

SUBJECT: Forest Brooke Phase 4B Replat
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: January 13, 2022
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the re-plat for recording for Forest Brooke Phase 4B Replat, a Subdivision, located in Section 17, Township 32, and Range 20. Construction has been completed and has been certified by Lucas Carlo, a Florida Professional Engineer, with Hamilton Engineering & Surveying, LLC. Lot corners are in place and placement has been certified by Aaron J. Murphy, Professional Surveyor and Mapper with Hamilton Engineering & Surveying, LLC.

BACKGROUND:

On May 7, 2018, Permission to Construct Prior to Platting was issued for the Forest Brooke Phase 4B. On January 12, 2021, the original plat was accepted along with bonding for construction, warranty and lot corners. The plat was submitted to correct an error in lot lines and the original bonding previously provided remains in place. The developers are Hidden Creek Community Development District and the engineer is Hamilton Engineering & Surveying, LLC.

Forest Brooke Subdivision 4B

VICINITY MAP





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

ORLANDO OFFICE
775 warner lane
orlando, fl 32803
407.362.5929

FOREST BROOKE PHASE 4B REPLAT

Project Narrative

On January 12, 2021 the Hillsborough County BOCC Land Use accepted the Forest Brooke Phase 4B plat for recording. This included the acceptance of a Performance Bond in the amount of \$1,002,041.06, a Warranty Bond in the amount of \$440,013.08 and a Performance Bond for Placement of Lot Corners in the amount of \$16,250.00. Since January of 2021, the lot corners have been placed and construction has been completed for Forest Brooke Phase 4B. However, per the replat narrative, there was a mistake in the lot lines for a portion of Block 7, and a replat has been submitted to correct this error in the lot lines. We are requesting this plat be taken to the BOCC for acceptance with the attached certifications of completion without the need to provide any bonding because the infrastructure has been installed and is bonded under the previous replat.

SUBJECT: Forest Brooke Phase 4B
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: January 12, 2021
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Forest Brooke Phase 4B, located in Section 17, Township 32, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$1,002,041.06, a Warranty Bond in the amount of \$440,013.08, 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 \$16,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

BACKGROUND:

On May 7, 2018, Permission to Construct Prior to Platting was issued for Forest Brooke Phase 4B. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Hidden Creek Community Development District. and the engineer is Hamilton Engineering & Surveying, Inc.

SURVEYOR'S CERTIFICATION

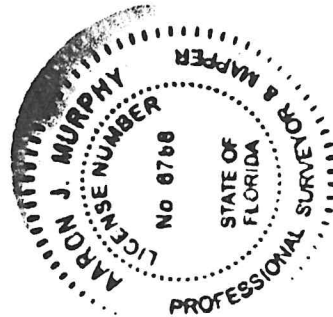
I, Aaron J. Murphy, hereby certify that I am associated with the firm of Hamilton Engineering and Surveying, LLC, which has been retained by Dune FB Debt LLC.

I certify that I have been functioning as the Surveyor of Record for Forest Brooke Phase 4B as recorded in Plat Book 140, Page 33 of the Public Records of Hillsborough County, Florida. I hereby certify that all Permanent Control Points as shown on the above subdivision plat and all benchmarks as required by the Hillsborough County Land Development Code have been established and flagged and/or painted for ease of location as of September 30, 2021.

Signed and Sealed this 30th day of September, 2021.



Aaron J. Murphy, P.S.M.
Florida Professional Surveyor and Mapper No. 6768



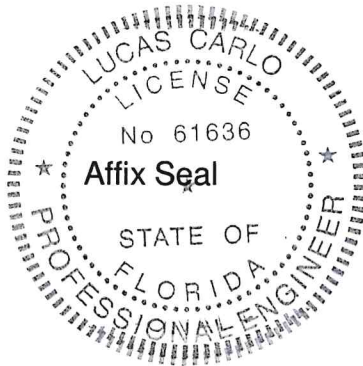
ENGINEER OF RECORD CERTIFICATION
OF CONSTRUCTION COMPLETION

I, Lucas Carlo, hereby certify that I am associated with the firm of Hamilton Engineering and Surveying, LLC. I certify that construction of the Improvement Facilities, at Forest Brooke Subdivision Phases 4A & 4B have been completed in substantial compliance with the current Hillsborough County Regulations and in substantial compliance with the approved plans and specifications. I certify that these Record plans have recorded any design deviations due to field conflicts.

Signed and sealed this 1st day of October, 2002021


(signature)

Florida Professional Engineer No. 61636



No County agreement, approval or acceptance is implied by this Certification.

BENCHMARK CERTIFICATION

Name of Subdivision: Forest Brooke Phase 4B

Plat Book 140, Page 33

Benchmark Locations

Elevation
(in feet)

Set PK nail and disk LB#7013 in the top of a curb inlet on the West side of Oval Rum Drive between Lots 21 and 22, Block 5.

64.76 (NAVD)

Set PK nail and disk LB#7013 in the top of a curb inlet on the West side of Blister Wind Drive on the Northeast corner of Lot 22, Block 4

62.01 (NAVD)

Set PK nail and disk LB#7013 in the back of curb on the West side of Avon Dive Lane between Lots 9 and 10, Block 3.

62.27 (NAVD)

Set PK nail and disk LB#7013 in the top of a curb inlet on the Southeast side of Oval Rum Drive in the Northeast corner of Lot 15, Block 3.

59.55 (NAVD)

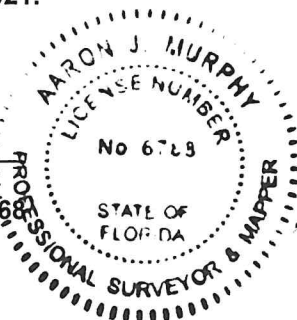
The above disks are stamped "Hamilton Eng. & Surv. LB 7013".

The elevations shown hereon based on NGS Benchmark "VC-193" having a published elevation of 87.17 based on NAVD88 datum (in feet) and are to Second Order Accuracy as defined by the National Geodetic Survey.

Signed and Sealed this 30th day of September, 2021.



Aaron J. Murphy, P.S.M.
Florida Professional Surveyor and Mapper No. 67688



SURVEYOR'S CERTIFICATION

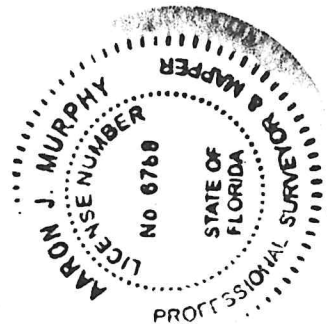
I, Aaron J. Murphy, hereby certify that I am associated with the firm of Hamilton Engineering and Surveying, LLC, which has been retained by Dune FB Debt LLC.

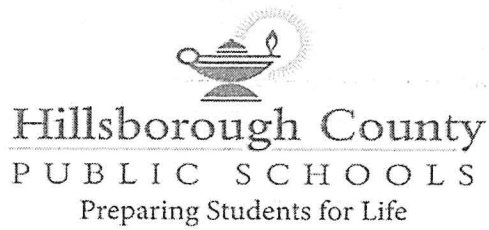
I certify that I have been functioning as the Surveyor of Record for Forest Brooke Phase 4B. I hereby certify that all Lot corners have been set (as shown on said plat) and flagged for ease of location as of September 30, 2021.

Signed and Sealed this 30th day of September, 2021.



Aaron J. Murphy, P.S.M.
Florida Professional Surveyor and Mapper No. 6768





Certificate of School Concurrency

Project Information

Project Name	Forest Brook Sub. Phase 4B
Jurisdiction	Hillsborough
HCPS Project Number	489
Date/Time application deemed complete	September 14, 2017
Jurisdiction Project Number	2430
Parcel ID Number	079543.0000
Project Location	US Hwy 301 and SR 674
Dwelling Units & Type	85 Single Family Detached
Applicant	Dune FB Debt, LLC

School Concurrency Analysis					
School Type	Elementary	Middle	High		Total Capacity Reserved
Students Generated	16	10	12		38
Notes:					

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.

Lorraine Duffy Suarez, AICP
General Manager
Growth Management & Planning

October 6, 2017
Date Issued