

**SUBJECT:** Forest Brooke Subdivision Active Adult Phases 4, 5B, 6B, 8B and Collector Road 2<sup>nd</sup> Extension Phase 2 Special Agenda Item  
**DEPARTMENT:** Development Review Division of Development Services Department  
**SECTION:** Project Review & Processing  
**BOARD DATE:** July 26, 2022  
**CONTACT:** Lee Ann Kennedy

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**RECOMMENDATION:**

Accept a new agreement for Construction and Warranty of Required Improvements for Forest Brooke Subdivision Active Adult Phases 4, 5B, 6B, 8B and Collector Road 2<sup>nd</sup> Extension Phase 2 and new sureties for performance and warranty. Grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (water and wastewater) for each Phase (Phase 4A and a Remaining Phase consisting of Phase 4B, 5B, 6B, 8B and the Collector Road 2<sup>nd</sup> Extension Phase 2) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction of each Phase upon final acceptance by the Development Review Division of Development Services Department and provide the administrative rights to release the warranty security for each Phase upon expiration of the warranty period for such Phase, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities for such Phase.

Also provide the administrative rights to release the original securities placed for the original plat for Forest Brooke Subdivision Active Adult Phases 4, 5B, 6B, 8B and Collector Road 2<sup>nd</sup> Extension Phase 2 upon acceptance of the new bonds and agreement.

For Phase 4A accept a new Warranty Bond in the amount of \$24,580.

For the Remaining Phase accept a new Performance Bond in the amount of \$3,544,618.11, and a new Warranty Bond in the amount of \$129,821.00.

Authorize the Chair to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements for Forest Brooke Subdivision Active Adult Phases 4, 5B, 6B, 8B and Collector Road 2<sup>nd</sup> Extension Phase 2 and Replacement of Previously Accepted Bonds.

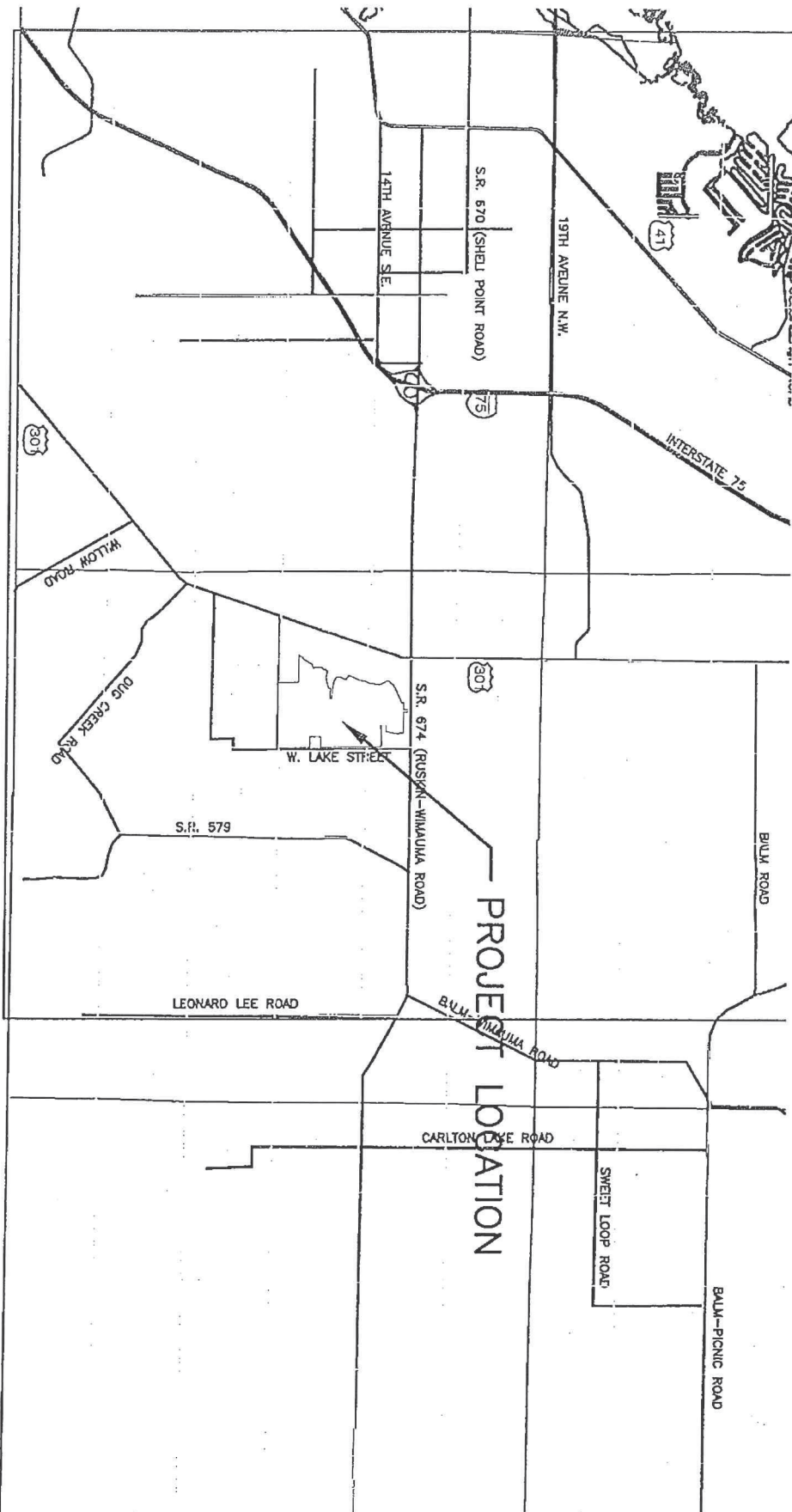
The original Lot Corners Agreement and Performance Bond for Placement of Lot Corners in the amount of \$25,312.50 will remain in effect.

**BACKGROUND:**

The Forest Brooke Subdivision Active Adult Phases 4, 5B, 6B, 8B and Collector Road 2<sup>nd</sup> Extension Phase 2 is located in Section 17, Township 32, and Range 20. On March 29, 2020, Permission to Construct Prior to Platting was issued for the Forest Brooke Subdivision Active Adult Phases 4, 5B, 6B, 8B and Collector Road 2<sup>nd</sup> Extension Phase 2. On September 8, 2021, the original plat was accepted along with bonding for construction, warranty and lot corners. The construction plans for the subdivision depict two phases (4A and a Remaining Phase consisting of Phase 4B, 5B, 6B, 8B and the Collector Road 2<sup>nd</sup> Extension Phase 2), and the plat encompasses but does not separately depict the two phases. The Developer has requested to submit separate performance and warranty bonding for Phases 4A and the Remaining Phase because the improvement facilities for Phase 4A are not dependent upon the improvement facilities in the Remaining Phase, and to enable certificates of occupancy to be issued for Phase 4A in advance of the completion of the infrastructure for the Remaining Phase. Bonding has been provided for each phase, which has been reviewed and approved by the county attorney. The developer is Southshore Bay Community Development District, Dune FB Debt LLC, Dune FL Land I Sub, LLC and Hidden Creek Community Development District and the engineer is Hamilton Engineering & Surveying, LLC.

# VICINITY MAP

NTS





**SUBDIVIDER’S AGREEMENT FOR CONSTRUCTION  
AND WARRANTY OF REQUIRED IMPROVEMENTS FOR FOREST BROOKE  
SUBDIVISION ACTIVE ADULT PHASES 4, 5B, 6B, 8B AND COLLECTOR ROAD 2<sup>ND</sup>  
EXTENSION PHASE 2 AND REPLACEMENT OF PREVIOUSLY ACCEPTED BONDS**

This Agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by and between **SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, hereinafter referred to as “Subdivider,” and **DUNE FB DEBT LLC**, a Delaware limited liability company, **DUNE FL LAND I SUB, LLC**, a Delaware limited liability company, and **HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, hereinafter together referred to as “Developer,” and **HILLSBOROUGH COUNTY**, a political subdivision of the State of Florida, hereinafter referred to as “County”.

**Witnesseth**

**WHEREAS**, on September 8, 2021, the County, Subdivider and Developer entered into a Subdivider’s Agreement for Construction and Warranty of Required Improvements (“Original Agreement”), pursuant to which the County agreed to accept the plat of a subdivision known as Forest Brooke Subdivision Active Adult Phases 4, 5B, 6B, 8B and Collector Road 2<sup>nd</sup> Extension Phase 2 (“the Subdivision”), and the Subdivider agreed that it would install the improvement facilities depicted on the approved construction plans for the Subdivision (the “Improvement Facilities”) and warrant the Improvement Facilities against defects in workmanship and materials for the two years after acceptance of the completed Improvement Facilities for maintenance by the County, as required by the County’s Land Development Code (“LDC”); and

**WHEREAS**, as set forth in the Original Agreement, the Developer agreed to cause the Improvement Facilities to be built and constructed on the property owned by Developer within the Subdivision; and

**WHEREAS**, as required by the Original Agreement and the LDC, to guarantee the installation of the Improvement Facilities, the Subdivider provided to the County and the County accepted a performance bond with Subdivider as Principal and United States Fire Insurance Company as Surety, Bond No. 6213007143 in the principal amount of four million one hundred seventy nine thousand six hundred seventy eight and 49/100 dollars (\$4,179,678.49), hereafter the “Original Performance Bond”; and

**WHEREAS**, the plat for the Subdivision has been accepted by the County and recorded in the County’s public records at Plat Book 141/Pg 82; and

**WHEREAS**, the Improvement Facilities have not yet been accepted for maintenance by the County; and

**WHEREAS**, as required by the Original Agreement and the LDC, to guarantee the warranty of the Improvement Facilities and the obligation of the Subdivider to repair said Improvement Facilities within the designated warranty period, the Subdivider provided to the County and the County accepted a



warranty bond with Subdivider as Principal and United States Fire Insurance Company as Surety, Bond No. 6213007152, in the principal amount of one hundred forty thousand one hundred fifty-four and 54/100 (\$140,154.54), hereafter the “Original Warranty Bond”; and

**WHEREAS**, the Subdivision plat encompasses but does not separately depict multiple phases of the Subdivision: Phases 4A, 4B, Phase 5B, 6B and 8B, and an extension of the collector road. However, the approved construction plans for the Subdivision do separately depict certain phases of the Subdivision; and

**WHEREAS**, the approved construction plans for Phase 4A of the Subdivision are not dependent upon the infrastructure of the remaining phases of the Subdivision (Phases 4B, 5B, 6B and 8B and the collector road extension, hereafter together referred to as the “Remaining Phase”). Phase 4A would have been approvable without the approval of the Remaining Phase. Separate utility clearances were granted for Phase 4A and the Remaining Phase; and

**WHEREAS**, the improvement facilities within Phase 4A are complete, but such improvement facilities have not been certified to the County as complete or offered to the County for acceptance and maintenance because the improvement facilities within the Remaining Phase are still under construction; and

**WHEREAS**, because the LDC places limitations on the issuance of certificates of occupancy based on the completion status of improvement facilities on the approved construction plans, if Phase 4A and the Remaining Phase are not considered separately, the Subdivider will be unable to obtain certificates of occupancy for Phase 4A until the improvement facilities in both Phases 4A and the Remaining Phase (hereafter, together referred to as “Phases” or individually as a “Phase”) are completed and acceptable for maintenance; and

**WHEREAS**, because installation of the improvement facilities within the Phase 4A area of the Subdivision has been completed prior to installation of the improvement facilities within the Remaining Phase area of the Subdivision, and because the improvement facilities for Phase 4A are not dependent upon the infrastructure within the Remaining Phase, Subdivider and Developer have requested that new performance and warranty bonding be accepted to separately guarantee the warranty of the improvement facilities within Phases 4A and the installation and warranty of the improvement facilities within the Remaining Phase, and that the Original Performance Bond and Original Warranty Bond be released.

**NOW, THEREFORE**, in consideration of the intent and desire of the parties as set forth herein, the Subdivider, the Developer 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. The “Whereas” clauses set forth above are incorporated herein by reference and made a part of this Agreement.
2. Subdivider agrees to well and truly build, construct and install in the Remaining Phase of the Subdivision, within six (6) months of the effective date of this Agreement, all roads, streets, grading, sidewalks, bridges, stormwater drainage systems, water, wastewater and reclaimed water systems, to be built and constructed in the Remaining Phase of the Subdivision, in exact accordance with the drawings,

plans, specifications and other data and information filed with the Hillsborough County Development Services Department by the Subdivider for the Remaining Phase of the Subdivision.

3. Developer, as the owner of real property within the Subdivision, agrees to cause the aforementioned improvements to be built in the platted area.

4. Subdivider agrees to warranty all improvement facilities located in Phase 4A of 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. Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the Phase 4A improvements so that said improvements thereafter comply with the technical specifications contained in the LDC established by the County.

5. Subdivider agrees to warranty all improvement facilities located in the Remaining Phase of 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. Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the Remaining Phase improvements so that said improvements thereafter comply with the technical specifications contained in the LDC established by the County.

6. Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument providing a warranty of the obligations described in paragraph 4 above, specifically identified as:

A Warranty Bond, dated June 13, 2022 with Hidden Creek Community Development District as Principal, and Berkley Insurance Company as Surety.

Copies of said warranty bond is attached hereto and by reference made a part hereof.

7. Subdivider agrees, 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 5 respectively above, specifically identified as:

A Performance Bond, dated June 13, 2022 with Southshore Bay Community Development District as Principal, and Berkley Insurance Company as Surety; and

A Warranty Bond, dated June 13, 2022 with Southshore Bay Community Development District as Principal, and Berkley Insurance Company as Surety.



Copies of said performance and warranty bonds are attached hereto and by reference made a part hereof.

8. Once construction of the improvement facilities in each of the Phases is completed, the Subdivider shall submit a written certification, signed and sealed by the Engineer-of-Record, stating that the improvement facilities for such phase are constructed in accordance with:

- a. The plans, drawings, and specifications submitted to and approved by the County's Development Services Department for such Phase; 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 exist between the constructed improvements and said certification.

9. 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 improvements in the Remaining Phase, 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.

10. In the event the Subdivider shall fail or neglect to fulfill its performance 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.

11. In the event the Subdivider shall fail or neglect to fulfill its warranty obligations under this Agreement as set forth in paragraphs 4 and/or 5 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.

12. The County agrees, pursuant to the terms contained in the LDC, to accept the improvement facilities in each Phase (the Remaining Phase and Phase 4A) for maintenance upon proper completion, approval by the County's Development Services Department, and the submittal and approval of all documentation required by this Agreement and the LDC.

13. The County agrees to release the Original Performance Bond and the Original Warranty Bond without undue delay after the approval of this Agreement and acceptance of the improvement facilities for Phase 4A.



14. 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 for each Phase upon receipt of all of the following:

- a. The Engineer-of-Record's Certification referred to in paragraph 8 above; and
- b. Acknowledgement by the Development Services Department that all necessary inspections for each Phase 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.

15. In the event that the improvement facilities in the Remaining Phase are completed prior to the end of the 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 5 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 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.

16. 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.

17. This Agreement hereby supersedes and replaces the Original Agreement in its entirety.

18. 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 \_\_\_\_ day of \_\_\_\_\_, 2022.

ATTEST:

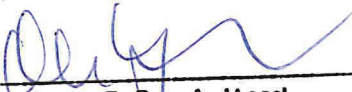
**CINDY STUART, CLERK OF THE  
CIRCUIT COURT**

By: \_\_\_\_\_  
Deputy Clerk

**HILLSBOROUGH COUNTY  
BOARD OF COUNTY  
COUNTY COMMISSIONERS**

By: \_\_\_\_\_  
Chair

APPROVED BY THE COUNTY ATTORNEY

BY  \_\_\_\_\_  
Approved As To Form And Legal  
Sufficiency.

ATTEST:

Aimee Walker Hodge  
Witness' Signature

Aimee Walker Hodge  
Printed Name of Witness

Nicholas Solomon  
Witness' Signature

Nicholas Solomon  
Printed Name of Witness

NOTARY PUBLIC

CORPORATE SEAL (When Appropriate)

CORPORATE ACKNOWLEDGMENT:

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of X physical presence or    on-line notarization this 15th day of June, 2022, by Michael Lawson as Chairman of the Southshore Bay Community Development District. He and/or she is personally known to me or has produced    as identification and did take an oath.

NOTARY PUBLIC:

Sign: Karessa Lopez (Seal)

Print: Karessa Lopez

Title or Rank: Notary Public

Serial Number, if any: HH268152

My Commission Expires: 5/31/2025

SOUTHSHORE BAY COMMUNITY  
DEVELOPMENT DISTRICT

By: Michael Lawson  
Authorized Corporate Officer or Individual  
(Signed before a Notary Public and 2 Witnesses)

Michael Lawson  
Name (typed, printed or stamped)

Chairman  
Title

1540 International Parkway, Suite 2000  
Lake Mary, FL 32746  
Address of Signer

(813) 564-7847  
Phone Number of Signer





Witness' Signature

Aimee Walker Hodge  
Name of Witness

Witness' Signature

Nicholas Solomon

By:

John Ryan

Manager

2502 N. Rocky Point Drive, Suite 1050

Tampa, FL 33607

(813) 288-8078

COUNTY OF Hillsborough

A circular notary seal for Karessa Lopez, a Notary Public in the State of Florida. The seal features a double-lined circular border. Inside the border, the text "KARESSA LOPEZ" is at the top, "NOTARY PUBLIC" is below it, "MY COMMISSION EXPIRES 5-31-2025" is in the center, "STATE OF FLORIDA" is at the bottom, and "COMMISSION NUMBER HH 288152" is at the very bottom.

NOTARY PUBLIC

My Commission Expires: 5/31/2025

My Commission Number: HH268152

Print Name: Karessa Lopez

**ATTEST:**

*Aimee Walker Hodge*  
Witness' Signature

Aimee Walker Hodge  
Printed Name of Witness

*Nicholas Solomon*  
Witness' Signature

Nicholas Solomon  
Printed Name of Witness

**DUNE FL LAND I SUB, LLC**, a Delaware limited liability company

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

John Ryan  
Name (typed, printed or stamped)

Manager  
Title

2502 N. Rocky Point Drive, Suite 1050  
Tampa, FL 33607  
Address of Signer

(813) 288-8078  
Phone Number of Signer

**CORPORATE SEAL (When Appropriate)**

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument is hereby acknowledged before me this by means of X physical presence or \_\_\_ on-line notarization this 15<sup>th</sup> day of June, 2022, by John Ryan as Manager of Dune FL Land I Sub, LLC, a Delaware limited liability company. He/she is personally known to me or has produced \_\_\_\_\_ as identification.



*[Signature]*

NOTARY PUBLIC  
My Commission Expires: 5/31/2025  
My Commission Number: HH268152  
Print Name: Karesa Lopez

ATTEST:

Aimee Walker Hodge  
Witness' Signature

Aimee Walker Hodge  
Aimee Walker Hodge

Printed Name of Witness

Nicholas Solomon  
Witness' Signature

Nicholas Solomon

Printed Name of Witness

NOTARY PUBLIC

CORPORATE SEAL (When Appropriate)

CORPORATE ACKNOWLEDGMENT:

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_ on-line notarization this 15<sup>th</sup> day of June, 2022, by Michael Lawson as Chairman of the Hidden Creek Community Development District. He and/or she is personally known to me or has produced \_\_\_\_\_ as identification and did take an oath.

NOTARY PUBLIC:

Sign: Karessa Lopez (Seal)

Print: Karessa Lopez

Title or Rank: Notary Public

Serial Number, if any: HH 268152

My Commission Expires: 5/31/2025

HIDDEN CREEK COMMUNITY  
DEVELOPMENT DISTRICT

By: Michael Lawson

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

Michael Lawson

Name (typed, printed or stamped)

Chairman

Title

1540 International Parkway, Suite 2000  
Lake Mary, FL 32746

Address of Signer

(813) 564-7847

Phone Number of Signer





**SUBDIVISION PERFORMANCE BOND**

**KNOW ALL MEN BY THESE PRESENTS**, That we Southshore Bay Community Development District called the Principal, and Berkley Insurance Company called the Surety, are held and firmly bound unto the **BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of Three Million Five Hundred Forty-Four Thousand and Six Hundred Eighteen Dollars and 11/100 (\$3,544,618.11) 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 Review Division of Development Services Department of Hillsborough County, Florida, drawings, plans and specifications and other data and information relating to construction of water, wastewater, streets, drainage and other necessary 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 Forest Brooke Subdivision Active Adult Phases 4, 5B, 6B, 8B and Collector Road 2nd Extension Phase 2, within all phases of said subdivision with the exception of Phase 4A, all water, wastewater, streets, drainage and other necessary 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 Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within six (6) 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 26, 2023**

Bond No. # 0245600

SIGNED, SEALED AND DATED this 13<sup>th</sup> day of June, 2022.

ATTEST:

Aimee Walker Hodge

Aimee Walker Hodge

Southshore Bay Community Development District

BY: [Signature]  
PRINCIPAL (SEAL)

Berkley Insurance Company  
SURETY (SEAL)

ATTEST:

Jessica Richmond  
Jessica Richmond, Witness

Tannis Mattson  
Tannis Mattson, ATTORNEY-IN-FACT (SEAL)

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 14<sup>th</sup> day of June, 2022, by  
Michael Lawson as Chairman of Southshore Bay Community Development  
District. He/she is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]

NOTARY PUBLIC

My Commission Expires: 5/31/2025  
My Commission Number: HH268152

Karessa Lopez



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



POWER OF ATTORNEY  
BERKLEY INSURANCE COMPANY  
WILMINGTON, DELAWARE

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: *Tannis Mattson; Mary Ann Garcia; Laura E. Sudduth; Mario Arzamendi, Sr.; Amanda R. Turman-Avina; Barbara Norton; Jessica Richmond; Philip N. Bair; or Stephanie Gross of Marsh USA, Inc. of Houston, TX* its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **One Hundred Million and 00/100 U.S. Dollars (U.S.\$100,000,000.00)**, to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

**RESOLVED**, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

**RESOLVED**, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

**RESOLVED**, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

**RESOLVED**, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 3rd day of May, 2022.



Attest:

By

*Ira S. Lederman*  
Ira S. Lederman  
Executive Vice President & Secretary

Berkley Insurance Company

By

*Jeffrey M. Hafter*  
Jeffrey M. Hafter  
Senior Vice President

STATE OF CONNECTICUT )

) ss:

COUNTY OF FAIRFIELD )

Sworn to before me, a Notary Public in the State of Connecticut, this 3rd day of May, 2022, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C RUNDBAKEN  
NOTARY PUBLIC  
CONNECTICUT  
MY COMMISSION EXPIRES  
APRIL 30, 2024

*Maria C. Rundbaken*  
Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

under my hand and seal of the Company, this 13th day of June, 2022.



*Vincent P. Forte*  
Vincent P. Forte

**WARRANTY BOND**

**KNOW ALL MEN BY THESE PRESENTS**, That we Hidden Creek Community Development District called the Principal and Berkley Insurance Company called the Surety, are held and firmly bound unto the **BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of Twenty-Four Thousand Five Hundred Eighty Dollars and 34/100 (\$24,580.34) 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 the Hillsborough County Land Development Code, Ordinance 92-05, 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 (water and wastewater) for maintenance in connection with the approved platted subdivision known as Forest Brooke Subdivision Active Adult Phases 4, 5B, 6B, 8B and Collector Road 2nd Extension Phase 2, within Phase 4A of said subdivision; and

**WHEREAS**, the aforementioned subdivision regulations require as a condition of acceptance of the improvement facilities (water and wastewater) that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting such improvements for a definite period of time in an amount as agreed to by the Board of County Commissioners of Hillsborough County and the Principal; 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



improvements; and

**WHEREAS**, the terms of said Subdivider's Agreement, which are by reference, incorporated into and made a part of this Warranty Bond, provide that the Principal shall warrant the above-described improvements for a period of two (2) years.

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

- A. If the Principal shall warrant for a period of two (2) years following the date of acceptance of the water and wastewater improvement facilities for maintenance by the Board of County Commissioners of Hillsborough County, in connection with the approved platted subdivision known as Forest Brooke Subdivision Active Adult Phases 4, 5B, 6B, 8B and Collector Road 2nd Extension Phase 2, within Phase 4A of said 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 AUGUST 26, 2024.**



Bond No. # 0245598

SIGNED, SEALED AND DATED this 13<sup>th</sup> day of June, 2022.

ATTEST:

Aimee Walker Hodge

Aimee Walker Hodge

Hidden Creek Community Development District

BY: [Signature] Chairman  
PRINCIPAL (SEAL)

Berkley Insurance Company  
SURETY (SEAL)

ATTEST:

Jessica Richmond  
Jessica Richmond, Witness

Tannis Mattson  
Tannis Mattson, ATTORNEY-IN-FACT (SEAL)

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 14<sup>th</sup> day of June, 2022, by Michael Lawson as Chairman of Hidden Creek Community Development District. He/she is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]

NOTARY PUBLIC

Karessa Lopez  
Print Name

My Commission Expires: 5/31/2025  
My Commission Number: HH 268 152

APPROVED BY THE COUNTY ATTORNEY

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



POWER OF ATTORNEY  
BERKLEY INSURANCE COMPANY  
WILMINGTON, DELAWARE

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: **Tannis Mattson; Mary Ann Garcia; Laura E. Sudduth; Mario Arzamendi, Sr.; Amanda R. Turman-Avina; Barbara Norton; Jessica Richmond; Philip N. Bair; or Stephanie Gross of Marsh USA, Inc. of Houston, TX** its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **One Hundred Million and 00/100 U.S. Dollars (U.S.\$100,000,000.00)**, to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

**RESOLVED**, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

**RESOLVED**, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

**RESOLVED**, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

**RESOLVED**, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 3rd day of May, 2022.



Attest:

By

Ira S. Lederman  
Executive Vice President & Secretary

Berkley Insurance Company

By

Jeffrey M. Hafter  
Senior Vice President

STATE OF CONNECTICUT )  
 ) ss:  
COUNTY OF FAIRFIELD )

Sworn to before me, a Notary Public in the State of Connecticut, this 3rd day of May, 2022, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C RUNDBAKEN  
NOTARY PUBLIC  
CONNECTICUT  
MY COMMISSION EXPIRES  
APRIL 30, 2024

Maria C. Rundbaken  
Notary Public, State of Connecticut

**CERTIFICATE**

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.



under my hand and seal of the Company, this 13th day of June, 2022.

Vincent P. Forte  
Vincent P. Forte



**WARRANTY BOND**

**KNOW ALL MEN BY THESE PRESENTS**, That we Southshore Bay Community Development District called the Principal and Berkley Insurance Company called the Surety, are held and firmly bound unto the **BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of One Hundred Twenty-Nine Thousand Eight Hundred Twenty-One Dollars and 00/100 (\$129,821.00) 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 the Hillsborough County Land Development Code, Ordinance 92-05, 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 (water and wastewater) for maintenance in connection with the approved platted subdivision known as Forest Brooke Subdivision Active Adult Phases 4, 5B, 6B, 8B and Collector Road 2nd Extension Phase 2, within all phases of said subdivision with the exception of Phase 4A; and

**WHEREAS**, the aforementioned subdivision regulations require as a condition of acceptance of the improvement facilities (water and wastewater) that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting such improvements for a definite period of time in an amount as agreed to by the Board of County Commissioners of Hillsborough County and the Principal; 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 improvements; and

**WHEREAS**, the terms of said Subdivider's Agreement, which are by reference, incorporated into and made a part of this Warranty Bond, provide that the Principal shall warrant the above-described improvements for a period of two (2) years.

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

- A. If the Principal shall warrant for a period of two (2) years following the date of acceptance of the water and wastewater improvement facilities for maintenance by the Board of County Commissioners of Hillsborough County, in connection with the approved platted subdivision known as Forest Brooke Subdivision Active Adult Phases 4, 5B, 6B, 8B and Collector Road 2nd Extension Phase 2, within all phases of said subdivision with the exception of Phase 4A, 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 26, 2025.**

Bond No. # 0245599

SIGNED, SEALED AND DATED this 13<sup>th</sup> day of June, 2022.

ATTEST:

Aimee Walker Hodge

Aimee Walker Hodge

Southshore Bay Community Development District

BY: [Signature] Chairman  
PRINCIPAL (SEAL)

Berkley Insurance Company  
SURETY (SEAL)

ATTEST:

Jessica Richmond  
Jessica Richmond, Witness

Tannis Mattson  
Tannis Mattson, ATTORNEY-IN-FACT (SEAL)

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 14<sup>th</sup> day of June, 2022, by Michael Lawson as Chairman of Southshore Bay Community Development District. He/she is personally known to me or has produced \_\_\_\_\_ as identification.

My Commission Expires: 5/31/2025  
My Commission Number: HH 268152

[Signature]  
NOTARY PUBLIC  
Karessa Lopez  
Print Name

APPROVED BY THE COUNTY ATTORNEY

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





POWER OF ATTORNEY  
BERKLEY INSURANCE COMPANY  
WILMINGTON, DELAWARE

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: *Tannis Mattson; Mary Ann Garcia; Laura E. Sudduth; Mario Arzamendi, Sr.; Amanda R. Turman-Avina; Barbara Norton; Jessica Richmond; Philip N. Bair; or Stephanie Gross of Marsh USA, Inc. of Houston, TX* its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **One Hundred Million and 00/100 U.S. Dollars (U.S.\$100,000,000.00)**, to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

**RESOLVED**, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

**RESOLVED**, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

**RESOLVED**, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

**RESOLVED**, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 3rd day of May, 2022.



Attest:

By

Ira S. Lederman  
Executive Vice President & Secretary

Berkley Insurance Company

By

Jeffrey M. Hafter  
Senior Vice President

STATE OF CONNECTICUT )  
 ) ss:  
COUNTY OF FAIRFIELD )

Sworn to before me, a Notary Public in the State of Connecticut, this 3rd day of May, 2022, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C RUNDBAKEN  
NOTARY PUBLIC  
CONNECTICUT  
MY COMMISSION EXPIRES  
APRIL 30, 2024

Maria C. Rundbaken  
Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.



under my hand and seal of the Company, this 13th day of June, 2022.

Vincent P. Forte  
Vincent P. Forte



**ECOPY**

**SUBJECT:** Forest Brooke Active Adult Ph 4, 5B, 6B, 8B & Collector Road 2<sup>nd</sup> Ext Ph 2  
**DEPARTMENT:** Development Review Division of Development Services Department  
**SECTION:** Project Review & Processing  
**BOARD DATE:** September 8, 2021  
**CONTACT:** Lee Ann Kennedy

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**RECOMMENDATION:**

Accept the plat for recording for Forest Brooke Active Adult Ph 4, 5B, 6B, 8B & Collector Road 2<sup>nd</sup> Ext Ph 2, 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 \$4,179,678.49, a Warranty Bond in the amount of \$140,154.54, 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 \$25,312.50 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

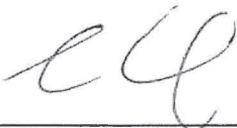
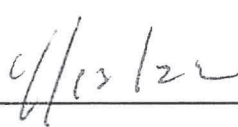
**BACKGROUND:**

On March 29, 2020, Permission to Construct Prior to Platting was issued for Forest Brooke Active Adult Ph 4, 5B, 6B, 8B & Collector Road 2<sup>nd</sup> Ext Ph 2. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Dune FB Debt, LLC and the engineer is Hamilton Engineering & Surveying, LLC.

## FOREST BROOKE AA - 4B, 5B, 6B, 8B & COL. RD 2ND EXT. PH. 2

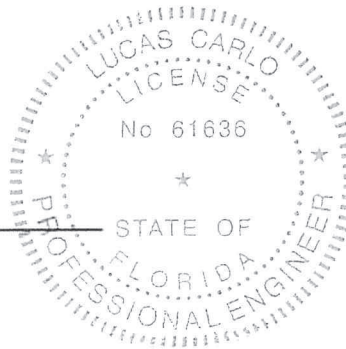
### Engineer's Certification of Total Cost and Quantities

STREETS AND DRAINAGE.....	\$ 1,537,484.54
SANITARY SEWER COLLECTION.....	\$ 939,005.55
WATER DISTRIBUTION SYSTEM: .....	\$ 359,204.40
<b>TOTAL: .....</b>	<b>\$ 2,835,694.49</b>
<b>125% PERFORMANCE BOND AMOUNT: .....</b>	<b>\$ 3,544,618.11</b>

**Lucas Carlo, P.E.**  
**Florida Registered Professional Engineer #61636**

**Hamilton Engineering and Surveying, LLC CA#65325**



**FOREST BROOKE AA - 4B, 5B, 6B, 8B & COL. RD 2ND EXT. PH. 2**

**STREETS & DRAINAGE**

*Forest Brooke Active Adult Phase 4B*

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1 1/2" Asphaltic Surface Course (Type SP-12.5)	5984.00	SY	\$ 10.85	\$ 64,926.40
6" Crushed Concrete Base Course	5984.00	SY	\$ 13.10	\$ 78,390.40
12" Stabilized Subgrade	7518.00	SY	\$ 4.80	\$ 36,086.40
Miami Curb	5029.00	LF	\$ 10.35	\$ 52,050.15
4" Thick Concrete Sidewalk Non-Reinforced	85.00	LF	\$ 18.75	\$ 1,593.75
ADA Hanicap Ramps w/ SP Mats	12.00	EACH	\$ 960.00	\$ 11,520.00
2' BOC Bahia Sod	762.00	SY	\$ 2.35	\$ 1,790.70
Striping and Signage	1.00	LS	\$ 10,612.00	\$ 10,612.00
T Turnaround	2.00	EACH	\$ 2,545.00	\$ 5,090.00
6" ADS Underdrain (Fine Aggregate)	7725.00	LF	\$ 17.30	\$ 133,642.50
Underdrain Cleanout Assembly	46.00	LF	\$ 375.00	\$ 17,250.00
15" RCP CL III	139.00	LF	\$ 32.65	\$ 4,538.35
18" RCP CL III	51.00	LF	\$ 39.40	\$ 2,009.40
24" RCP CL III	695.00	LF	\$ 53.35	\$ 37,078.25
30" RCP CL III	782.00	LF	\$ 83.40	\$ 65,218.80
36" RCP CL III	811.00	LF	\$ 110.00	\$ 89,210.00
42" RCP CL III	100.00	LF	\$ 140.00	\$ 14,000.00
Type 1 Curb Inlet	4.00	EACH	\$ 4,585.00	\$ 18,340.00
Type 1 Curb Inlet w/ Temp Top	2.00	EACH	\$ 3,860.00	\$ 7,720.00
Type 2 Curb Inlet	2.00	EACH	\$ 5,060.00	\$ 10,120.00
Type C Inlet W J Bottom	5.00	EACH	\$ 4,050.00	\$ 20,250.00
Type P Storm Manhole	1.00	EACH	\$ 2,650.00	\$ 2,650.00
Control Structure	2.00	EACH	\$ 4,620.00	\$ 9,240.00
30" Mitered End Section	2.00	EACH	\$ 3,255.00	\$ 6,510.00
36" Mitered End Section	2.00	EACH	\$ 3,675.00	\$ 7,350.00
42" Endwall	2.00	EACH	\$ 3,840.00	\$ 7,680.00
Televis Storm System	1.00	LS	\$ 2,534.00	\$ 2,534.00
Core & Connect To Existing Storm Structure	1.00	EACH	\$ 960.00	\$ 960.00
Type 2 Curb Inlet W/ Temp Top	2.00	EACH	\$ 3,365.00	\$ 6,730.00
Connect to Existing Ditch	1.00	EACH	\$ 1,035.00	\$ 1,035.00
Connect To End Of Existing Underdrain	5.00	EACH	\$ 339.00	\$ 1,695.00
<b>Subtotal</b>			\$	<b>727,821.10</b>

*Forest Brooke Active Adult Phase 5B*

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1 1/2" Asphaltic Surface Course (Type SP-12.5)	1283.00	SY	\$ 10.85	\$ 13,920.55
6" Crushed Concrete Base Course	1283.00	SY	\$ 13.10	\$ 16,807.30
12" Stabilized Subgrade	1604.00	SY	\$ 4.50	\$ 7,218.00
Miami Curb	1421.00	LF	\$ 10.35	\$ 14,707.35
2' BOC Bahia Sod	2842.00	SY	\$ 2.35	\$ 6,678.70
6" ADS Underdrain (Fine Aggregate)	1135.00	LF	\$ 18.40	\$ 20,884.00
Underdrain Cleanout Assembly	8.00	EACH	\$ 375.00	\$ 3,000.00
Connect to Cleanout Assembly	2.00	EACH	\$ 677.00	\$ 1,354.00
<b>Subtotal</b>			\$	<b>84,569.90</b>

*Forest Brooke Active Adult Phase 6B*

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1 1/2" Asphaltic Surface Course (Type SP-12.5)	1075.00	SY	\$ 10.85	\$ 11,663.75
6" Crushed Concrete Base Course	1075.00	SY	\$ 13.10	\$ 14,082.50
12" Stabilized Subgrade	1344.00	SY	\$ 4.50	\$ 6,048.00
Miami Curb	1031.00	LF	\$ 10.35	\$ 10,670.85
2' BOC Bahia Sod	230.00	SY	\$ 2.35	\$ 540.50
Striping and Signage	1.00	LS	\$ 1,145.00	\$ 1,145.00
15" RCP CL III	34.00	LF	\$ 32.65	\$ 1,110.10
24" RCP CL III	216.00	LF	\$ 53.00	\$ 11,448.00
30" RCP CL III	201.00	LF	\$ 86.40	\$ 17,366.40
36" RCP CL III	183.00	LF	\$ 114.00	\$ 20,862.00
36" Mitered End Section	1.00	EACH	\$ 4,475.00	\$ 4,475.00



Type 1 Curb Inlet	3.00	EACH	\$	3,560.00	\$	10,680.00
Type 2 Curb Inlet	1.00	EACH	\$	4,435.00	\$	4,435.00
6" ADS Underdrain	1020.00	LF	\$	18.45	\$	18,819.00
Connect To End Of Existing Underdrain	2.00	EACH	\$	677.00	\$	1,354.00
Underdrain Cleanout Assembly	5.00	EACH	\$	375.00	\$	1,875.00
Storm Manhole	2.00	EACH	\$	4,205.00	\$	8,410.00
Televise Storm System	1.00	LS	\$	1,255.00	\$	1,255.00
				<b>Subtotal</b>	<b>\$</b>	<b>146,240.10</b>

*Forest Brooke Active Adult Phase 8B*

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1 1/2" Asphaltic Surface Course (Type SP-12.5)	563.00	SY	\$ 10.85	\$ 6,108.55
6" Crushed Concrete Base Course	563.00	SY	\$ 13.10	\$ 7,375.30
12" Stabilized Subgrade	704.00	SY	\$ 4.50	\$ 3,168.00
Miami Curb	427.00	LF	\$ 10.35	\$ 4,419.45
2' BOC Bahia Sod	95.00	SY	\$ 2.35	\$ 223.25
Striping and Signage	1.00	LS	\$ 1,145.00	\$ 1,145.00
T Turnaround	1.00	EACH	\$ 2,545.00	\$ 2,545.00
30" RCP CL III	233.00	LF	\$ 86.40	\$ 20,131.20
6" ADS Underdrain	470.00	LF	\$ 18.40	\$ 8,648.00
Connect to End Of Existing 6" Underdrain	2.00	EACH	\$ 677.00	\$ 1,354.00
Underdrain Cleanout Assembly	3.00	EACH	\$ 375.00	\$ 1,125.00
Televise Storm System	1.00	LS	\$ 989.00	\$ 989.00
TypeP Storm Manhole	1.00	EACH	\$ 2,965.00	\$ 2,965.00
			<b>Subtotal</b>	<b>\$ 60,196.75</b>

*Forest Brooke Collector Road 2nd Ext Phase 2*

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1" Type FC-9.5 Asphalt Overlay	6907.00	SY	\$ 9.15	\$ 63,199.05
2" Asphaltic Surface Course (Type SP-12.5)	6907.00	SY	\$ 12.15	\$ 83,920.05
8" Crushed Concrete Base Course	6907.00	SY	\$ 18.50	\$ 127,779.50
12" Stabilized Subgrade	6907.00	SY	\$ 4.50	\$ 31,081.50
5' Concrete Sidewalk (4" Thick)	2189.00	LF	\$ 20.01	\$ 43,801.89
ADA Sidewalk Ramp Per FDOT Index 304	6.00	EACH	\$ 938.00	\$ 5,628.00
6" Underdrain	1525.00	LF	\$ 19.98	\$ 30,469.50
6" Underdrain Cleanout	8.00	EACH	\$ 277.00	\$ 2,216.00
18" RCP	741.00	LF	\$ 38.60	\$ 28,602.60
24" RCP	162.00	LF	\$ 64.80	\$ 10,497.60
36" RCP	59.00	LF	\$ 102.00	\$ 6,018.00
72" RCP	143.00	LF	\$ 339.00	\$ 48,477.00
Type 1 Curb Inlet (3' - 6" x 4' - 0" Box)	7.00	EACH	\$ 7,300.00	\$ 51,100.00
Control Structure # M Type D	1.00	LS	\$ 31,270.05	\$ 31,270.05
Mitered End Section 18" RCP	2.00	EACH	\$ 2,520.00	\$ 5,040.00
Mitered End Section 24" RCP	3.00	EACH	\$ 2,705.00	\$ 8,115.00
Mitered End Section 36" RCP	1.00	EACH	\$ 4,640.00	\$ 4,640.00
			<b>Subtotal</b>	<b>\$ 518,656.69</b>

**TOTAL for Streets & Drainage** **\$ 1,537,484.54**

**SANITARY SEWER COLLECTION**

*Forest Brooke Active Adult Phase 4B*

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
8" PVC (0'-6' Cut)	203.00	LF	\$ 22.05	\$ 4,476.15
8" PVC (6'-8' Cut)	389.00	LF	\$ 31.05	\$ 12,078.45
8" PVC (8'-10' Cut)	1011.00	LF	\$ 31.75	\$ 32,099.25
8" PVC (10'-12' Cut)	157.00	LF	\$ 37.15	\$ 5,832.55
Standard Manhole (0'-6' Cut)	2.00	EACH	\$ 3,730.00	\$ 7,460.00
Standard Manhole (6'-8' Cut)	1.00	EACH	\$ 4,100.00	\$ 4,100.00
Standard Manhole (8'-10' Cut)	5.00	EACH	\$ 4,530.00	\$ 22,650.00
Connect to Existing Manhole	1.00	EACH	\$ 4,450.00	\$ 4,450.00
Adjust Rim Elevation of Existing Manhole	2.00	EACH	\$ 514.00	\$ 1,028.00
Single Sewer Service Connection	4.00	EACH	\$ 431.00	\$ 1,724.00
Double Sewer Service Connection	30.00	EACH	\$ 920.00	\$ 27,600.00
8" Mechanical Plug	6.00	EACH	\$ 424.00	\$ 2,544.00

Infiltration/Exfiltration Testing	1.00	LS	\$	2,391.00	\$	2,391.00
Televise Sanitary Sewer System	1.00	LS	\$	3,346.00	\$	3,346.00
				<b>Subtotal</b>	<b>\$</b>	<b>131,779.40</b>

*Forest Brooke Active Adult Phase 5B*

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
8" PVC Stub and Plug	1.00	EACH	\$ 200.00	\$ 200.00
8" PVC (8'-10' Cut)	580.00	LF	\$ 31.75	\$ 18,415.00
Standard Manhole (8'-10' Cut)	4.00	EACH	\$ 4,685.00	\$ 18,740.00
Single Sewer Service Connection	3.00	EACH	\$ 431.00	\$ 1,293.00
Double Sewer Service Connection	5.00	EACH	\$ 920.00	\$ 4,600.00
Infiltration/Exfiltration Testing	1.00	LS	\$ 655.00	\$ 655.00
Televise Sanitary Sewer System	1.00	LS	\$ 918.00	\$ 918.00
			<b>Subtotal</b>	<b>\$ 44,821.00</b>

*Forest Brooke Active Adult Phase 6B*

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Remove Plug and Connect to Existing Phase 1 Extension	1.00	EACH	\$ 292.00	\$ 292.00
8" PVC Stub and Plug	1.00	EACH	\$ 200.00	\$ 200.00
8" PVC (8'-10' Cut)	630.00	LF	\$ 31.75	\$ 20,002.50
Standard Manhole (10'-12' Cut)	3.00	EACH	\$ 4,895.00	\$ 14,685.00
Single Sewer Service Connection	3.00	EACH	\$ 431.00	\$ 1,293.00
Double Sewer Service Connection	6.00	EACH	\$ 920.00	\$ 5,520.00
Infiltration/Exfiltration Testing	1.00	LS	\$ 1,285.00	\$ 1,285.00
Televise Sanitary Sewer System	1.00	LS	\$ 1,800.00	\$ 1,800.00
			<b>Subtotal</b>	<b>\$ 45,077.50</b>

*Forest Brooke Active Adult Phase 8B*

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
6" PVC Stub and Plug	1.00	EACH	\$ 216.00	\$ 216.00
8" PVC (8'-10' Cut)	215.00	LF	\$ 31.75	\$ 6,826.25
Standard Manhole (8'-10' Cut)	1.00	EACH	\$ 4,685.00	\$ 4,685.00
Single Sewer Service Connection	1.00	EACH	\$ 431.00	\$ 431.00
Double Sewer Service Connection	3.00	EACH	\$ 920.00	\$ 2,760.00
Infiltration/Exfiltration Testing	1.00	LS	\$ 565.00	\$ 565.00
Televise Sanitary Sewer System	1.00	LS	\$ 791.00	\$ 791.00
			<b>Subtotal</b>	<b>\$ 16,274.25</b>

*Forest Brooke Collector Road 2nd Ext Phase 2*

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
6" Plug Valve And Box	2.00	EACH	\$ 1,570.00	\$ 3,140.00
6" Air Release Valve	1.00	EACH	\$ 15,465.00	\$ 15,465.00
Temporary Blow-off Assembly	2.00	EACH	\$ 400.00	\$ 800.00
Pressure Test Forcemain	1.00	LS	\$ 1,925.00	\$ 1,925.00
8" PVC C900 (16-18' Cut)	93.00	LF	\$ 77.20	\$ 7,179.60
Deflect Force Main Under Existing Storm	1.00	EACH	\$ 1,715.00	\$ 1,715.00
6" 22 1/2 ° MJ Bend	7.00	EACH	\$ 362.00	\$ 2,534.00
6" 45° MJ Bend	12.00	EACH	\$ 371.00	\$ 4,452.00
6" 90° MJ Bend	3.00	EACH	\$ 380.00	\$ 1,140.00
6" PVC SDR 18	1704.00	LF	\$ 12.20	\$ 20,788.80
Lift Station	1.00	EACH	\$ 528,505.00	\$ 528,505.00
Manhole (22-24' Cut)	1.00	EACH	\$ 10,150.00	\$ 10,150.00
Manhole (24-26' Cut)	2.00	EACH	\$ 10,985.00	\$ 21,970.00
Manhole (26-28' Cut)	1.00	EACH	\$ 12,015.00	\$ 12,015.00
8" PVC SDR 26 (22-24' Cut)	183.00	LF	\$ 107.00	\$ 19,581.00
8" PVC SDR 26 (24-26' Cut)	240.00	LF	\$ 133.00	\$ 31,920.00
8" PVC SDR 26 (26-28' Cut)	86.00	LF	\$ 193.00	\$ 16,598.00
Restrained Joints	1.00	LS	\$ 1,175.00	\$ 1,175.00
			<b>Subtotal</b>	<b>\$ 701,053.40</b>

**TOTAL for Sanitary Sewer Collection \$939,005.55**

**WATER DISTRIBUTION SYSTEM**

*Forest Brooke Active Adult Phase 4B*

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Remove Plug and Connect to Existing 8" WM	1.00	EACH	\$ 465.00	\$ 465.00



2" Temporary Water Service to Lift Station	1.00	EACH	\$	8,950.00	\$	8,950.00
6" PVC SDR 18	2281.00	LF	\$	15.90	\$	36,267.90
6" Cap	4.00	EACH	\$	188.00	\$	752.00
6" Gate Valve and Box	11.00	EACH	\$	1,205.00	\$	13,255.00
6" 22 1/2° MJ Bend	5.00	EACH	\$	254.00	\$	1,270.00
6" 45° MJ Bend	17.00	EACH	\$	260.00	\$	4,420.00
6" x 6" MJ Tee	2.00	EACH	\$	302.00	\$	604.00
8" x 6" MJ Reducer	1.00	EACH	\$	274.00	\$	274.00
Fire Hydrant Assembly	5.00	EACH	\$	4,170.00	\$	20,850.00
6" TBO	6.00	EACH	\$	356.00	\$	2,136.00
Single Service (Short)	29.00	EACH	\$	382.00	\$	11,078.00
Single Service (Long)	23.00	EACH	\$	496.00	\$	11,408.00
Restrained Joints - Water	1.00	LS	\$	3,429.00	\$	3,429.00
Water Distribution Sample Point	5.00	EACH	\$	400.00	\$	2,000.00
6" Solid Sleeve	2.00	EACH	\$	339.00	\$	678.00
Pressure Test	1.00	LS	\$	2,838.00	\$	2,838.00
Chlorination	1.00	LS	\$	2,838.00	\$	2,838.00
				<b>Subtotal</b>	<b>\$</b>	<b>123,512.90</b>

*Forest Brooke Active Adult Phase 5B*

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
6" PVC SDR 18	806.00	LF	\$ 15.90	\$ 12,815.40
6" Gate Valve and Box	1.00	EACH	\$ 1,205.00	\$ 1,205.00
6" 22 1/2° MJ Bend	4.00	EACH	\$ 254.00	\$ 1,016.00
2" Temporary Blow-off Assembly	2.00	EACH	\$ 400.00	\$ 800.00
Fire Hydrant Assembly	2.00	EACH	\$ 4,340.00	\$ 8,680.00
Chlorination	1.00	LS	\$ 911.00	\$ 911.00
Single Service (Short)	8.00	EACH	\$ 382.00	\$ 3,056.00
Single Service (Long)	4.00	EACH	\$ 496.00	\$ 1,984.00
Remove TBO and Connect to End of Existing 8" WM	1.00	EACH	\$ 583.00	\$ 583.00
Pressure Test	1.00	LS	\$ 911.00	\$ 911.00
Chlorine Injection Point	1.00	EACH	\$ 400.00	\$ 400.00
6" Temporary Construction Meter	1.00	EACH	\$ 11,095.00	\$ 11,095.00
Water Distribution Sample Point	1.00	EACH	\$ 792.00	\$ 792.00
			<b>Subtotal</b>	<b>\$ 44,248.40</b>

*Forest Brooke Active Adult Phase 6B*

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
6" PVC SDR 18	536.00	LF	\$ 15.90	\$ 8,522.40
6" Gate Valve and Box	1.00	EACH	\$ 1,205.00	\$ 1,205.00
6" 22 1/2° MJ Bend	4.00	EACH	\$ 254.00	\$ 1,016.00
2" Temporary Blow-off Assembly	2.00	EACH	\$ 400.00	\$ 800.00
Fire Hydrant Assembly	1.00	EACH	\$ 4,340.00	\$ 4,340.00
Chlorination	1.00	LS	\$ 606.00	\$ 606.00
Single Service (Short)	8.00	EACH	\$ 382.00	\$ 3,056.00
Single Service (Long)	6.00	EACH	\$ 496.00	\$ 2,976.00
Remove TBO and Connect to End of Existing 8" WM	1.00	EACH	\$ 583.00	\$ 583.00
Pressure Test	1.00	LS	\$ 606.00	\$ 606.00
Chlorine Injection Point	1.00	EACH	\$ 400.00	\$ 400.00
6" Temporary Construction Meter	1.00	EACH	\$ 11,095.00	\$ 11,095.00
Water Distribution Sample Point	2.00	EACH	\$ 792.00	\$ 1,584.00
			<b>Subtotal</b>	<b>\$ 36,789.40</b>

*Forest Brooke Active Adult Phase 8B*

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
6" PVC SDR 18	177.00	LF	\$ 15.90	\$ 2,814.30
6" Gate Valve and Box	1.00	EACH	\$ 1,205.00	\$ 1,205.00
2" Temporary Blow-off Assembly	3.00	EACH	\$ 400.00	\$ 1,200.00
Fire Hydrant Assembly	1.00	EACH	\$ 4,340.00	\$ 4,340.00
Chlorination	1.00	LS	\$ 565.00	\$ 565.00
Single Service (Short)	4.00	EACH	\$ 382.00	\$ 1,528.00
Single Service (Long)	2.00	EACH	\$ 496.00	\$ 992.00
Remove TBO and Connect to End of Existing 8" WM	2.00	EACH	\$ 583.00	\$ 1,166.00
Pressure Test	1.00	LS	\$ 565.00	\$ 565.00

Chlorine Injection Point	1.00	EACH	\$	400.00	\$	400.00
6" Temporary Construction Meter	1.00	EACH	\$	11,095.00	\$	11,095.00
Water Distribution Sample Point	1.00	EACH	\$	792.00	\$	792.00
				<b>Subtotal</b>	<b>\$</b>	<b>26,662.30</b>

*Forest Brooke Collector Road 2nd Ext Phase 2*

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Remove Plug and Connect to existing 12" WM	1.00	LS	\$ 731.00	\$ 731.00
16" Steel Casing Pipe	68.00	LF	\$ 71.20	\$ 4,841.60
6" DIP Water Main	111.00	LF	\$ 39.35	\$ 4,367.85
12" DIP Water Main	1422.00	LF	\$ 64.20	\$ 91,292.40
6" Plug	1.00	EACH	\$ 371.00	\$ 371.00
12" Plug	1.00	EACH	\$ 499.55	\$ 499.55
6" Gate Valve	1.00	EACH	\$ 1,370.00	\$ 1,370.00
12" Gate Valve	1.00	EACH	\$ 2,545.00	\$ 2,545.00
6" 45°	2.00	EACH	\$ 263.00	\$ 526.00
6" 90°	1.00	EACH	\$ 280.00	\$ 280.00
12" 45° Bend	4.00	EACH	\$ 598.00	\$ 2,392.00
12" x 6" Tee	1.00	EACH	\$ 674.00	\$ 674.00
Fire Hydrant Assembly	1.00	EACH	\$ 4,925.00	\$ 4,925.00
2" Blow-Off Assembly	2.00	EACH	\$ 853.00	\$ 1,706.00
Joint Restraint	1.00	LS	\$ 11,470.00	\$ 11,470.00
			<b>Subtotal</b>	<b>\$ 127,991.40</b>

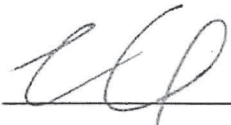
**TOTAL for Water Distribution System** **\$359,204.40**

**TOTAL** **\$2,835,694.49**

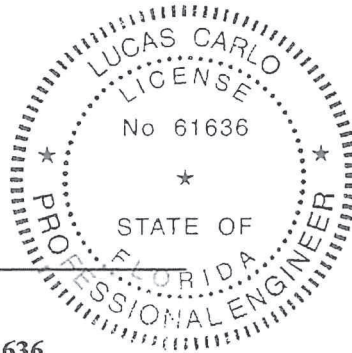


**FOREST BROOKE AA - 4A**  
**Engineer's Certification of Total Cost and Quantities**

STREETS AND DRAINAGE.....	<u>PRIVATE</u>
SANITARY SEWER COLLECTION.....	<u>\$ 108,091.60</u>
WATER DISTRIBUTION SYSTEM: .....	<u>\$ 137,711.80</u>
<b>TOTAL:</b> .....	<u>\$ 245,803.40</u>
<b>10% WARRANTY BOND AMOUNT:</b> .....	<u>\$ 24,580.34</u>

 4/17/22

**Lucas Carlo, P.E.**  
**Florida Registered Professional Engineer #61636**



**Hamilton Engineering and Surveying, LLC CA#65325**

## FOREST BROOKE AA - 4A

### STREETS & DRAINAGE

*Forest Brooke Active Adult Phase 4A*

Item Description	Estimated Quantity	Unit	Unit Price		Total Price
1 1/2" Asphaltic Surface Course (Type SP-12.5)	4452.00	SY	\$	10.85	\$ 48,304.20
6" Crushed Concrete Base Course	4452.00	SY	\$	13.10	\$ 58,321.20
12" Stabilized Subgrade	5592.00	SY	\$	4.80	\$ 26,841.60
Miami Curb	2992.00	LF	\$	10.35	\$ 30,967.20
4" Thick Concrete Sidewalk Non-Reinforced	740.00	LF	\$	18.75	\$ 13,875.00
ADA Hancap Ramps w/ SP Mats	16.00	EACH	\$	960.00	\$ 15,360.00
2' BOC Bahia Sod	1021.00	SY	\$	2.35	\$ 2,399.35
Striping and Signage	1.00	LS	\$	14,223.00	\$ 14,223.00
15" RCP CL III	75.00	LF	\$	32.65	\$ 2,448.75
18" RCP CL III	344.00	LF	\$	39.40	\$ 13,553.60
Type 1 Curb Inlet	5.00	EACH	\$	4,585.00	\$ 22,925.00
Type 2 Curb Inlet	1.00	EACH	\$	5,060.00	\$ 5,060.00
Type P Storm Manhole	1.00	EACH	\$	2,650.00	\$ 2,650.00
Televise Storm System	1.00	LS	\$	3,396.00	\$ 3,396.00
Core & Connect To Existing Storm Structure	2.00	EACH	\$	960.00	\$ 1,920.00
<b>TOTAL for Streets &amp; Drainage</b>					<b>PRIVATE</b>

### SANITARY SEWER COLLECTION

*Forest Brooke Active Adult Phase 4A*

Item Description	Estimated Quantity	Unit	Unit Price		Total Price
8" PVC (0'-6' Cut)	140.00	LF	\$	22.05	\$ 3,087.00
8" PVC (6'-8' Cut)	822.00	LF	\$	31.05	\$ 25,523.10
8" PVC (8'-10' Cut)	332.00	LF	\$	31.75	\$ 10,541.00
8" PVC (10'-12' Cut)	70.00	LF	\$	37.15	\$ 2,600.50
Standard Manhole (0'-6' Cut)	1.00	EACH	\$	3,730.00	\$ 3,730.00
Standard Manhole (6'-8' Cut)	5.00	EACH	\$	4,100.00	\$ 20,500.00
Standard Manhole (8'-10' Cut)	0.00	EACH	\$	4,530.00	\$ -
Standard Manhole (10'-12' Cut)	2.00	EACH	\$	4,895.00	\$ 9,790.00
Connect to Existing Manhole	1.00	EACH	\$	4,450.00	\$ 4,450.00
Single Sewer Service Connection	2.00	EACH	\$	431.00	\$ 862.00
Double Sewer Service Connection	21.00	EACH	\$	920.00	\$ 19,320.00
Infiltration/Exfiltration Testing	1.00	LS	\$	3,204.00	\$ 3,204.00
Televise Sanitary Sewer System	1.00	LS	\$	4,484.00	\$ 4,484.00
<b>TOTAL for Sanitary Sewer Collection</b>					<b>\$ 108,091.60</b>

### WATER DISTRIBUTION SYSTEM

*Forest Brooke Active Adult Phase 4A*

Item Description	Estimated Quantity	Unit	Unit Price		Total Price
Temporary Construction Meter and Backflow Preventer	3.00	EACH	\$	10,700.00	\$ 32,100.00
Remove Plug and Connect to Existing 6" PVC WM	4.00	EACH	\$	339.00	\$ 1,356.00
Remove Plug and Connect to Existing 8" WM	0.00	EACH	\$	465.00	\$ -
2" Temporary Water Service to Lift Station	0.00	EACH	\$	8,950.00	\$ -
6" PVC SDR 18	2092.00	LF	\$	15.90	\$ 33,262.80
6" Cap	0.00	EACH	\$	188.00	\$ -
6" Gate Valve and Box	13.00	EACH	\$	1,205.00	\$ 15,665.00
6" 22 1/2° MJ Bend	2.00	EACH	\$	254.00	\$ 508.00
6" 45° MJ Bend	10.00	EACH	\$	260.00	\$ 2,600.00
6" x 6" MJ Tee	4.00	EACH	\$	302.00	\$ 1,208.00
8" x 6" MJ Reducer	0.00	EACH	\$	274.00	\$ -
Fire Hydrant Assembly	2.00	EACH	\$	4,170.00	\$ 8,340.00
6" TBO	1.00	EACH	\$	356.00	\$ 356.00
Single Service (Short)	42.00	EACH	\$	382.00	\$ 16,044.00
Single Service (Long)	21.00	EACH	\$	496.00	\$ 10,416.00



Restrained Joints - Water	1.00	LS	\$	4,596.00	\$	4,596.00
Chlorine Injection Point	3.00	EACH	\$	326.00	\$	978.00
Water Distribution Sample Point	5.00	EACH	\$	400.00	\$	2,000.00
6" Solid Sleeve	2.00	EACH	\$	339.00	\$	678.00
Pressure Test	1.00	LS	\$	3,802.00	\$	3,802.00
Chlorination	1.00	LS	\$	3,802.00	\$	3,802.00
<b>TOTAL for Water Distribution System</b>					<b>\$</b>	<b>137,711.80</b>

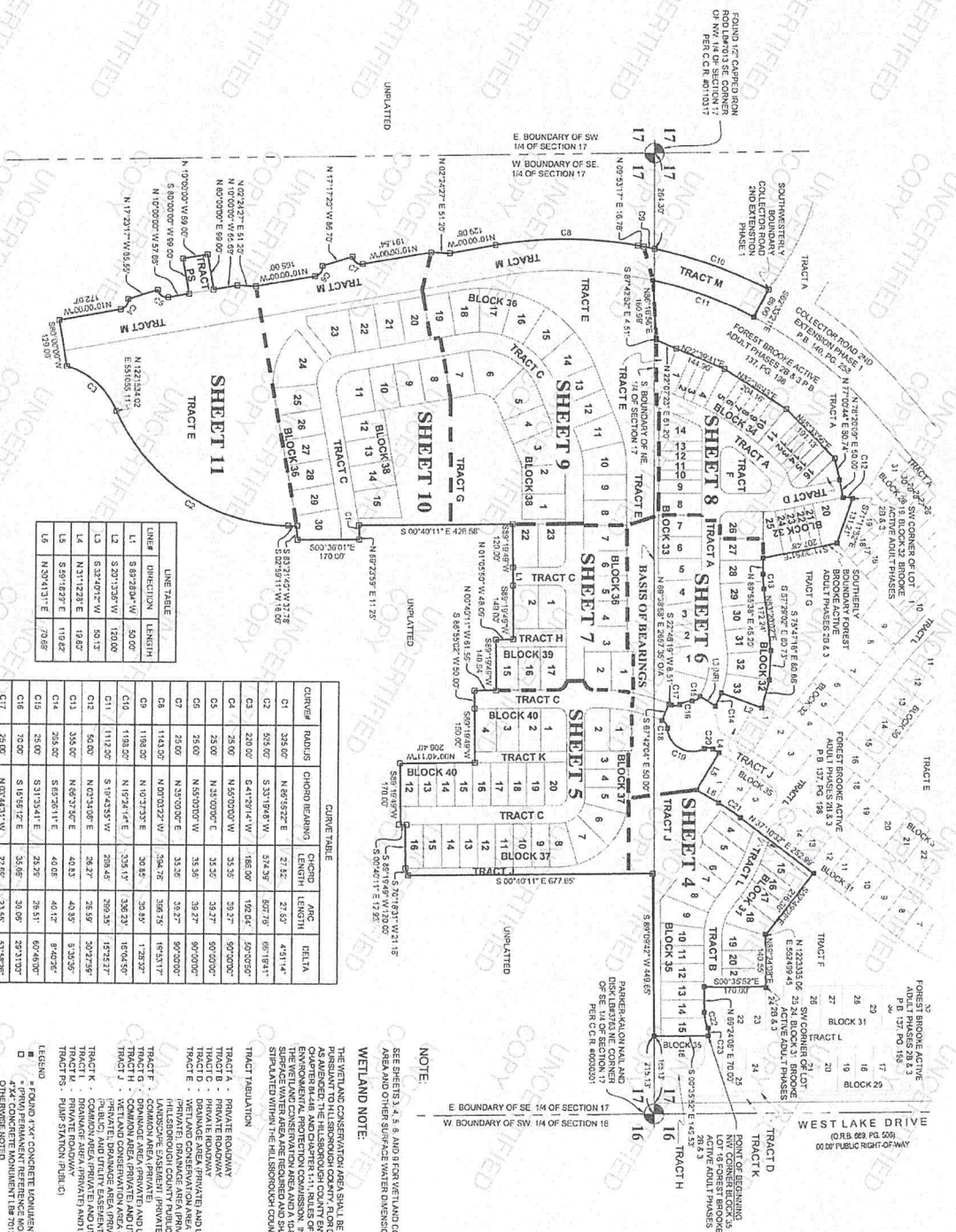
**TOTAL**

**#VALUE!**

# COLLECTOR ROAD 2ND EXTENSION PHASE 2

A REPLAT OF A PORTION OF FOREST BROOKE ACTIVE ADULT PHASES 2B & 3 AS RECORDED IN PLAT BOOK 137, PAGE 198, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A SUBDIVISION LYING WITHIN SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

## BOUNDARY AND KEY SHEET



LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S 89.26d W	50.00
L2	S 20.13d W	120.00
L3	S 32.40d W	50.13
L4	N 31.12d E	19.67
L5	S 59.18d E	119.82
L6	N 30.41d E	70.66

CLIMATE TABLE					
CLIMATE	CHOSS DESIGN	CHOSS LENGTH	ARC LENGTH	DELTA	
C1	338.07	27.52	23.93	4251.46	
C2	356.07	5.331948E+06	512.94	607.08	60189.41
C3	220.07	6.416794E+06	1488.09	192.64	167000.95
C4	255.07	6.000709E+06	33.35	907.0000	907000.95
C5	234.07	1.6310000E+06	33.35	30.37	907000.95
C6	246.07	1.6310000E+06	33.35	30.37	907000.95
C7	250.07	1.6310000E+06	33.35	30.37	907000.95
C8	250.07	1.6310000E+06	33.35	30.37	907000.95
C9	250.07	1.6310000E+06	33.35	30.37	907000.95
C10	1188.07	1.6310000E+06	30.35	19.33	17533.77
C11	1188.07	1.6310000E+06	30.35	19.33	17533.77
C12	1188.07	1.6310000E+06	30.35	19.33	17533.77
C13	355.07	6.000709E+06	40.33	40.33	5.33035
C14	355.07	6.000709E+06	40.33	40.33	5.33035
C15	250.07	6.000709E+06	40.33	40.33	5.33035
C16	250.07	6.000709E+06	40.33	40.33	5.33035
C17	250.07	6.000709E+06	40.33	40.33	5.33035
C18	250.07	6.000709E+06	40.33	40.33	5.33035
C19	250.07	6.000709E+06	40.33	40.33	5.33035
C20	250.07	6.000709E+06	40.33	40.33	5.33035
C21	665.07	1.6310000E+06	72.65	72.65	5780.11
C22	100.07	1.6310000E+06	44.64	44.64	20070.22
C23	250.07	1.6310000E+06	31.67	31.67	60700.95

## NOTE

SEE SHEETS 3, 4, 5, 6, AND 9 FOR WETLAND CONSERVATION  
AREA AND OTHER SURFACE WATER DIMENSIONS AND TIES

## WETLAND NOTE

THE WELLS CONSERVATION AREA SHALL BE DEEMED A NATURAL STATE PUSPANT TO HILLSBOROUGH COUNTY, FLORIDA, AND DEVELOPMENT CODE (LDC) AS A WELLS CONSERVATION AREA. ENVIRONMENTAL PROTECTION ACT, CHAPTER 81-448 AND CHAPTER 1-1, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION, IN ADDITION TO A 36-FOOT SETBACK FROM THE WELLS CONSERVATION AREA AND A 10-FOOT SETBACK FROM THE SURFACE WATER AREA ARE REQUIRED AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.

## TRACT TABULATION

TRACT A - PRIVATE ROADWAY  
TRACT B - PRIVATE ROADWAY  
TRACT C - PRIVATE ROADWAY  
TRACT D - DRAINAGE AREA (PRIVATE) AND UTILITY EASEMENT (PUBLIC)  
TRACT E - WETLAND CONSERVATION AREA (PRIVATE), COMMON AREA

## LANDSCAPE

TRACT F - COMMON AREA (PRIVATE)  
TRACT G - DRAINAGE AREA (PRIVATE) AND UTILITY EASEMENT (PUBLIC)  
TRACT H - COMMON AREA (PRIVATE) AND UTILITY EASEMENT (PUBLIC)

## (PUBLIC)

TRACT K - COMMON AREA (PRIVATE) AND UTILITY EASEMENT (PUBLIC)  
TRACT L - DRAINAGE AREA (PRIVATE) AND UTILITY EASEMENT (PUBLIC)  
TRACT M - PRIVATE ROADWAY

#### LEGEND

☒ = FOUND 4'X4' CONCRETE MONUMENT LBS 7013  
☐ = (PRA) PERMANENT REFERENCE MONUMENT  
 4'X4' CONCRETE MONUMENT LBS 7013 UNLESS

ENVIRONMENTAL

HCPU = HILLSBOROUGH COUNTY PUBLIC UTILITIES  
LB = LICENSED BUSINESS  
(NR) = NON-RADIAL LINE

ORB = OFFICIAL RECORD BOOK  
PB = PLAT BOOK

PG = PAGE  
(R) = RADIAL LINE  
TLO = TIE LINE ONLY

RECEIVED



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