARY MANHOLE (8-10 FT)	\$3,804.77	\$3,804.77
11	2	EA	4' SANITARY MANHOLE (10-12 FT)	\$4,275.03	\$8,550.06
12	1	EA	4' SANITARY MANHOLE (12-14 FT)	\$4,634.67	\$4,634.67
13	27	EA	SINGLE SERVICE	\$1,017.42	\$27,470.34
14	22	EA	DOUBLE SERVICE	\$1,349.11	\$29,680.42
15	71	EA	PLUG AND SERVICE MARKER	\$24.25	\$1,721.75
16	1	LS	LIFT STATION (19.95 FT)	\$652,765.08	\$652,765.08
17	80	LF	4" C900 DR 18 PVC	\$13.31	\$1,064.80
18	80	LF	LOCATOR TAPE	\$0.15	\$12.00
19	160	LF	LOCATOR WIRE	\$0.45	\$72.00
20	1	LS	JOINT RESTRAINTS	\$334.28	\$334.28
21	1	EA	4" PLUG VALVE AND BOX	\$929.74	\$929.74
22	2	EA	4" 90 DEGREE MJ BEND	\$486.68	\$973.36

TOTAL SANITARY SEWER SYSTEM **\$793,771.62**

**TOUCHSTONE PHASE 6
WARRANTY ESTIMATE**

SCHEDULE F - OFF-SITE SANITARY SEWER SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	150	LF	12" STEEL CASING (6 EA)	\$56.76	\$8,514.00
2	22	EA	12" X 4" CASING SPACERS	\$115.05	\$2,531.10
3	12	EA	12" X 4" END SEALS	\$107.12	\$1,285.44
4	53	LF	12" JACK AND BORE (2 EA)	\$1,945.25	\$103,098.25
5	2581	LF	4" C900 DR 18 PVC	\$13.31	\$34,353.11
6	2581	LF	LOCATOR TAPE	\$0.15	\$387.15
7	5162	LF	LOCATOR WIRE	\$0.45	\$2,322.90
8	1	LS	JOINT RESTRAINTS	\$1,504.26	\$1,504.26
9	5	EA	4" PLUG VALVE AND BOX	\$929.74	\$4,648.70
10	1	EA	4" MJ TEE	\$590.49	\$590.49
11	4	EA	4" 90 DEGREE MJ BEND	\$486.68	\$1,946.72
12	2	EA	4" 45 DEGREE MJ BEND	\$463.21	\$926.42
13	30	SY	REMOVE ASPHALT AND BASE AND DISPOSE OFF-SITE	\$109.69	\$3,290.70
14	30	SY	1" ASPHALT, TYPE SP 9.5	\$53.64	\$1,609.20
15	30	SY	2" ASPHALT, TYPE SP 9.5	\$89.40	\$2,682.00
16	30	SY	8" CRUSHED CONCRETE (LBR 150)	\$118.06	\$3,541.80
17	30	SY	12" STABILIZED SUBGRADE (LBR 40)	\$58.63	\$1,758.90
18	42	SY	REMOVE GRAVEL DRIVEWAYS AND DISPOST OFF-SITE	\$33.11	\$1,390.62
19	42	SY	6" GRAVEL DRIVES	\$20.61	\$865.62

TOTAL SANITARY SEWER SYSTEM **\$177,247.38**

SUBDIVIDER'S AGREEMENT FOR PERFORMANCE
- PLACEMENT OF LOT CORNERS

This Agreement made and entered into this _____ day of _____, 2021, by and between Lennar Homes, LLC, hereinafter referred to as "Subdivider," and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County."

Witnesseth

WHEREAS, the Board of County Commissioners of Hillsborough County has established a Land Development Code, as referred to as the "LDC", pursuant to 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 **Touchstone Phase 6**; 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 known as **Touchstone Phase 6** 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, and to gain approval of the County to record said plat, 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 platted area known as **Touchstone Phase 6** 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 XX, dated _____ with _____, by order of Surety Company
 - b. A Performance Bond, dated October ~~25~~, 2021, with Lennar Homes, LLC, as Principal, and Liberty Mutual Insurance Company as Surety Company, or
 - c. Escrow Agreement, dated _____, between _____ and the County, or
 - d. 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 letters of credit, performance bonds, escrow agreements, or cashier/certified checks are/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 "Subdivision Regulations," 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 his 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 known as **Touchstone Phase 6** 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 these presents, this 15TH day of OCTOBER, 2021

ATTEST:

Abi James
Witness Signature

ABI JAMES
Printed Name of Witness

Angela Hester
Witness Signature

Angela Hester
Printed Name of Witness

SUBDIVIDER:

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

Parker Hiron
Printed Name of Signer

VICE PRESIDENT
Title of Signer

4600 W. CYPRESS ST., STE 300, TAMPA, FL 33607
Address of Signer

813-574-5658
Phone Number of Signer

CORPORATE SEAL
(When Appropriate)

ATTEST:
CLERK OF CIRCUIT COURT

By: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Chair.

APPROVED BY THE COUNTY ATTORNEY
BY [Signature]
Approved As To Form And Legal
Sufficiency.

CORPORATE ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me means of [] physical presence or [] online notarization this 15TH day of October, 2021, by Parker Hirons, Vice President of Lennar Homes, LLC, a limited liability corporation under the laws of the state of Florida on behalf of the corporation. He is personally known to me or has produced _____ as identification and did take an oath.

NOTARY PUBLIC:

Sign: Abi James (Seal)

Print: ABI JAMES

Title or Rank: N/A

Serial Number, if any: N/A

My Commission Expires: 09/20/2025



Abi James
Comm.: HH 176977
Expires: Sept. 20, 2025
Notary Public - State of Florida

SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT

KNOW ALL MEN BY THESE PRESENTS, That we Lennar Homes, LLC., 4600 W Cypress Street, Suite 200, Tampa, FL 33607 called the Principal, and Hartford Fire Insurance Company, One Hartford Plaza, Hartford, CT 06155 called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Four Thousand Four Hundred Thirty Seven and 50/100 (\$4,437.50) 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 established subdivision regulations pursuant to authority in Chapter 163 and Chapter 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, which regulations are by reference, hereby incorporated into and made a part of this Subdivision Performance Bond; and

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

WHEREAS, 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 **TOUCHSTONE PHASE 6** are to be installed after recordation of said plat under guarantees posted with the County; and

WHEREAS, said lot corners are to be built and constructed in the aforementioned platted 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 for Performance — Placement of Lot Corners, the terms of which Agreement require the Principal to submit an instrument ensuring completion of construction of required improvements.

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 **TOUCHSTONE PHASE 6** 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 Hillsborough County Development Review Division of Development Services Department 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 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 JANUARY 14, 2023.

SIGNED, SEALED AND DATED this 25th day of October, 2021.

ATTEST:



ATTEST:



Mechelle Larkin, Witness

Lennar Homes, LLC, a Florida limited liability company

Principal



Hartford Fire Insurance Company

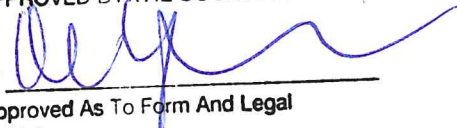
Surety

By: 

My Hua, Attorney-in-Fact

(SEAL)

APPROVED BY THE COUNTY ATTORNEY

BY 

Approved As To Form And Legal
Sufficiency.

POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD

BOND, T-12

One Hartford Plaza

Hartford, Connecticut 06155

Bond.Claims@thehartford.com

call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: MARSH RISK & INSURANCE SERVICES
Agency Code: 72-180287

- Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Accident and Indemnity Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois
- Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, **up to the amount of Unlimited** :

Brenda Wong of Los Angeles CA, My Hua, Mechelle Larkin, Kathy R. Mair of IRVINE, California

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by , 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.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 6, 2015 the Companies have caused these presents to be signed by its Senior Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



John Gray

John Gray, Assistant Secretary

M. Ross Fisher

M. Ross Fisher, Senior Vice President

STATE OF CONNECTICUT }
COUNTY OF HARTFORD } ss. Hartford

On this 5th day of January, 2018, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Senior Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.



CERTIFICATE

Kathleen T. Maynard

Kathleen T. Maynard
Notary Public

My Commission Expires July 31, 2021

I, the undersigned, Assistant Vice President of the Companies, 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 effective as of Signed and sealed at the City of Hartford.

OCT 25 2021



Kevin Heckman

Kevin Heckman, Assistant Vice President

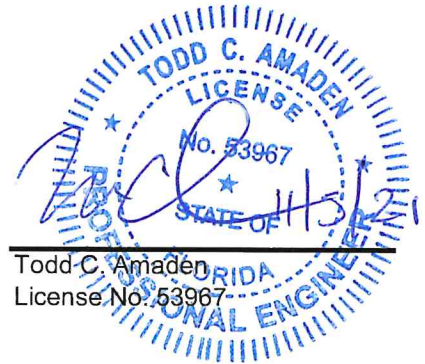
**TOUCHSTONE PHASE 6
PERFORMANCE ESTIMATE - LOT CORNERS**

LOT CORNERS

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	71	EA	LOT CORNERS	\$50.00	\$3,550.00

TOTAL LOT CORNERS **\$3,550.00**

125% PERFORMANCE BONDING **\$4,437.50**



Todd C. Amaden
License No. 53967

TOUCHSTONE PHASE 6

A REPLAT OF BLOCKS 1 AND 2 AND A PORTION OF AVENUE B WEST AND AVENUE C WEST SPEEDWAY PARK UNIT 1 AS RECORDED IN PLAT BOOK 18 PAGE 15A AND BLOCK 17 AND A PORTION OF AVENUE B WEST, SPEEDWAY PARK UNIT 2 AS RECORDED IN PLAT BOOK 18 PAGE 15B SECTION 2, TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: _____ PAGE: _____

DEDICATION:

The undersigned, as owner of the lands platted herein, does hereby dedicate this plat of Touchstone Phase 6 for _____ use. Further, the owner does hereby dedicate to public use all streets, roads, rights of way, tract easements, and all those easements designated on the plat as "public". The undersigned further makes the following dedications and reservations:

Fee interest in Tracts "A", "B" and "C" is hereby reserved by owner for conveyance to a Homeowners' Association, Community Development District or other custodial and maintenance entity subsequent to the recording of this plat for the benefit of the lot owners within the subdivision. Said tracts are not dedicated to the public and will be privately maintained.

Said Tracts "A" and "B" and all private easements are subject to any and all easements dedicated to public use as shown on this plat. The maintenance of tracts, parcels, and private easements, if any, reserved by owner will be the responsibility of the owner, its assigns and its successors in title.

The Private Fence Easements are hereby reserved by owner for conveyance to a Homeowners' Association, Community Development District or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said easements are not dedicated to the public and maintenance of said private easements will be the responsibility of the owner, its successors and assigns in title.

DESCRIPTION:

ALL of Blocks 1 and 2, SPEEDWAY PARK UNIT NO. 1, as recorded in Plat Book 18, Page 15A-15-B, of the Public Records of Hillsborough County, Florida, and ALL of Block 17, SPEEDWAY PARK UNIT NO. 2, as recorded in Plat Book 18, Page 15-B, of the Public Records of Hillsborough County, Florida, TOGETHER WITH that portion of unimproved AVENUE C WEST lying between said Blocks 1 and 2 and that portion of unimproved AVENUE B WEST lying between Blocks 2 and 17, vacated per O.R. Book 24800, Page 1045 of the Public Records of Hillsborough County, Florida, ALL being more particularly described as follows:

BEGIN at the Northeast corner of said Block 17; thence S.00°11'54"E., 266.80 feet along the Easterly boundary line of said Block 17 to the Southeast corner thereof; thence N.89°15'19"W., 1910.96 feet along the Northerly right-of-way line of 49TH AVENUE SOUTH to the Southwest corner of said Block 1; thence N.00°12'31"W., 256.06 feet along the Westerly boundary line of said Block 1 to the Northwest corner thereof; thence S.88°34'37"E., 1910.85 feet along the Southerly right-of-way line of 4TH STREET NORTH to the POINT OF BEGINNING.

Containing 11.47 Acres, more or less.

BOARD OF COUNTY COMMISSIONERS:

THE PLAT HAS BEEN APPROVED FOR RECORDATION.
COMMISSIONER _____ DATE _____

OWNER:
AG ESSENTIAL HOUSING MULTI STATE 4, LLC, a Delaware limited liability company
Steven S. Bonson, Manager of ACHMP Asset Management, LLC, an Arizona limited liability company,
Authorized Agent of AG Essential Housing Multi State 4, LLC, a Delaware limited liability company

WITNESS _____ PRINT
WITNESS _____ PRINT

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____

THIS IS TO CERTIFY THAT ON _____, APPEARED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE INSTRUMENTATION, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY OF _____, BY MEANS OF PHYSICAL PRESENCE, STEVEN S. BONSON, MANAGER OF ACHMP ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AUTHORIZED AGENT OF AG ESSENTIAL HOUSING MULTI STATE 4, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS () / IS NOT () PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND GENERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE ANY OATH.

NOTARY PUBLIC: _____ (SEA)
SIGN: _____
PRINT: _____
TITLE OR NAME: _____
SERIAL NUMBER, IF ANY: _____
MY COMMISSION EXPIRES: _____

PLAT APPROVAL:
THE PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH THE FLORIDA STATUTES, SECTION 177.081 FOR CHAPTER CONFORMITY. THE REVIEWED BY _____ DATE _____
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE # _____
SURVEY SECTION, GEOSPATIAL & LAND ACQUISITION SERVICES DEPARTMENT, HILLSBOROUGH COUNTY

CLERK OF CIRCUIT COUNTY OF HILLSBOROUGH STATE OF FLORIDA:
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS, IN FORM, OF CHAPTER 177 PART 1 OF FLORIDA STATUTES AND HAS BEEN FILED FOR RECORD IN PLAT BOOK _____ PAGES _____ OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY _____ CLERK OF CIRCUIT COURT BY _____ DEPUTY CLERK
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 PLAT WAS PREPARED IN ACCORDANCE WITH THE FLORIDA STATUTES, SECTION 177.081, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE; THAT PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET ON THE PLAT IN ACCORDANCE WITH THE FLORIDA STATUTES, SECTION 177.081, AND THAT PERMANENT CONTROL POINTS (CPs) AND LOT CORNERS WERE SET IN ACCORDANCE WITH THE FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING.

SCOTT R. FOWLER, LS 5185
FLORIDA REGISTERED SURVEYOR
LANDMARK ENGINEERING & SURVEYING CORPORATION
1815 PALM RIVER ROAD, TAMPA, FLORIDA 33619
CERTIFICATE OF AUTHORIZATION NO. LB-3913

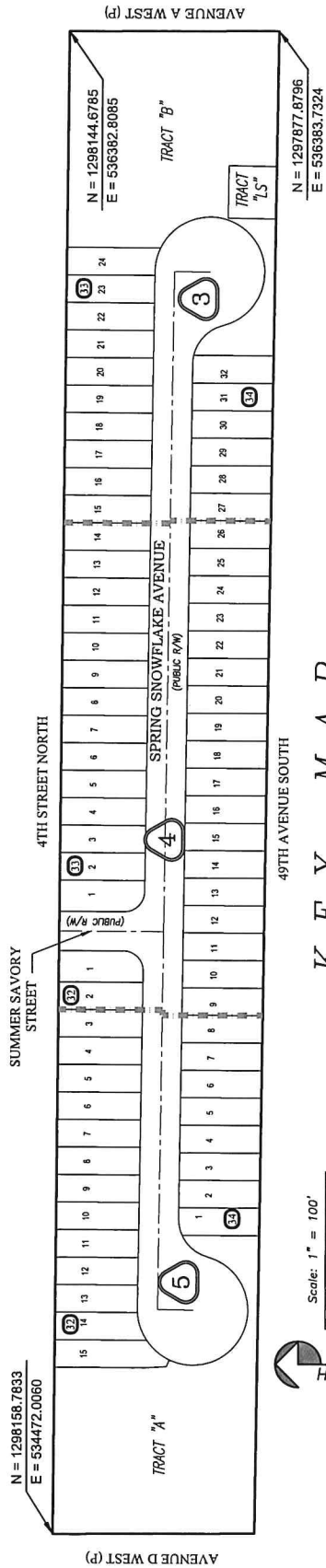
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS. ANY DISCREPANCY IN ANY DIMENSIONS BE SUPPLEMENTED BY ANY DIMENSIONS BE SHOWN IN ANY DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



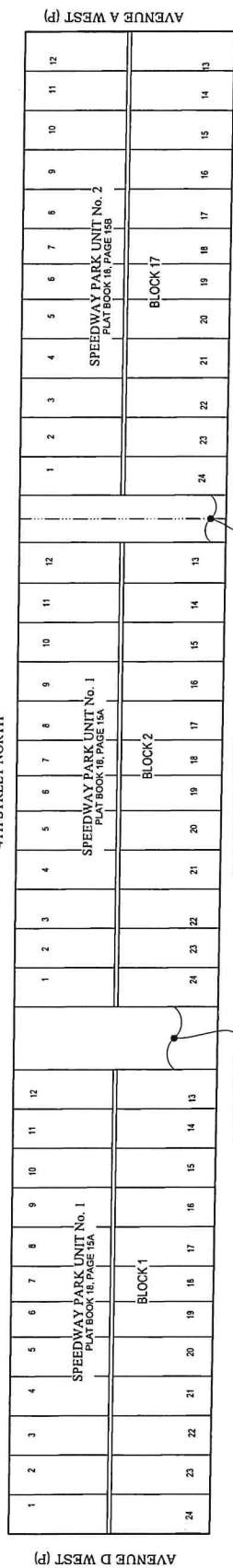
TOUCHSTONE PHASE 6

A REPLAT OF BLOCKS 1 AND 2 AND A PORTION OF AVENUE B WEST AND AVENUE C WEST SPEEDWAY PARK UNIT 1 AS RECORDED IN PLAT BOOK 18 PAGE 15A AND BLOCK 17 AND A PORTION OF AVENUE B WEST, SPEEDWAY PARK UNIT 2 AS RECORDED IN PLAT BOOK 18 PAGE 15B SECTION 2, TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: _____ PAGE: _____



K E Y M A P



- LEGEND**
- NON-RIVAL
 - (R) RIVAL
 - (P) RECORDED PLAT INFORMATION (UNLESS OTHERWISE NOTED)
 - C/L CENTERLINE
 - CONVERTED
 - R/W RIGHT-OF-WAY
 - CCR CERTIFIED CORNER RECORD
 - DLE DRAINAGE EASEMENT
 - EPC EASEMENT PROTECTION COMMISSION
 - FCM FOUND CONCRETE MONUMENT
 - FR FOUND IRON ROD
 - FRK FOUND IRON ROD
 - FRM FOUND IRON ROD
 - FN+D FOUND NAIL & DISK
 - FN+D FOUND NAIL & DISK
 - HOA HOMEOWNERS ASSOCIATION
 - NOB3 NORTH AMERICAN DATUM 1983
 - O.B. OFFICIAL RECORDS
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - PRM PERMANENT REFERENCE MONUMENT
 - SEC SECTION
 - SEC SECTION
 - SH+D SET NAIL & DISK LB 3813
 - SHPM+D SET NAIL & DISK LB 3813 SOUTH FLORIDA WATER MANAGEMENT DISTRICT
 - TP TYPICAL
- 34 = BLOCK NUMBER
3 = SHEET NUMBER

REPLAT DETAIL

ALL OF BLOCKS 1 AND 2, SPEEDWAY PARK UNIT NO. 1 (PLAT BOOK 18, PAGE 15-A) ALL OF BLOCK 17, SPEEDWAY PARK UNIT NO. 2 (PLAT BOOK 18, PAGE 15-B) TOGETHER WITH THAT PORTION OF UNIMPROVED AVENUE C WEST LYING BETWEEN BLOCKS 1 AND 2 AND THAT PORTION OF UNIMPROVED AVENUE B WEST LYING BETWEEN BLOCKS 2 AND 17, VACATED PER O.R. BOOK 24800, PAGE 1045 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

SCALE: 1" = 100'

PLAT NOTES

- NOTHING AND EASTING COORDINATES (INDICATED IN FEET AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83), WHICH IS THE BEST ZONE OF FLORIDA, HAVE BEEN ESTABLISHED TO A NUMBER OF THIRD ORDER ACCURACY.
- ORIGINATING COORDINATES: HILLSBOROUGH COUNTY SURVEY DEPARTMENT CONTROL POINTS "BOOTHBY B" AND "SHREY".
- BASES OF BEARINGS: THE SOUTHERLY R/W LINE OF 4TH STREET NORTH, BEARS S89°43'37"E (GRID).
- ALL PLATTED UTILITY EASEMENTS WILL PROVIDE THAT SUCH EASEMENTS WILL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE, TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE PART OF A PUBLIC UTILITY, THE DEPT. OF PUBLIC UTILITIES SHALL BE RESPONSIBLE FOR THE REPAIR OF SUCH DAMAGE. THIS SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OWNED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH EASEMENTS SHALL BE SUBJECT TO THE REVISIONS AND AMENDMENTS WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- SEWERAGE PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SEWELLS, DRENCHES, IMPROVED SURFACES, PAVES, DEDDS, SYSTEMS, TREES, SHRUBS, HERDS, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORMWATER DETENTION AND RETENTION POUNDS AS SHOWN ON THE LAND DEVELOPMENT CODE. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.

TRACT DESIGNATION TABLE

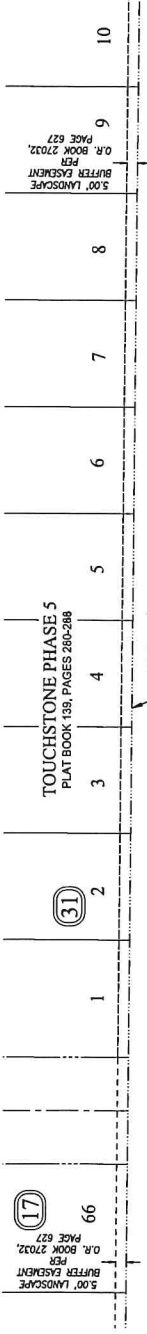
TRACT	DESIGNATION
"A"	DRAINAGE EASEMENT (PUBLIC); OPEN AREA; WATER EASEMENT (PUBLIC); SIDEWALK EASEMENT (PUBLIC); RECLAIMED WATER EASEMENT (PUBLIC);
"B"	DRAINAGE EASEMENT (PUBLIC); OPEN AREA; WATER EASEMENT (PUBLIC); SIDEWALK EASEMENT (PUBLIC); RECLAIMED WATER EASEMENT (PUBLIC); SANITARY SEWER EASEMENT (PUBLIC);
"LS"	LIFT STATION (PUBLIC)



TOUCHSTONE PHASE 6

A REPLAT OF BLOCKS 1 AND 2 AND A PORTION OF AVENUE B WEST AND AVENUE C WEST SPEEDWAY PARK UNIT 1 AS RECORDED IN PLAT BOOK 18 PAGE 15A AND BLOCK 17 AND A PORTION OF AVENUE B WEST, SPEEDWAY PARK UNIT 2 AS RECORDED IN PLAT BOOK 18 PAGE 15B SECTION 2, TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: _____ PAGE: _____

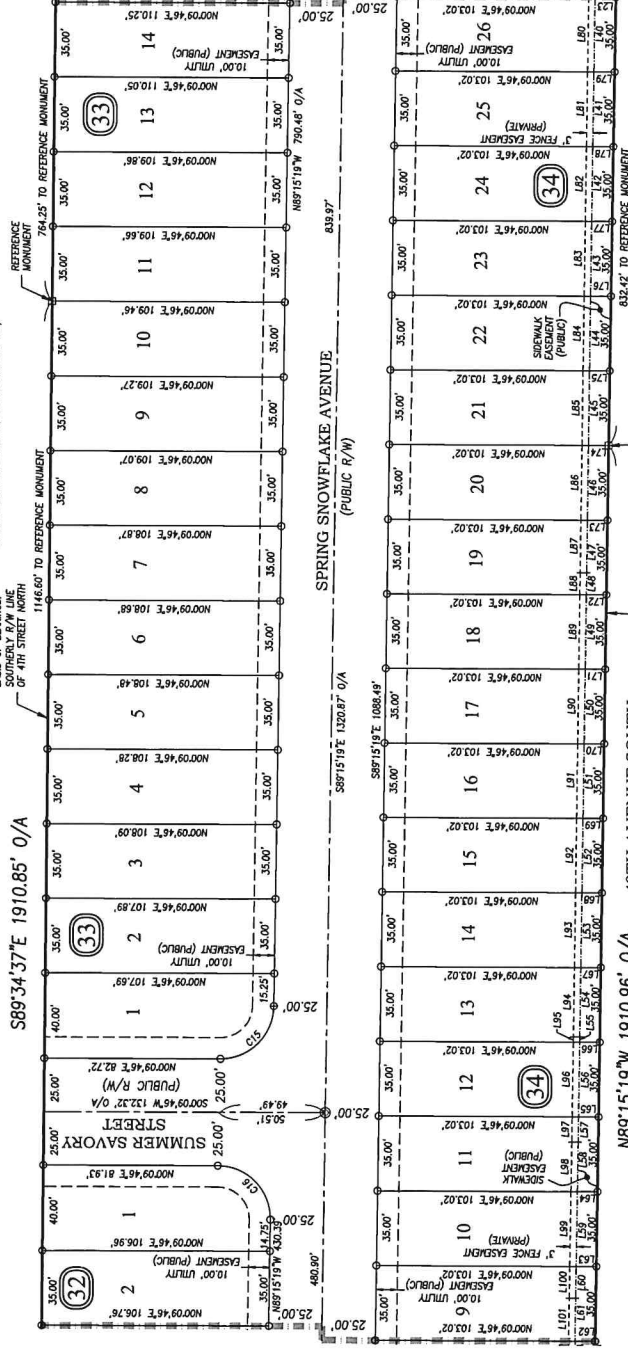


S89°34'37"E 1910.85' 0/A

60' OVERALL PUBLIC R/W
30' R/W PER PLAT BOOK 18, PAGES 15A AND 15B

4TH STREET NORTH

60' OVERALL PUBLIC R/W
30' R/W PER PLAT BOOK 18, PAGES 15A AND 15B



SEE SHEET 5 OF 5

SEE SHEET 3 OF 5

- (NW) = NON-RADIAL
- (R) = RADIAL
- (C) = CURVED PLAT INFORMATION
- C/A = CENTERLINE
- O/A = OVER ALL
- R/W = RIGHT-OF-WAY
- DE = DRAINAGE EASEMENT
- EPG = ENVIRONMENTAL PROTECTION
- COM = COMMISSION
- FP = FOUND ON PIPE
- FR = FOUND IRON ROD
- FR-N = FOUND NAIL & DISK
- LB = LICENSED BUSINESS
- MA = MEASUREMENT ASSOCIATION
- MAN = MANHOLE
- M.A.S. = NOT TO SCALE
- O.A. = OFFICIAL RECORDS
- PC = POINT OF COMMENCEMENT
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- R.M. = REFERENCE MONUMENT
- SEC = SECTION
- SEW = SEWER EASEMENT
- SFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- TYP = TYPICAL
- (34) = BLOCK NUMBER

- FOUND 5"x4" CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)
- SET 1"x4" CONCRETE MONUMENT
- SET PK NAIL & DISK
- FOUND PK NAIL & DISK
- SET 5/8" IRON ROD LB 3913
- PERMANENT CONTROL POINT
- SET 1"x4" CONCRETE MONUMENT
- POINT OF COMMENCEMENT AND POINT OF HANGENCY ON CURVE
- MATCH LINE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- SERVICIAL EASEMENT
- FENCE EASEMENT

LINE TABLE

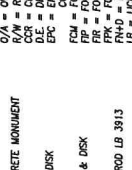
LINE	BEARING	DISTANCE	REMARKS
L24	N00709.46"E	9.78	
L40	N00709.46"E	35.00	
L41	N00709.46"E	20.11	
L63	N00709.46"E	9.43	
L64	N00709.46"E	9.34	
L65	N00709.46"E	9.34	
L66	N00709.46"E	9.31	
L67	N00709.46"E	9.31	
L68	N00709.46"E	9.34	
L69	N00709.46"E	9.34	
L70	N00709.46"E	9.40	
L71	N00709.46"E	9.44	
L72	N00709.46"E	9.44	
L73	N00709.46"E	9.48	
L74	N00709.46"E	9.52	
L75	N00709.46"E	9.52	
L76	N00709.46"E	9.52	
L77	N00709.46"E	9.55	
L78	N00709.46"E	9.59	
L79	N00709.46"E	9.74	
L80	N00709.46"E	13.00	

LINE TABLE

LINE	BEARING	DISTANCE	REMARKS
L81	N00709.46"E	35.00	
L82	N00709.46"E	35.00	
L83	N00709.46"E	35.00	
L84	N00709.46"E	35.00	
L85	N00709.46"E	35.00	
L86	N00709.46"E	35.00	
L87	N00709.46"E	35.00	
L88	N00709.46"E	35.00	
L89	N00709.46"E	35.00	
L90	N00709.46"E	35.00	
L91	N00709.46"E	35.00	
L92	N00709.46"E	35.00	
L93	N00709.46"E	35.00	
L94	N00709.46"E	35.00	
L95	N00709.46"E	35.00	
L96	N00709.46"E	35.00	
L97	N00709.46"E	35.00	
L98	N00709.46"E	35.00	
L99	N00709.46"E	35.00	
L100	N00709.46"E	35.00	

LINE TABLE

LINE	BEARING	DISTANCE	REMARKS
L101	N00709.46"E	35.00	
L102	N00709.46"E	35.00	
L103	N00709.46"E	35.00	
L104	N00709.46"E	35.00	
L105	N00709.46"E	35.00	
L106	N00709.46"E	35.00	
L107	N00709.46"E	35.00	
L108	N00709.46"E	35.00	
L109	N00709.46"E	35.00	
L110	N00709.46"E	35.00	



LANDMARK
Engineering & Surveying Corporation

8815 Palm River Road | Tampa, Florida 33619
(813) 661-7841 | (813) 664-1632 (fax)
www.lmcs.com | L.B. # 3913

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES
SITE AND SUBDIVISION REVIEW SHEET

PRELIMINARY PLAT

PROJECT NAME Touchstone Ph 6 FOLIO # 48822.0000 Project ID# 3571

SUBMITTED 02/08/2021 DISTRIBUTED 02/10/2021 DUE 03/03/2021

EOR NAME & PHONE Todd Amaden 813-621-7841

EOR EMAIL ADDRESS: comments@lesc.com

OWNER NAME & PHONE Parker Hirons 813-574-5653

OWNER EMAIL ADDRESS: Paulo.beckert@lennar.com

DRC DATE 03/11/2021 SECTION/TOWNSHIP/RANGE 35/29/19

<input checked="" type="checkbox"/>	APPROVED	GRAND OAKS
<input type="checkbox"/>	APPROVED WITH CONDITIONS	ON SITE PIPING
<input type="checkbox"/>	RESUBMITTAL REQUIRED	OVERLAY DISTRICT / ARCHITECTURAL REVIEW
<input type="checkbox"/>	INSUFFICIENT FOR REVIEW*	PROPORTIONATE FAIR SHARE
<input type="checkbox"/>		Di minimis Subdivision
<input type="checkbox"/>	NO REVIEW REQUIRED	LIGHTING PLANS

CONDITIONS/COMMENTS

Dwelling Unit Type: Single-Family Detached

No. of Dwelling Units: 71

This application is subject to HCPS project number 418, which was initially reviewed and received a School Concurrency Certificate on March 24, 2017. Due to a scrivener's error, the certificate was reissued as of this writing. Please see attached 2nd revised concurrency certificate.

REVIEWED BY: Renée M. Kamen, AICP PHONE# 813-394-0313 DATE: March 12, 2021

	NATURAL RESOURCES	272-5600		FIRE	276-8433
	TRANSPORTATION	272-5600		PARKS	975-2160
	SITE ENGINEERING	272-5600		STREET & ADDRESSES	744-5862
	STORMWATER	272-5600		REAL ESTATE/SURVEY	307-4783
	UTILITIES	272-5600		PUBLIC WORKS (TRAFFIC SVCS)	272-5912
	ZONING	272-5600	X	SCHOOL DISTRICT	272-4690
	EPC	627-2600 EXT.1239			



Hillsborough County
PUBLIC SCHOOLS
Preparing Students for Life

Certificate of School Concurrency

Project Name	Touchstone (a.k.a. Tower Diary)
Jurisdiction	Hillsborough
Jurisdiction Project ID Number	PID #3571
HCPS Project Number	SC-418
Parcel ID Number	47367.0000 et al
Project Location	Camden Field Pkwy and 78 th St.
Unit Type and number	810 Single Family Detached
Unit Type and number	188 Single Family Attached
Applicant	Lennar Homes, LLC

School Concurrency Analysis					
School Type	Elementary	Middle	High		Total Capacity Reserved
Students Generated*	178	80	124		382

*Please note, the previously issued school concurrency was updated using the latest student generation rates as of March 12, 2021 and revised to address a scrivener's error related to the number of single-family attached dwelling units. The revised, unreleased reservations are 91 ES, 41 MS, and 64 HS.

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

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

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

March 12, 2021
Date Issued