

**SUBJECT:** Sunshine Village Townhomes On-Site & Off-Site *PI # 4454*  
**DEPARTMENT:** Development Review Division of Development Services Department  
**SECTION:** Project Review & Processing  
**BOARD DATE:** August 25, 2022  
**CONTACT:** Lee Ann Kennedy

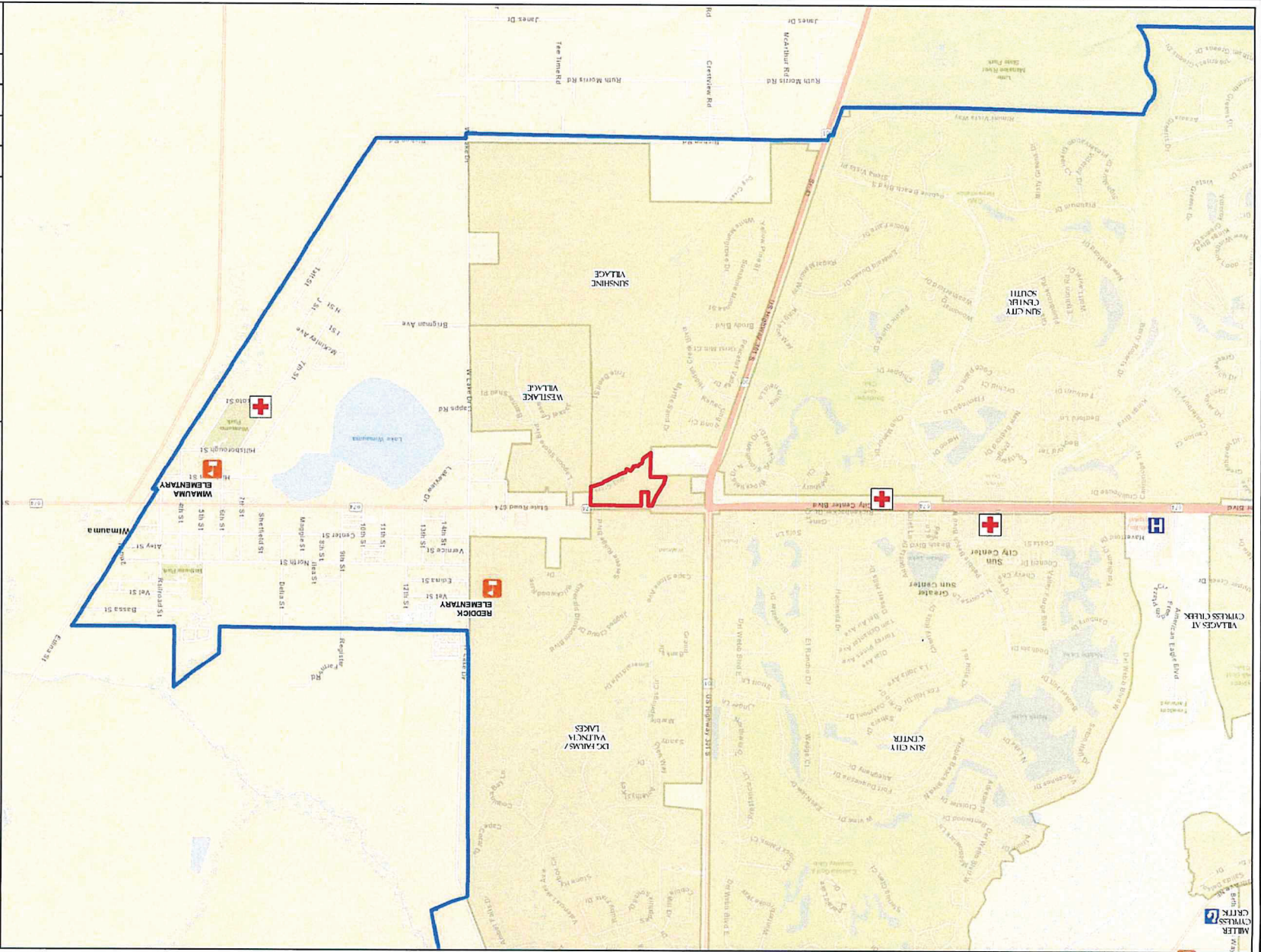
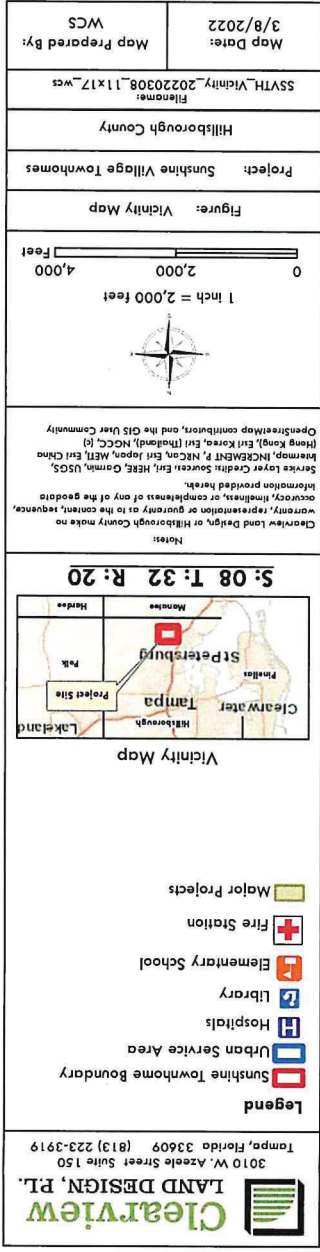
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**RECOMMENDATION:**

Accept the plat for recording for Sunshine Village Townhomes On-Site & Off-Site, located in Section 08, Township 32, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (off-site 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 \$2,805,743.26, a Warranty Bond in the amount of \$25,066.44, 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 \$10,937.50 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**BACKGROUND:**

On November 23, 2021, Permission to Construct Prior to Platting was issued for Sunshine Village Townhomes On-Site & Off-Site. 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 Clearview Land Design.





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

This Agreement made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between  
Lennar Homes, LLC \_\_\_\_\_, hereinafter referred to as the "Subdivider" and

Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."

## Witnesseth

**WHEREAS**, the Board of County Commissioners of Hillsborough County has established a Land Development Code, hereinafter referred to as "LDC", pursuant to the authority contained in Chapters 125, 163 and 177, Florida Statutes; and

**WHEREAS**, the LDC affects the subdivision of land within the unincorporated areas of Hillsborough County; and

**WHEREAS**, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Sunshine Village Townhomes  
\_\_\_\_\_ (hereafter, the "Subdivision"); and

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

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

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

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

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

Townhomes - On-Site Private and Off-Site Construction of water main and wastewater force main on State Road 674.

\_\_\_\_\_  
(hereafter, the "County Improvements"); and

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

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

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

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install the on-site and off-site improvements required within and in connection with the Subdivision, within Twelve (<sup>12</sup>\_\_\_\_) months

from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 4 below, in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of Development Services Department by the Subdivider.

3. The Subdivider agrees to warranty the County Improvements constructed in connection with the Subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said Improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the Improvements so that said County Improvements thereafter comply with the technical specifications contained in the LDC established by the County.

4. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance and a separate instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:

a. Letters of Credit, number \_\_\_\_\_, dated \_\_\_\_\_, and number \_\_\_\_\_, dated \_\_\_\_\_, with \_\_\_\_\_ by \_\_\_\_\_ order of \_\_\_\_\_

b. A Performance Bond, number SV1183118, dated, April 21, 2022, with James Holmes, LLC as Principal, and Hick Ins. Co. as Surety, or

A Warranty Bond, number SV1183120, dated, April 21, 2022, with James Holmes, LLC as Principal, and Hick Ins. Co. as Surety, or

c. Cashier/Certified Checks, number \_\_\_\_\_, dated \_\_\_\_\_ and \_\_\_\_\_ dated \_\_\_\_\_ which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

5. Once construction is completed, the Subdivider shall submit a written certification, signed and sealed by the Engineer-of-Record, stating that the improvements are constructed in accordance with:

a. The plans, drawings, and specifications submitted to and approved by the County's Development Review Division of Development Services Department; and

b. All applicable County regulations relating to the construction of improvement facilities.

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

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



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

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

ATTEST:

Subdivider:

\_\_\_\_\_  
Witness Signature

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

Ats. James  
Printed Name of Witness

Jim DeTert  
Name (typed, printed or stamped)

\_\_\_\_\_  
Witness Signature

Director of Land Development  
Title

Kelly Evans  
Printed Name of Witness

4301 W. Boy Scout Blvd. STE 600 Tampa, FL 33606  
Address of Signer

NOTARY PUBLIC

813 - 953 - 3295  
Phone Number of Signer

CORPORATE SEAL  
(When Appropriate)

ATTEST:

CINDY STUART  
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY, FLORIDA

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

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

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



**Representative Acknowledgement**  
STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

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

8TH day of April, 2022, by Jim DeRoth as  
(day) (month) (year) (name of person acknowledging)

Director of Land Development for Leisure Homes, LLC.  
(Type of authority,....e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

☒ Personally Known OR ☐ Produced Identification

\_\_\_\_\_  
Type of Identification Produced

Abi James  
(Signature of Notary Public - State of Florida)

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



Abi James  
Comm.: 1H 176977  
Expires: Sept. 20, 2025  
Notary Public - State of Florida

1H176977  
(Commission Number)

09/20/2025  
(Expiration Date)

**Individual Acknowledgement**  
STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

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

\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by \_\_\_\_\_  
(day) (month) (year) (name of person acknowledging)

☐ Personally Known OR ☐ Produced Identification

\_\_\_\_\_  
(Signature of Notary Public - State of Florida)

\_\_\_\_\_  
Type of Identification Produced

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

(Notary Seal)

\_\_\_\_\_  
(Commission Number)

\_\_\_\_\_  
(Expiration Date)

## SUBDIVISION PERFORMANCE BOND On-site and Off-site

KNOW ALL MEN BY THESE PRESENTS, That we Lennar Homes, LLC

called the Principal, and Arch Insurance Company called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Two Million Eight Hundred Five Thousand Seven Hundred (\$ 2,805,743.26 ) Dollars for the payment of which Forty Three and 26/100 sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

WHEREAS, these subdivision regulations require the construction of on-site and off-site improvements in connection with the platting of the Sunshine Village Townhomes subdivision; and

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

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

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

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

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



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


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

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


THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL July 7, 2023.

SIGNED, SEALED AND DATED this 21st day of April, 20 22.

ATTEST:

  
Becky Wilson, witness

Lennar Homes, LLC, a Florida limited liability company

By   
Principal Seal  
Holly Gallagher, Vice President

Arch Insurance Company

Surety Seal

ATTEST:

  
Brian Evans, Witness

By   
Sokha Evans, Attorney-In-Fact Seal

APPROVED BY THE COUNTY ATTORNEY

BY   
Approved As To Form And Legal  
Sufficiency.



*This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.*

## POWER OF ATTORNEY

**Know All Persons By These Presents:**

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

**Brenda Wong, Martha Gonzales, Regina Rangel, Sotha Evans and Tenzor V. Cunningham of Los Angeles, CA (EACH)**

its true and lawful Attorney(s) in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars (\$90,000,000.00).

This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on December 10, 2020, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

**"VOTED**, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereof, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on December 10, 2020:

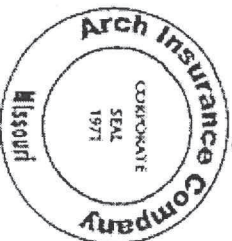
**VOTED**, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on December 10, 2020, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. **In Testimony Whereof**, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 28<sup>th</sup> day of October, 2021.

**Attested and Certified**

  
Regan A. Shulman, Secretary

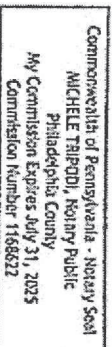
STATE OF PENNSYLVANIA SS  
COUNTY OF PHILADELPHIA SS

I, **Michelle Tripodi**, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being hereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.



Arch Insurance Company

  
Stephen C. Ruschak, Executive Vice President

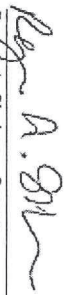


  
Michelle Tripodi, Notary Public  
My commission expires 07/31/2025

**CERTIFICATION**

I, **Regan A. Shulman**, Secretary of the Arch Insurance Company, do hereby certify that the attached **Power of Attorney dated October 28, 2021** on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate, and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

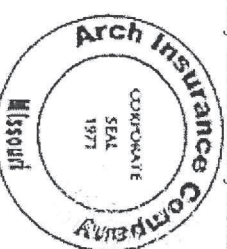
**IN TESTIMONY WHEREOF**, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 21<sup>st</sup> day of April, 20 22.

  
Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

**PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:**

Arch Insurance – Surety Division  
3 Parkway, Suite 1500  
Philadelphia, PA 19102



*To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com  
Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.*





SURETY RIDER

Arch Insurance Company  
300 Plaza Three  
Suite 1500  
Jersey City, NJ 07311

To be attached to and form a part of

Bond No. SU1183118

Sunshine Village Townhomes

dated April 21, 2022  
effective (MONTH-DAY-YEAR)

Lennar Homes, LLC

executed by \_\_\_\_\_, as Principal,

(PRINCIPAL)

and by Arch Insurance Company, as Surety,

in favor of Hillsborough County Board of County Commissioners

(OBLIGEE)

in consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

To Extend Expiration Date From: July 7, 2023 To: September 25, 2023

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider  
is effective June 23, 2022  
(MONTH-DAY-YEAR)

Signed and Sealed June 23, 2022  
(MONTH-DAY-YEAR)  
Lennar Homes, LLC, a Florida limited liability company  
(PRINCIPAL)

By: \_\_\_\_\_  
(PRINCIPAL)

Arch Insurance Company  
(SURETY)

By: Sokha Evans  
Sokha Evans, Attorney-in-Fact



APPROVED BY THE COUNTY ATTORNEY

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

*This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.*

#### POWER OF ATTORNEY

##### Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

**Brenda Wong, Martha Gonzales, Regina Rangel, Sotha Evans and Tenzor V. Cunningham of Los Angeles, CA (EACH)**

its true and lawful Attorney(s) in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars (\$90,000,000.00). This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on December 10, 2020, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"**VOTED**, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on December 10, 2020:

**VOTED**, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on December 10, 2020, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. **In Testimony Whereof**, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 28<sup>th</sup> day of October, 2021.

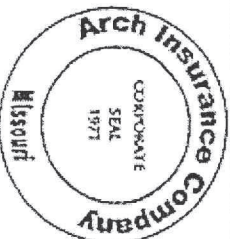
##### Attested and Certified

Regan A. Shulman, Secretary

*Reg A. Shulman*

STATE OF PENNSYLVANIA SS  
COUNTY OF PHILADELPHIA SS

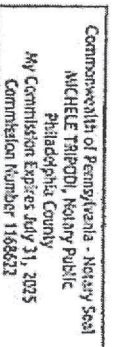
I, Michele Tripodi, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.



Arch Insurance Company

*Stephen C. Ruschak*

Stephen C. Ruschak, Executive Vice President



*Michele Tripodi*

Michele Tripodi, Notary Public  
My commission expires 07/31/2025

##### CERTIFICATION

I, Regan A. Shulman, Secretary of the Arch Insurance Company, do hereby certify that the attached **Power of Attorney dated October 28, 2021** on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

**IN TESTIMONY WHEREOF**, I have herunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 23<sup>rd</sup> day of June, 20 22.

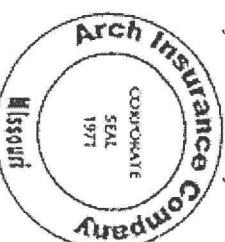
*Reg A. Shulman*

Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

**PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:**

Arch Insurance – Surety Division  
3 Parkway, Suite 1500  
Philadelphia, PA 19102



*To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at Surety/Authentication@archinsurance.com  
Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.*



## Summary For Performance Bond

Sunshine Village Townhomes  
(Onsite and Offsite)  
FOLIO NUMBERS 078902-0000

Streets and Drainage Facilities	\$ 1,387,078.14
Water Distribution System	\$ 380,871.54
Sewage Collection System	<u>\$ 476,644.93</u>
Total Amount	\$ 2,244,594.61
<b>Security Amount (125% of Total)</b>	<b>\$ 2,805,743.26</b>

  
Christopher N. O'Kelley P.E. No. 70734  
Clearview Land Design, P.L.L.C.  
Date Prepared: 03-10-2022

## Engineers Cost Breakdown

### Schedule: Streets & Drainage Facilities

#### Sunshine Village Townhomes

**FOLIO NUMBERS 078902-0000**

Item	Quantity	Unit	Unit Price	Total Amount
Earthwork				
General Requirements	1	LS	\$ 62,661.00	\$ 62,661.00
Temporary Construction Entrance	1	LS	\$ 2,092.50	\$ 2,092.50
Mobilization	1	LS	\$ 12,563.00	\$ 12,563.00
Silt Fence Installation and Maintenance	1	LS	\$ 7,662.60	\$ 7,662.60
Silt Fence Removal and Offsite Disposal	1	LS	\$ 348.30	\$ 348.30
Clear and Grubbing, Root Raking & Removal	1	LS	\$ 214,735.06	\$ 214,735.06
Strip Topsoil (6")	1	LS	\$ 39,809.46	\$ 39,809.46
Site Excavation and Grading	1	LS	\$ 2,905.98	\$ 2,905.98
Pond Excavation and Grading	1	LS	\$ 103,127.28	\$ 103,127.28
Sod - Behind Curb	1	LS	\$ 9,344.72	\$ 9,344.72
Sod - 4:1 Slopes	1	LS	\$ 603.68	\$ 603.68
Sod - Pond Slopes	1	LS	\$ 24,904.88	\$ 24,904.88
Sod - Swales	1	LS	\$ 3,086.16	\$ 3,086.16
Seed and Mulch - Lots	1	LS	\$ 7,537.32	\$ 7,537.32
Seed and Mulch - Open Areas	1	LS	\$ 1,928.64	\$ 1,928.64
Seed and Mulch - Right of Way	1	LS	\$ 819.56	\$ 819.56
Final Grading	1	LS	\$ 32,741.29	\$ 32,741.29
Construction Staking As Builts	1	LS	\$ 53,640.00	\$ 53,640.00
Road Construction				
Connect to Existing Asphalt Pavement	1	EA	\$ 1,616.14	\$ 1,616.14
1-1/2" Type SP-9.5 Surface Course	6,230	SY	\$ 10.33	\$ 64,355.90
6" Crushed Concrete Base Course (LBR 150 Min.)	6,230	SY	\$ 12.97	\$ 80,803.10
12" Stabilized Subgrade (LBR 40 Min.)	6,230	SY	\$ 8.49	\$ 52,892.70
Type A Curb (Miami)	3,007	LF	\$ 12.50	\$ 37,587.50
Type D Curb	976	LF	\$ 15.32	\$ 14,952.32
Drop Curb	558	LF	\$ 31.98	\$ 17,844.84
Type F Curb	379	LF	\$ 16.46	\$ 6,238.34
Curb Transition	204	LF	\$ 31.98	\$ 6,523.92
6" Stabilized Subgrade Under Curb (LBR40)	4,148	LF	\$ 6.72	\$ 27,874.56
6" Sidewalk	8,087	SY	\$ 5.88	\$ 47,551.56
ADA Ramps	16	EA	\$ 1,250.91	\$ 20,014.56
Dead End Barricade (Install)	2	EA	\$ 501.12	\$ 1,002.24
Signage and Pavement Marking	1	LS	\$ 11,337.84	\$ 11,337.84
Storm Drainage				
12" HDPE	571	LF	\$ 47.58	\$ 27,168.18
15" HDPE	462	LF	\$ 55.42	\$ 25,604.04
12" Class III RCP	339	LF	\$ 57.90	\$ 19,628.10
15" Class III RCP	59	LF	\$ 57.90	\$ 3,416.10
18" Class III RCP	753	LF	\$ 67.20	\$ 50,601.60
24" Class III RCP	426	LF	\$ 85.58	\$ 36,457.08
30" Class III RCP	45	LF	\$ 111.69	\$ 5,026.05
Mitered End Section (18" RCP)	2	EA	\$ 1,682.85	\$ 3,365.70
Mitered End Section (24" RCP)	1	EA	\$ 1,969.55	\$ 1,969.55
Mitered End Section (30" RCP)	1	EA	\$ 3,414.44	\$ 3,414.44
Mitered End Section (48" RCP) without Grate	1	EA	\$ 5,788.71	\$ 5,788.71
Yard Drain	7	EA	\$ 1,981.21	\$ 13,868.47
Type V Gutter Inlet	13	EA	\$ 3,925.49	\$ 51,031.37
2x2 Grate Top Inlet	2	EA	\$ 2,594.94	\$ 5,189.88
Manhole	3	EA	\$ 2,339.91	\$ 7,019.73
Control Structure (FDOT Type C Box)	1	EA	\$ 4,280.85	\$ 4,280.85
6" Underdrain (Roadside - FDOT Sand)(18" x 21")	3,541	EA	\$ 15.09	\$ 53,433.69
6" Underdrain Cleanout	25	EA	\$ 273.31	\$ 6,832.75
Offsite				
Offsite - Striping Removal	1	LS	\$ 4,176.00	\$ 4,176.00
Offsite - Signage and Pavement Marking	1	LS	\$ 6,258.43	\$ 6,258.43
Offsite - Roadway Demo	1	LS	\$ 7,871.66	\$ 7,871.66



Offsite - Road Improvements	1	LS	\$	73,568.81	\$	73,568.81
Total Streets and Drainage System					\$	1,387,078.14

## Engineers Cost Breakdown

### Schedule: Water Distribution System

#### Sunshine Village Townhomes

**FOLIO NUMBERS 078902-0000**

Item	Quantity	Unit	Unit Price	Total Amount
Water Main				
Connect to Existing 8" Main	1	EA	\$ 2,954.57	\$ 2,954.57
Temporary Construction Backflow Assembly	1	EA	\$ 16,797.94	\$ 16,797.94
6" Combination Domestic/Fire Master Meter	1	EA	\$ 39,181.36	\$ 39,181.36
8" DIP Water Main	1,321	LF	\$ 75.54	\$ 99,788.34
8" PVC Water Main	2,025	LF	\$ 42.92	\$ 86,913.00
2" HDPE Commercial Water Service	212	LF	\$ 9.40	\$ 1,992.80
1" HDPE Commercial Water Service	10	LF	\$ 11.50	\$ 115.00
Locator Tape & Wire	3,568	LF	\$ 1.32	\$ 4,709.76
Blowoff Assembly	2	EA	\$ 562.03	\$ 1,124.06
8" Gate Valve and Box	20	EA	\$ 1,834.38	\$ 36,687.60
2" Gate Valve and Box	2	EA	\$ 950.97	\$ 1,901.94
8" x 8" Tee	2	EA	\$ 681.75	\$ 1,363.50
8" 90° Bend	5	EA	\$ 489.24	\$ 2,446.20
8" 45° Bend	4	EA	\$ 434.89	\$ 1,739.56
8" x 2" Tee and Valve	2	EA	\$ 1,752.87	\$ 3,505.74
8" x 1" Tee and Valve	1	EA	\$ 504.60	\$ 504.60
Fire Hydrant Assembly (8" Main)	7	EA	\$ 5,424.80	\$ 37,973.60
Single Service - Short	18	EA	\$ 388.95	\$ 7,001.10
Single Service - Long	12	EA	\$ 537.22	\$ 6,446.64
Double Service - Short	27	EA	\$ 565.17	\$ 15,259.59
Double Service - Long	18	EA	\$ 692.48	\$ 12,464.64

Total Water Distribution System			\$	380,871.54
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## Engineers Cost Breakdown

### Schedule: Sewage Collection System

#### Sunshine Village Townhomes

**FOLIO NUMBERS 078902-0000**

Item	Quantity	Unit	Unit Price	Total Amount
Connect to Existing 12" Main	1	EA	\$ 2,570.74	\$ 2,570.74
Jack and Bore	1	EA	\$ 66,539.00	\$ 66,539.00
8" PVC (0-6 FT)	206	LF	\$ 45.06	\$ 9,282.36
8" PVC (6-8 FT)	896	LF	\$ 46.79	\$ 41,923.84
8" PVC (8-10 FT)	539	LF	\$ 51.07	\$ 27,526.73
Locator Tape (Gravity Sewer)	2,531	LF	\$ 0.34	\$ 860.54
4' Sanitary Manhole (0-6 FT)	2	EA	\$ 3,891.74	\$ 7,783.48
4' Sanitary Manhole (6-8 FT)	4	EA	\$ 4,454.00	\$ 17,816.00
4' Sanitary Manhole (8-10 FT)	4	EA	\$ 4,741.46	\$ 18,965.84
Single Service	61	EA	\$ 1,158.68	\$ 70,679.48
Double Service	30	EA	\$ 1,525.31	\$ 45,759.30
Sanitary Sewer Pump Station	1	EA	\$ 132,184.66	\$ 132,184.66
4" PVC Force Main	890	LF	\$ 20.57	\$ 18,307.30
4" 90° Bend	8	EA	\$ 507.86	\$ 4,062.88
4" 45° Bend	4	EA	\$ 484.56	\$ 1,938.24
4" Plug Valve	3	EA	\$ 1,025.49	\$ 3,076.47
12" x 4" Tapping Sleeve & Valve	1	EA	\$ 7,368.07	\$ 7,368.07

Total Sewage Collection System	\$	476,644.93
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# SUBDIVISION WARRANTY BOND On-Site and Off-Site

KNOW ALL MEN BY THESE PRESENTS, that we Lennar Homes, LLC

called the Principal, and

called the Surety, are held and firmly bound unto the  
**BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA,** in the sum of  
One Hundred Sixty Six Thousand Four Hundred Eight and 32/100 (\$ 166,408.32 ) Dollars for the payment of which  
we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

**WHEREAS**, the Board of County Commissioners of Hillsborough County has adopted subdivision regulations in  
its Land Development Code pursuant to the authority granted to it in Chapters 125, 163 and 177, Florida Statutes, which  
regulations are by reference hereby incorporated into and made a part of this 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 following improvements for maintenance in connection with the Sunshine Village Townhomes

subdivision (hereafter, the "Subdivision"): on-site improvements: Private - None and off-site improvements:

Water Main and Wastewater  
Force Main

(together, the on-site and off-site improvements are hereafter referred to as the

"Improvements"); and

**WHEREAS**, the aforementioned subdivision regulations require as a condition of acceptance of the  
Improvements that the Principal provide to the Board of County Commissioners of Hillsborough County a bond  
warranting the Improvements for a definite period of time in an amount prescribed by the aforementioned subdivision  
regulations; and

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

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

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

- A. If the Principal shall warrant for a period of two years following the date of acceptance of the Improvements  
for maintenance by the Board of County Commissioners of Hillsborough County, 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 July 7, 2025.

SIGNED, SEALED AND DATED this 21st day of April, 2022.

ATTEST:

Lennar Homes, LLC, a Florida limited liability company



Principal Signature

*Holly Galloway, Vice President*

Arch Insurance Company

Surety

(Seal)

ATTEST:



Sokha Evans, Attorney-in-fact Signature

(Seal)

APPROVED BY THE COUNTY ATTORNEY

BY   
Approved As To Form And Legal  
Sufficiency.



*This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rule, Interest Rate or Residential Value Guarantees.*

#### POWER OF ATTORNEY

##### Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

**Brenda Wong, Martha Gonzales, Regina Rangel, Sokha Evans and Tenzor V. Cunningham of Los Angeles, CA (EACH)**

its true and lawful Attorney(s) in fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed. Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars (\$90,000,000.00). This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on December 10, 2020, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

**"VOTED**, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorney's-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on December 10, 2020:

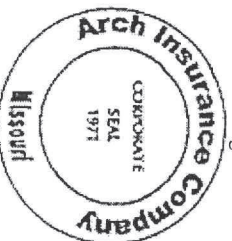
**VOTED**, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on December 10, 2020, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 28<sup>th</sup> day of October, 2021.

##### Attested and Certified

Regan A. Shulman, Secretary

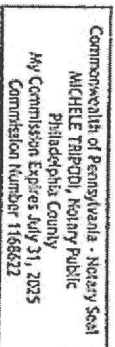
STATE OF PENNSYLVANIA SS  
COUNTY OF PHILADELPHIA SS

I, **Michelle Trippodi**, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.



Arch Insurance Company

Stephen C. Ruschak, Executive Vice President



Michelle Trippodi, Notary Public  
My commission expires 07/31/2025

##### CERTIFICATION

I, **Regan A. Shulman**, Secretary of the Arch Insurance Company, do hereby certify that the attached **Power of Attorney dated October 28, 2021** on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

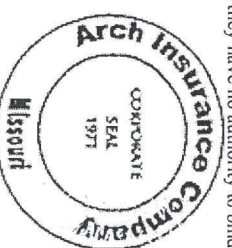
**IN TESTIMONY WHEREOF**, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 21<sup>st</sup> day of April, 2022.

Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

**PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:**

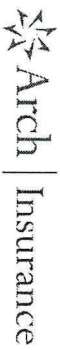
Arch Insurance – Surety Division  
3 Parkway, Suite 1500  
Philadelphia, PA 19102



*To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com*

*Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.*





SURETY RIDER

Arch Insurance Company  
300 Plaza Three  
Suite 1500  
Jersey City, NJ 07311

To be attached to and form a part of

Bond No. SU1183120

Sunshine Village Townhomes

dated April 21, 2022  
effective \_\_\_\_\_  
(MONTH-DAY-YEAR)

executed by Lennar Homes, LLC, as Principal,  
(PRINCIPAL)

and by Arch Insurance Company, as Surety,

in favor of Hillsborough County Board of County Commissioners  
(OBLIGEE)

in consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

**The Bond Amount from:**

One Hundred Sixty-six Thousand Four Hundred Eight & 32/100 (\$166,408.32)

**To:**

Twenty Five Thousand Sixty Six & 44/100 (\$25,066.44)

To Extend Expiration Date From: July 7, 2025 To: September 25, 2025

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider  
is effective June 23, 2022  
(MONTH-DAY-YEAR)

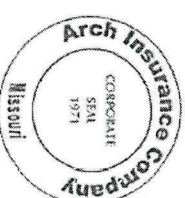
Signed and Sealed July 5, 2022  
(MONTH-DAY-YEAR)

Lennar Homes, LLC, a Florida limited liability company

By: [Signature]  
(PRINCIPAL)

Arch Insurance Company  
(SURETY)

By: [Signature]  
Sokha Evans, Attorney-in-Fact



APPROVED BY THE COUNTY ATTORNEY

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

*This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.*

#### POWER OF ATTORNEY

##### Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

**Brenda Wong, Martha Gonzales, Regina Rangel, Soikha Evans and Tenzer V. Cunningham of Los Angeles, CA (EACH)**

its true and lawful Attorney(s) in fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed. Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars (\$90,000,000.00). This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

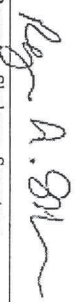
This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on December 10, 2020, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

**"VOTED**, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on December 10, 2020:

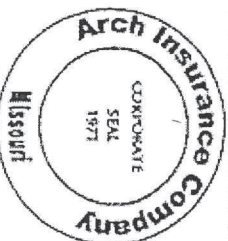
**VOTED**, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on December 10, 2020, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. **In Testimony Whereof**, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 28<sup>th</sup> day of October, 2021.

##### Attested and Certified

  
Regan A. Shulman, Secretary

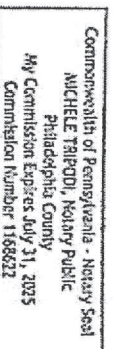
STATE OF PENNSYLVANIA SS  
COUNTY OF PHILADELPHIA SS

I, **Michele Tripodi**, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.



Arch Insurance Company

  
Stephen C. Ruschak, Executive Vice President



  
Michele Tripodi, Notary Public  
My commission expires 07/31/2025

##### CERTIFICATION

I, **Regan A. Shulman**, Secretary of the Arch Insurance Company, do hereby certify that the attached **Power of Attorney dated October 28, 2021** on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

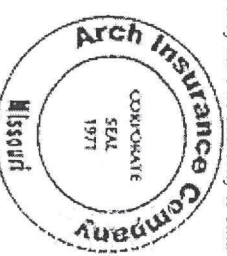
**IN TESTIMONY WHEREOF**, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 5th day of July, 2022.

  
Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

**PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:**

Arch Insurance – Surety Division  
3 Parkway, Suite 1500  
Philadelphia, PA 19102



*To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com  
Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.*



## Summary For Warranty Bond

Sunshine Village Townhomes  
Offsite Only (Onsite is Private)  
FOLIO NUMBERS 078902-0000

Water Distribution System	\$ 165,893.71
Sewage Collection System	<u>\$ 84,770.69</u>
Total Amount	\$ 250,664.40
Security Amount (10% of Total)	\$ 25,066.44



## Engineers Cost Breakdown

### Schedule: Water Distribution System

#### Sunshine Village Townhomes

**FOLIO NUMBERS 078902-0000**

Item	Quantity	Unit	Unit Price	Total Amount
Water Main				
Connect to Existing 8" Main	1	EA	\$ 2,954.57	\$ 2,954.57
6" Combination Domestic/Fire Master Meter	1	EA	\$ 39,181.36	\$ 39,181.36
8" DIP Water Main	1,321	LF	\$ 75.54	\$ 99,788.34
Blowoff Assembly	1	EA	\$ 562.03	\$ 562.03
8" Gate Valve and Box	6	EA	\$ 1,834.38	\$ 11,006.28
8" x 8" Tee	1	EA	\$ 681.75	\$ 681.75
8" 45° Bend	2	EA	\$ 434.89	\$ 869.78
Fire Hydrant Assembly (8" Main)	2	EA	\$ 5,424.80	\$ 10,849.60
Total Water Distribution System				\$ 165,893.71



## Engineers Cost Breakdown

### Schedule: Sewage Collection System

#### Sunshine Village Townhomes

#### FOLIO NUMBERS 078902-0000

Item	Quantity	Unit	Unit Price	Total Amount
Connect to Existing 12" Main	1	EA	\$ 2,570.74	\$ 2,570.74
Jack and Bore	1	EA	\$ 66,539.00	\$ 66,539.00
4" PVC Force Main	180	LF	\$ 20.57	\$ 3,702.60
4" 90° Bend	5	EA	\$ 507.86	\$ 2,539.30
4" Plug Valve	2	EA	\$ 1,025.49	\$ 2,050.98
12" x 4" Tapping Sleeve & Valve	1	EA	\$ 7,368.07	\$ 7,368.07

Total Sewage Collection System		\$	84,770.69
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# SUBDIVIDER'S AGREEMENT FOR PERFORMANCE - PLACEMENT OF LOT CORNERS

This Agreement made and entered into this    day of   , 20  , by and between Lennar Homes, LLC, hereinafter referred to as the "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."

Witnesseth

WHEREAS, the Board of County Commissioners of Hillsborough County has established a Land Development Code, hereinafter referred to as "LDC" pursuant to the authority contained in Chapters 125, 163 and 177, Florida Statutes; and

WHEREAS, the LDC affects the subdivision of land within the unincorporated areas of Hillsborough County; and

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Sunshine Village Townhomes (hereafter referred to as the "Subdivision"); and

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

WHEREAS, the lot corners required by Florida Statutes in the Subdivision are to be installed after recordation of said plat under guarantees posted with the County; and

WHEREAS, the Subdivider agrees to install the aforementioned lot corners in the platted area.

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

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install in the Subdivision, within Twenty Four (24) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 3, below, all lot corners as required by Florida Statutes.

3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2, above, specifically identified as:

a. Letter of Credit, number                     , dated                     ,  
with                      by                       
order of                     

b. A Performance Bond, number SU 1183119 dated,                       
April 21, 2022 with                       
Lennar Homes LLC as Principal, and                       
Arch Ins Co as Surety, or

c. Escrow agreement, dated                     , between,  
                     and the County, or

c. Cashier/Certified Check, number                     , dated                     ,  
which shall be deposited by the County into a non-interest bearing



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

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

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

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

ATTEST:

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Printed Name of Witness

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Printed Name of Witness

NOTARY PUBLIC

CORPORATE SEAL  
(When Appropriate)

ATTEST:

CINDY STUART  
Clerk of the Circuit Court

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

Subdivider:

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

\_\_\_\_\_  
Name (typed, printed or stamped)

\_\_\_\_\_  
Title

\_\_\_\_\_  
Address of Signer

\_\_\_\_\_  
Phone Number of Signer

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY, FLORIDA

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

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



Representative Acknowledgement  
STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

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

8<sup>th</sup> day of April, 2022, by Jim Deitz as  
(day) (month) (year) (name of person acknowledging)

Director of Land Development for Lennar Homes  
(Type of authority...e.g., officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

☒ Personally Known OR ☐ Produced Identification

Abi James  
(Signature of Notary Public - State of Florida)

Type of Identification Produced

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



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

HH 176977 09/20/2025  
(Commission Number) (Expiration Date)

Individual Acknowledgement  
STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

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

\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_  
(day) (month) (year) (name of person acknowledging)

☐ Personally Known OR ☐ Produced Identification

\_\_\_\_\_  
(Signature of Notary Public - State of Florida)

Type of Identification Produced

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

(Notary Seal)

\_\_\_\_\_  
(Commission Number)

\_\_\_\_\_  
(Expiration Date)

SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT

KNOW ALL MEN BY THESE PRESENTS, That we Lennar Homes, LLC

4301 W Boy Scout Blvd. Suite 600 Tampa, FL 33607      called the Principal, and      Arch Insurance Company

300 Plaza Three Jersey City, NJ 07311

called the Surety, are held and firmly bound unto the

BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Ten Thousand

Nine Hundred Thirty Seven and 50/100 (\$ 10,937.50) Dollars for the payment of which sum,

well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

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

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

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

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

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

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



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

A. If the Principal shall well and truly build, construct, and install in the platted area known as  
Sunshine Village Townhomes subdivision


all lot corners as required by the State in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within Twenty Four 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 July 7, 2024.

SIGNED, SEALED AND DATED this 21st day of April, 2022.

ATTEST:

  
Becky Wilson, witness

Lennar Homes, LLC, a Florida limited liability company

BY:

  
PRINCIPAL (SEAL)  
Holly Caldwell, Vice President

Arch Insurance Company

SURETY (SEAL)


ATTEST:

  
Brian Evans, Witness

  
Sokha Evans, ATTORNEY-IN-FACT (SEAL)

APPROVED BY THE COUNTY ATTORNEY

BY

  
Approved As To Form And Legal Sufficiency.

*This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.*

## POWER OF ATTORNEY

## Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

**Brenda Wong, Martha Gonzales, Regina Rangel, Soha Evans and Tenzor V. Cunningham of Los Angeles, CA (EACH)**

its true and lawful Attorney(s) in fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars (\$90,000,000.00).

This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

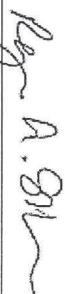
This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on December 10, 2020, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

**"VOTED**, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on December 10, 2020:

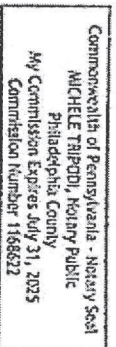
**VOTED**, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on December 10, 2020, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. **In Testimony Whereof**, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 28<sup>th</sup> day of October, 2021.

## Attested and Certified

  
Regan A. Shulman, Secretary

STATE OF PENNSYLVANIA SS  
COUNTY OF PHILADELPHIA SS

I, **Michele Tripodi**, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.



  
Michele Tripodi, Notary Public  
My commission expires 07/31/2025

## CERTIFICATION

I, **Regan A. Shulman**, Secretary of the Arch Insurance Company, do hereby certify that the attached **Power of Attorney dated October 28, 2021** on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

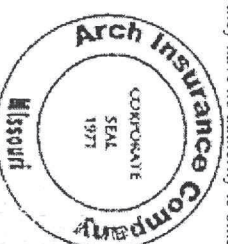
**IN TESTIMONY WHEREOF**, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 21<sup>st</sup> day of April, 2022.

  
Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

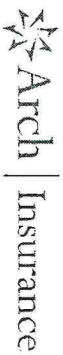
PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Arch Insurance – Surety Division  
3 Parkway, Suite 1500  
Philadelphia, PA 19102



*To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at Surety/Authentic@archinsurance.com  
Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.*





SURETY RIDER

Arch Insurance Company  
300 Plaza Three  
Suite 1500  
Jersey City, NJ 07311

To be attached to and form a part of

Bond No. SU1183119  
Sunshine Village Townhomes

dated April 21, 2022  
effective (MONTH-DAY-YEAR)  
Lennar Homes, LLC  
executed by \_\_\_\_\_, as Principal,  
(PRINCIPAL)

and by Arch Insurance Company, as Surety,

In favor of Hillsborough County Board of County Commissioners  
(OBLIGEE)  
in consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

To Extend Expiration Date From: July 7, 2024 To: September 25, 2024

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider  
is effective June 23, 2022  
(MONTH-DAY-YEAR)

Signed and Sealed June 23, 2022  
(MONTH-DAY-YEAR)  
Lennar Homes, LLC, a Florida limited liability company  
(PRINCIPAL)

By: \_\_\_\_\_  
(PRINCIPAL)  
Arch Insurance Company  
(SURETY)  
By: Sokha Evans  
Sokha Evans, Attorney-in-Fact



APPROVED BY THE COUNTY ATTORNEY

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

*This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.*

#### POWER OF ATTORNEY

##### Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

**Brenda Wong, Martha Gonzales, Regina Rangel, Soha Exans and Tenzer V. Cunningham of Los Angeles, CA (EACH)**

its true and lawful Attorney(s) in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed. Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars (\$90,000,000.00). This authority does not permit the same obligation to be split into two or more bonds. In order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and apply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on December 10, 2020, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

**"VOTED**, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on December 10, 2020:

**VOTED**, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on December 10, 2020, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. **In Testimony Whereof**, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 28<sup>th</sup> day of October, 2021.

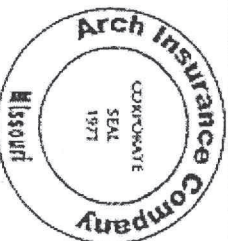
##### Attested and Certified

Regan A. Shulman, Secretary

*Reg A. Shulman*

STATE OF PENNSYLVANIA SS  
COUNTY OF PHILADELPHIA SS

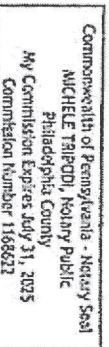
I, **Michelle Tripodi**, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being therunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.



Arch Insurance Company

Stephen C. Ruschak, Executive Vice President

*Stephen C. Ruschak*



*Michelle Tripodi*  
Michelle Tripodi, Notary Public  
My commission expires 07/31/2025

##### CERTIFICATION

I, **Regan A. Shulman**, Secretary of the Arch Insurance Company, do hereby certify that the attached **Power of Attorney** dated **October 28, 2021** on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said **Stephen C. Ruschak**, who executed the **Power of Attorney** as **Executive Vice President**, was on the date of execution of the attached **Power of Attorney** the duly elected **Executive Vice President** of the Arch Insurance Company.

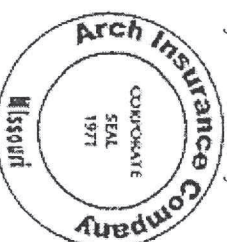
**IN TESTIMONY WHEREOF**, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 22<sup>nd</sup> day of June, 2022.

*Reg A. Shulman*  
Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

**PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:**

Arch Insurance – Surety Division  
3 Parkway, Suite 1500  
Philadelphia, PA 19102



*To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at Surety/Authentication@archinsurance.com.  
Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.*

## Summary For Performance Bond

### Sunshine Village Townhomes

FOLIO NUMBERS 078902-0000

Set All PCPs & Lot Corners	\$	8,750.00
Total Amount	\$	8,750.00
Security Amount (125% of Total)	\$	10,937.50

  
Christopher N. Kelley FL P.E. No. 70734  
Clearview Land Design, P.L.L.C.  
Date Prepared: 03-09-2022



**Engineers Cost Breakdown**

**Schedule: Permanent Control Points (PCPs) & Lot Corners**

**Sunshine Village Townhomes**

**FOLIO NUMBERS 078902-0000**

Item	Quantity	Unit	Unit Price	Total Amount
SET ALL PCPs & LOT CORNERS	1	LS	\$ 8,750.00	\$ 8,750.00
Total PCPs & Lot Corners				<b>\$8,750.00</b>

# SUNSHINE VILLAGE TOWNHOMES

SECTION 8, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK

PAGE

**DESCRIPTION:** A parcel of land lying in Section 8, Township 32 South, Range 20 East, Hillsborough County, Florida and being more particularly described as follows:

**COMMENCE** at the Southeast corner of the Southwest 1/4 of said Section 8, run thence along the East boundary of the Southeast 1/4 of said Southwest 1/4 of Section 8, N.00°35'06"W., 1317.55 feet to the Southeast corner of the Northeast 1/4 of said Southwest 1/4 of Section 8; thence along the East boundary of said Northeast 1/4 of the Southwest 1/4 of Section 8, N.00°46'47"E., 873.31 feet to the **POINT OF BEGINNING**; thence N.89°54'56"W., 35.83 feet; thence S.70°32'00"W., 225.00 feet; thence S.48°30'00"W., 56.00 feet; thence S.70°00'00"W., 38.00 feet; thence S.64°30'00"W., 100.00 feet; thence S.62°00'00"W., 75.00 feet; thence S.69°00'00"W., 90.00 feet; thence S.59°00'00"W., 65.00 feet; thence S.66°00'00"W., 80.00 feet; thence S.72°00'00"W., 68.00 feet; thence S.11°30'00"W., 58.00 feet; thence S.76°30'00"W., 18.00 feet; thence N.56°00'00"W., 35.00 feet; thence N.76°30'00"W., 58.00 feet; thence S.33°30'00"W., 68.00 feet; thence S.26°00'00"W., 40.00 feet; thence S.79°00'00"W., 26.00 feet; thence S.72°00'00"W., 36.00 feet; thence N.78°30'00"W., 46.00 feet; thence S.40°00'00"W., 55.00 feet; thence S.66°00'00"W., 55.00 feet; thence S.09°00'00"W., 102.00 feet; thence S.44°30'00"W., 36.00 feet; thence S.54°00'00"W., 177.67 feet to a point on the East boundary of the West 1/2 of the 30 foot wide road right-of-way, lying adjacent to and Easterly of the East boundary of TRACT 6, according to the plat of DAVIS AND DOWELL ADDITION TO TOWN OF WIMAUMA, as recorded in Plat Book 1, Page 136 of the Public Records of Hillsborough County, Florida, and said road right-of-way being the same as shown on the plat of C.H. DAVIS ADDITION TO THE TOWN OF WIMAUMA, as recorded in Plat Book 7, Page 50, of the Public Records of Hillsborough County, Florida, said road right-of-way being vacated by Resolution Number R07-088, as recorded in Official Records Book 17828, Page 1647, of the Public Records of Hillsborough County, Florida; thence along said East boundary of the West 1/2 of the (VACATED) 30 foot wide road right-of-way, N.00°11'50"E., 533.41 feet; thence along the Northerly boundary of said TRACT 6 and the Easterly prolongation thereof, N.89°53'16"W., 329.28 feet to the Southeast corner of SUNSHINE VILLAGE COMMERCIAL SITE A, according to the plat thereof, as recorded in Plat Book 131, Pages 78 through 80 Inclusive, of the Public Records of Hillsborough County, Florida; thence along the Easterly boundary of said SUNSHINE VILLAGE COMMERCIAL SITE A, the following four (4) courses: 1) N.16°36'29"E., 160.77 feet; 2) N.31°36'29"E., 321.11 feet; 3) N.22°36'29"E., 211.23 feet; 4) N.00°04'48"E., 0.25 feet to the Northeast corner of said SUNSHINE VILLAGE COMMERCIAL SITE A, also being a point on the Southerly boundary of the right-of-way for STATE ROAD No. 674, per Florida Department of Transportation Map of the State Highway Right-of-Way Control Survey for State Road 674, State Project No. 10120-XXXX Work Program Item Segment 423048 1; thence along said Southerly boundary of the right-of-way for STATE ROAD No. 674, S.89°54'56"E., 84.07 feet; thence S.00°02'57"W., 300.00 feet; thence S.89°54'56"E., 150.00 feet; thence N.00°02'57"E., 300.00 feet to a point on the aforesaid Southerly boundary of the right-of-way for STATE ROAD No. 674; thence along said Southerly boundary of the right-of-way for STATE ROAD No. 674, S.89°54'56"E., 1108.00 feet to a point on the aforesaid East boundary of the Northeast 1/4 of the Southwest 1/4 of Section 8; thence along said East boundary of the Northeast 1/4 of the Southwest 1/4 of Section 8, S.00°46'47"W., 409.47 feet to the **POINT OF BEGINNING**.

Containing 22.924 acres, more or less.

**NOTICE:** This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or 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.

## SURVEYOR'S CERTIFICATION

I, the undersigned surveyor, hereby certify that this Platted Subdivision is a correct representation of the lands being subdivided; that this plat was prepared under my direction and supervision and complies with all the survey requirements of Chapter 177, Part I, Florida Statutes, and the Hillsborough County Land Development Code; and that Permanent Reference Monuments (P.R.M.'s) were set on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, as shown hereon, and that the "P.C.P.'s" (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9), or pursuant to terms of bond.

**AMERRITT, INC.** (Certificate of Authorization Number LB7778)  
3010 W. Azeele Street, Suite 150  
Tampa, Florida 33609

Arthur W. Merritt, (License No. LS4498)  
Florida Professional Surveyor and Mapper

## NOTES:

1. Northing and Easting coordinates (Indicated in feet) as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 1990 ADJUSTMENT) for the West Zone of Florida, have been established to a minimum of third order accuracy, and are supplemental data only. Originating Coordinates: Stations "BISHOP 1984" and "BALM 1984"
2. Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding; the Development Review Division has information regarding flooding and restrictions on development.
3. Drainage Easements shall not contain permanent improvements, including, but not limited to, sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, sprinkler systems, trees, shrubs, hedges, and landscaping plants other than grass, except for landscaping of stormwater detention and retention ponds as required by the Land Development Code, except as approved by the County Administrator. This note shall appear on each affected deed.
4. All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.
5. Areas of Setback for Future Transportation Corridors will contain no permanent structures. Such areas may be occupied on an Interim basis by underground utilities (as designated and permitted by individual lot owners), fences, retention areas and landscaping materials, or by undisturbed or appropriately managed vegetation, approved/permitted driveways or other Interim uses as provided in Part 5.11.00 of the Land Development Code.

## BOARD OF COUNTY COMMISSIONERS

This plat has been approved for recordation.

Date \_\_\_\_\_

Chairman \_\_\_\_\_

## CLERK OF CIRCUIT COURT

County of Hillsborough  
State of Florida

I hereby certify that this subdivision plat meets the requirements in form, of Chapter 177 Part I of the 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 \_\_\_\_\_

## REVIEWING AGENCY SURVEYOR'S CERTIFICATE

PLAT APPROVAL: This plat has been reviewed in accordance with the Florida Statutes, Section 177.081 for Chapter conformity. The geometric data has not been verified.

Reviewed by: \_\_\_\_\_

Florida Professional Surveyor and Mapper, License No. \_\_\_\_\_  
Survey Section, Geospatial & Land Acquisition Services Department, Hillsborough County

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING

Certificate of Authorization Number LB 7778  
3010 W. Azeele Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5200  
Job No.: AIA-L07-SV-035  
File: P:\SV-Lanner\MP\Plat\Townhomes\Plat

SHEET 1 OF 12 SHEETS

# SUNSHINE VILLAGE TOWNHOMES

SECTION 8, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK

PAGE

**DEDICATION:** The undersigned, LENNAR HOMES, LLC, a Florida limited liability company, ("Owner"), as the fee simple owner of the lands platted herein does hereby dedicate this plat of SUNSHINE VILLAGE TOWNHOMES, for record. Owner does hereby makes the following dedications and reservations:

Owner does hereby dedicate to the public in general, and to the County all of the Utility Easements, as shown hereon for access, drainage and utility purposes and other purposes incidental thereto.

Owner further does hereby dedicate the (Public) Water Meter Easement as shown hereon, to Hillsborough County, Florida, for the benefit of the public.

The private roads and private rights-of-way shown and depicted on this plat as TRACTS "A-1" and "A-2" are not dedicated to the public, but are private, and are hereby reserved by Owner for conveyance by separate instrument to a Homeowners Association or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision, as access for Ingress and egress of lot owners and their guests and invitees. Said private roads and private rights-of way are not dedicated to the public and will be privately maintained.

Owner hereby grants to the Hillsborough County government and providers of law enforcement, fire emergency, emergency medical, mail, package delivery, solid waste/sanitation, and other similar governmental and quasi-governmental services, a non-exclusive access easement over and across the private roads and private rights-of-way within TRACTS "A-1" and "A-2" as shown hereon for Ingress and egress for the performance of their official duties.

Owner hereby grants to providers of street lights, telephone utilities, electric utilities, water and sanitary sewer utilities, Internet service providers and cable television utilities, and other public and quasi-public utilities, a non-exclusive access easement over and across, and a non-exclusive utility easement over, across and under, the private roads and private rights-of-way within TRACTS "A-1" and "A-2", for Ingress and egress and for the construction, installation, and maintenance of utilities and related purposes, for the benefit of the lot owners herein.

Owner further does hereby state and declare the following:

The (HOA) Drainage Wall Easements as shown hereon are hereby reserved by Owner for conveyance to a Homeowners Association 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 will be privately maintained.

Fee Interest in TRACTS "A-1", "A-2", "B-1", "B-2", "C" and "R", as shown hereon, are hereby reserved by Owner for conveyance by separate instrument to a Homeowners Association, 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-1", "A-2", "B-1", "B-2", "C" and "R", including all Areas and Easements within such Tracts, are subject to any and all easements dedicated to public use as shown on this Plat.

The maintenance of Owner-reserved tracts, areas and private easements reserved by Owner will be the responsibility of the Owner., Its assigns and Its successors in title.

LENNAR HOMES, LLC, a Florida limited liability company - OWNER

TRACT	DESIGNATION	ACREAGE
TRACT "A-1"	(PRIVATE) RIGHT-OF-WAY; ACCESS EASEMENT & UTILITY EASEMENT	2.401 Ac.±
TRACT "A-2"	(PRIVATE) RIGHT-OF-WAY; ACCESS EASEMENT & UTILITY EASEMENT	0.284 Ac.±
TRACT "B-1"	(HOA) OPEN SPACE AND AMENITY AREA; WETLAND CONSERVATION AREA; (PUBLIC) WATER METER EASEMENT; UTILITY EASEMENT	1.764 Ac.±
TRACT "B-2"	(HOA) OPEN SPACE; (PRIVATE) PUMP STATION SITE; UTILITY EASEMENT	0.112 Ac.±
TRACT "C"	(HOA) DRAINAGE AREA; (HOA) OPEN SPACE; (HOA) LANDSCAPE, WALL AND DRAINAGE AREA; WETLAND CONSERVATION AREA; UTILITY EASEMENT; TAMPA ELECTRIC COMPANY EASEMENT (O.R. 17898, PAGE 338); HILLSBOROUGH COUNTY DRAINAGE EASEMENT (O.R. 5255, PAGE 1547)	12.308 Ac.±
TRACT "R"	(HOA) OPEN SPACE	0.458 Ac.±

Parker Hlrons, as Vice President

Witness

Witness

Printed Name

Printed Name

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_, by Parker Hlrons, as Vice President of Lennar Homes, LLC, a Florida limited liability company, on behalf of the company. Personally known to me ☐ or who has produced \_\_\_\_\_ as identification.

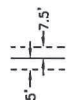
Notary Public, State of Florida at Large

My Commission expires:

(Printed Name of Notary)

Commission Number:

## PARALLEL OFFSET DIMENSIONS NOTE:



EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE.  
(IE: 5' = 5.00') (IE: 7.5' = 7.50').  
THIS IS NOT INTENDED TO APPLY TO OTHER STANDARD DIMENSIONS.

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
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PHONE (813) 221-5200

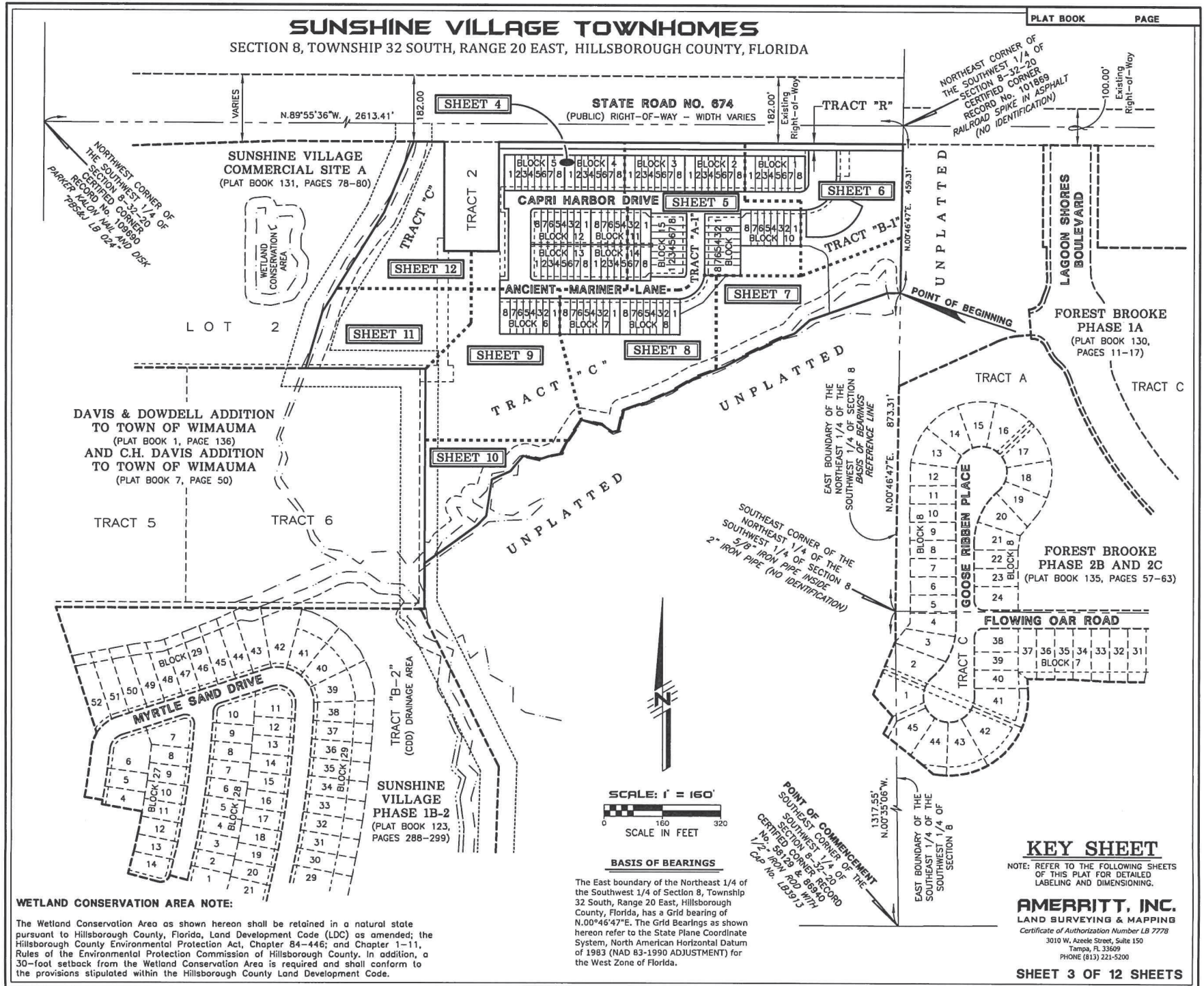
SHEET 2 OF 12 SHEETS



# SUNSHINE VILLAGE TOWNHOMES

SECTION 8, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE



# SUNSHINE VILLAGE TOWNHOMES

SECTION 8, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE

(PUBLIC) RIGHT-OF-WAY - WIDTH VARIES  
(FLORIDA DEPARTMENT OF TRANSPORTATION  
MAP OF THE STATE HIGHWAY  
RIGHT-OF-WAY CONTROL SURVEY FOR STATE ROAD 674  
STATE PROJECT NO. 10120-XXXX  
WORK PROGRAM ITEM SEGMENT 423048 1)

STATE ROAD NO. 674

S.89°54'56"E. 1108.00'

TRACT "R"

(HOA) OPEN SPACE  
SEE NOTE #5 ON SHEET 1

CURVE DATA TABLE

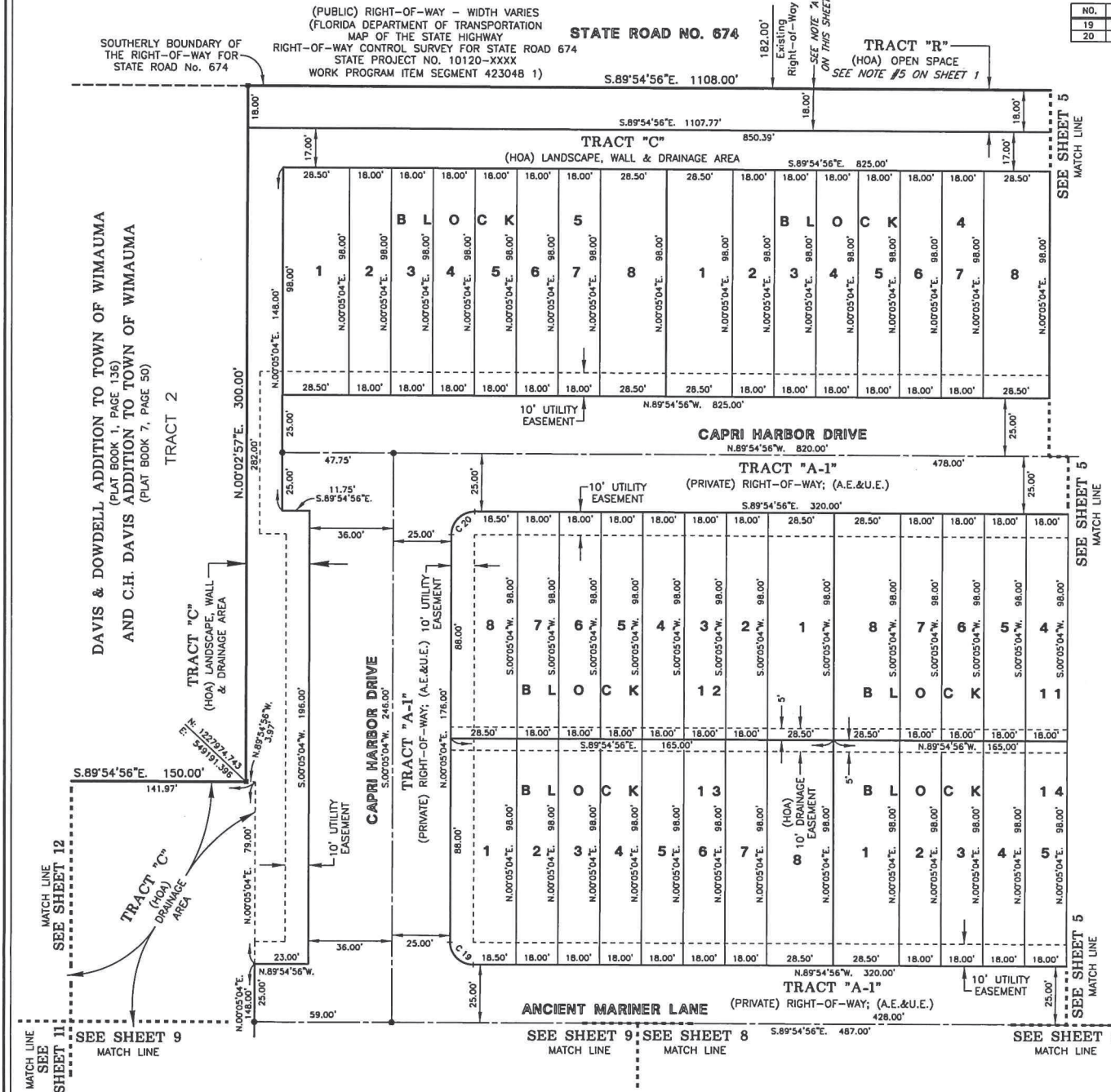
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
19	10.00	90°00'00"	15.71	14.14	N.44°54'56"W.
20	10.00	90°00'00"	15.71	14.14	N.45°05'04"E.

## LEGEND

- Symbol indicates (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
- Symbol indicates (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
- Symbol indicates (P.C.P.) Permanent Control Point "LB7778"
- (R) indicates radial line
- (NR) indicates non-radial line
- RB - Reference Bearing
- O.R. - Official Records Book
- (HOA) - Homeowners Association
- A.E.&U.E. - Access Easement and Utility Easement

## NOTE "A"

Required width of the Setback for Future Transportation Corridor, per Hillsborough County Land Development Code, Part 5.11.00.



SCALE: 1" = 30'  
0 30 60  
SCALE IN FEET

SEE SHEET 3 OF 12  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 12  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

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SHEET 4 OF 12 SHEETS






PLAT BOOK	PAGE
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STATE ROAD NO. 674

(PUBLIC) RIGHT-OF-WAY - WIDTH VARIES  
(FLORIDA DEPARTMENT OF TRANSPORTATION  
MAP OF THE STATE HIGHWAY  
T-OF-WAY CONTROL SURVEY FOR STATE ROAD 674  
STATE PROJECT NO. 10120-XXXX  
WORK PROGRAM ITEM SEGMENT 423048 1)

### LEGEND

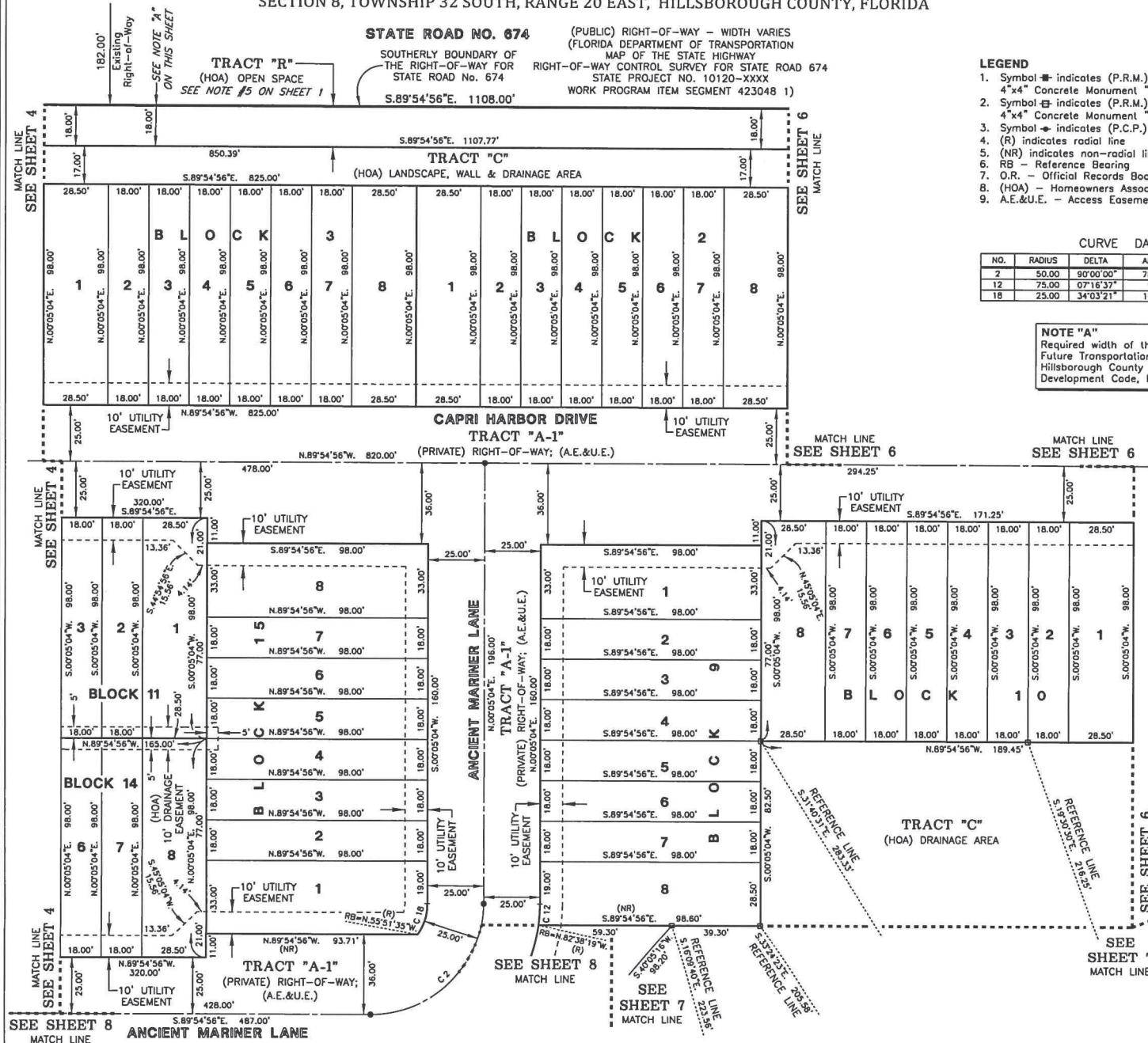
1. Symbol  indicates (P.R.M.) Permanent Reference Monument
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CURVE DATA TABLE


NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	50.00	90°00'00"	78.54	70.71	N.45°05'04"E.
12	75.00	07°16'37"	9.53	9.52	S.03°43'22"W.
18	25.00	34°03'21"	14.86	14.64	S.17°06'44"W.

**NOTE "A"**

Required width of the Setback for  
Future Transportation Corridor, per  
Hillsborough County Land  
Development Code, Part 5.11.00.



**SCALE: 1" = 30'**



A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '30' at the midpoint, and '60' at the right end. Below the bar is the text 'SCALE IN FEET'.

SCALE IN FEET

SEE SHEET 3 OF 12  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 12  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

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LAND SURVEYING & MAPPING  
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Tampa, FL 33609  
PHONE (813) 221-5200



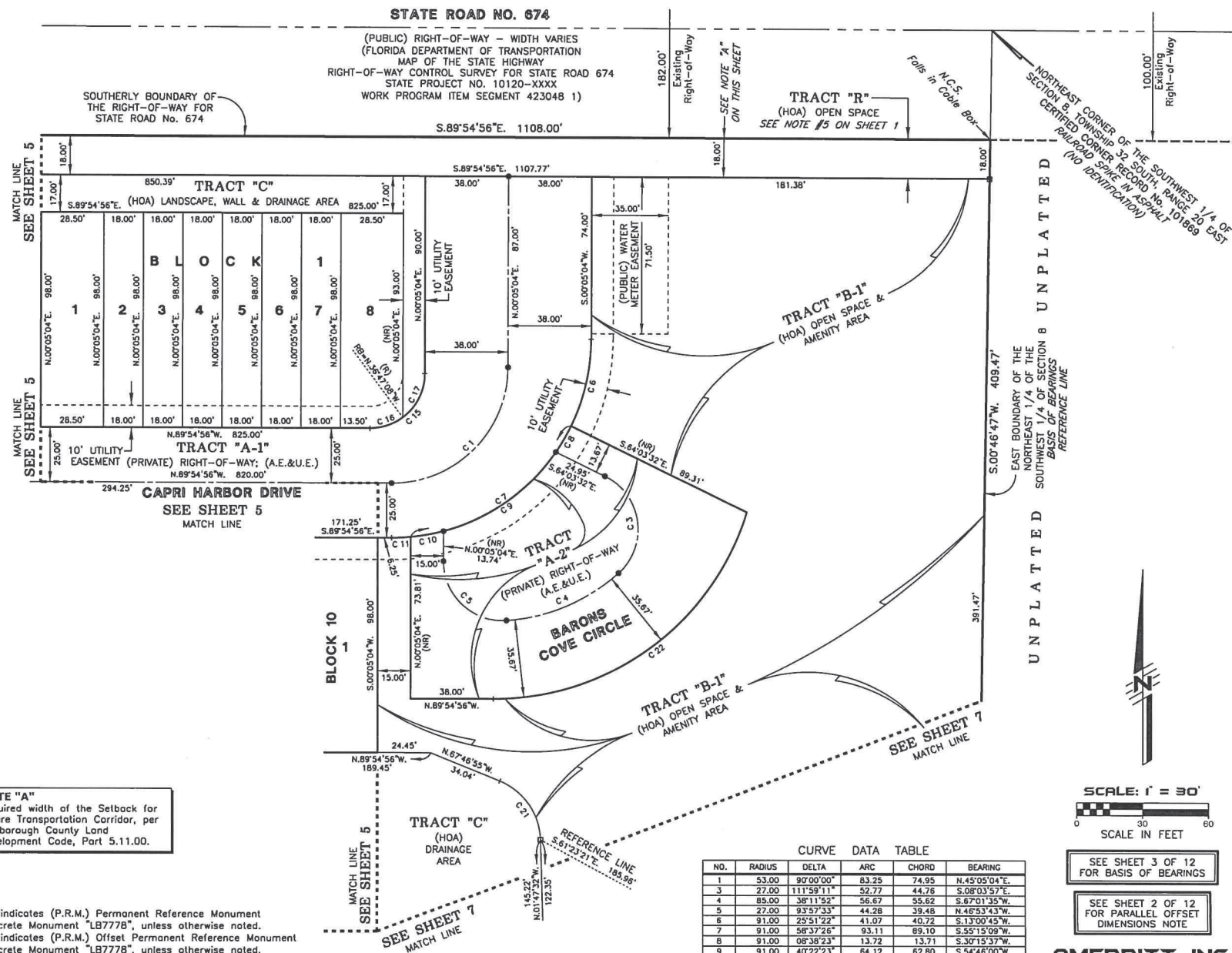
# SUNSHINE VILLAGE TOWNHOMES

SECTION 8, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE

STATE ROAD NO. 674

(PUBLIC) RIGHT-OF-WAY - WIDTH VARIES  
(FLORIDA DEPARTMENT OF TRANSPORTATION  
MAP OF THE STATE HIGHWAY  
RIGHT-OF-WAY CONTROL SURVEY FOR STATE ROAD 674  
STATE PROJECT NO. 10120-XXXX  
WORK PROGRAM ITEM SEGMENT 423048 1)



SCALE: 1" = 30'  
SCALE IN FEET

SEE SHEET 3 OF 12  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 12  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

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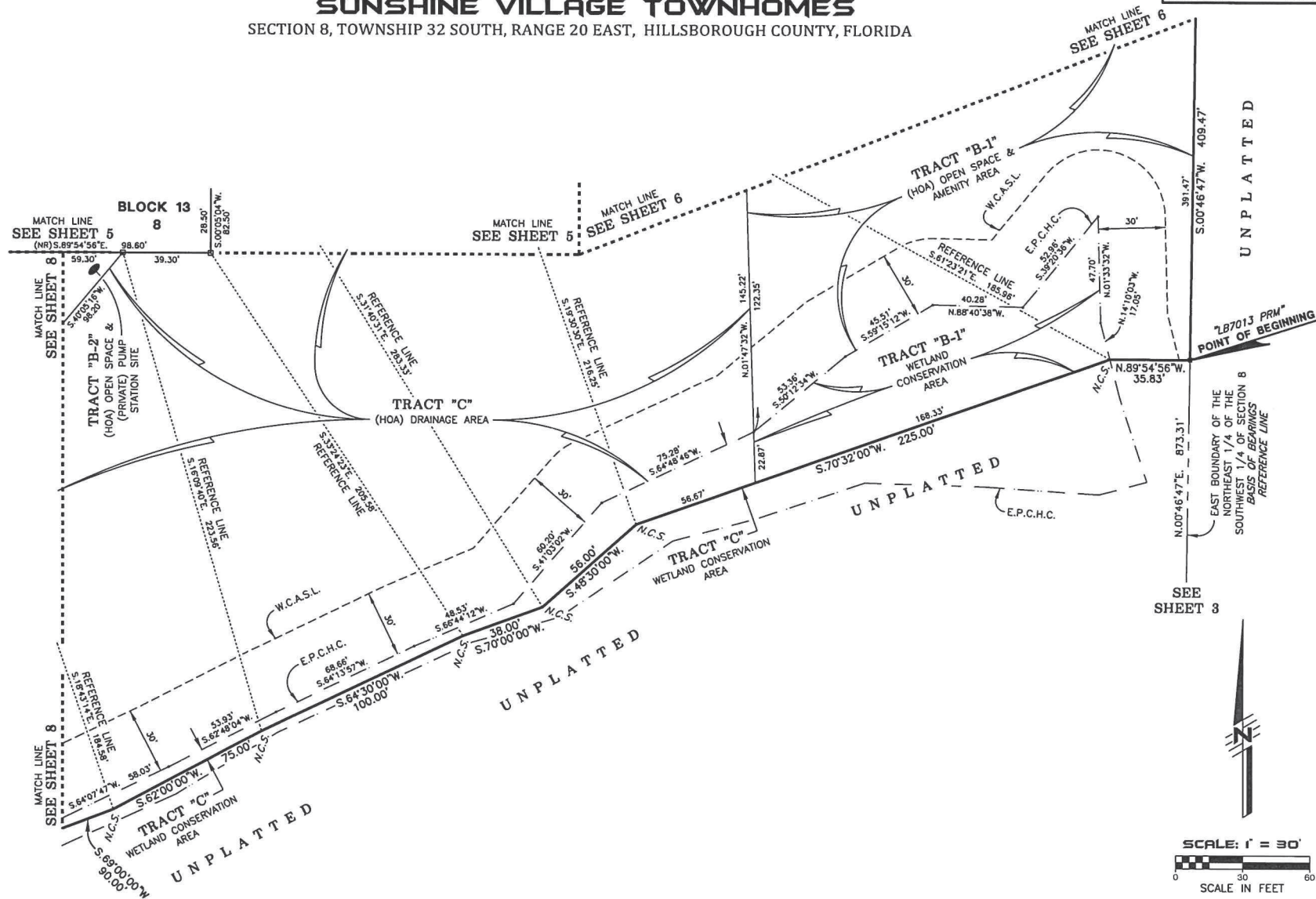
SHEET 6 OF 12 SHEETS

# SUNSHINE VILLAGE TOWNHOMES

SECTION 8, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK

PAGE



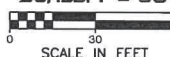
## LEGEND

1. Symbol indicates (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
2. Symbol indicates (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
3. Symbol indicates (P.C.P.) Permanent Control Point "LB7778"
4. (R) indicates radial line
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7. O.R. - Official Records Book
8. INST. - Instrument
9. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
10. W.C.A.S.L. - Wetland Conservation Area Setback Line
11. (HOA) - Homeowners Association
12. N.C.S. - P.R.M. not set, falls in water

## WETLAND CONSERVATION AREA NOTE:

The Wetland Conservation Area as shown hereon shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

SCALE: 1" = 30'



SEE SHEET 3 OF 12 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 12 FOR PARALLEL OFFSET DIMENSIONS NOTE

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LAND SURVEYING & MAPPING  
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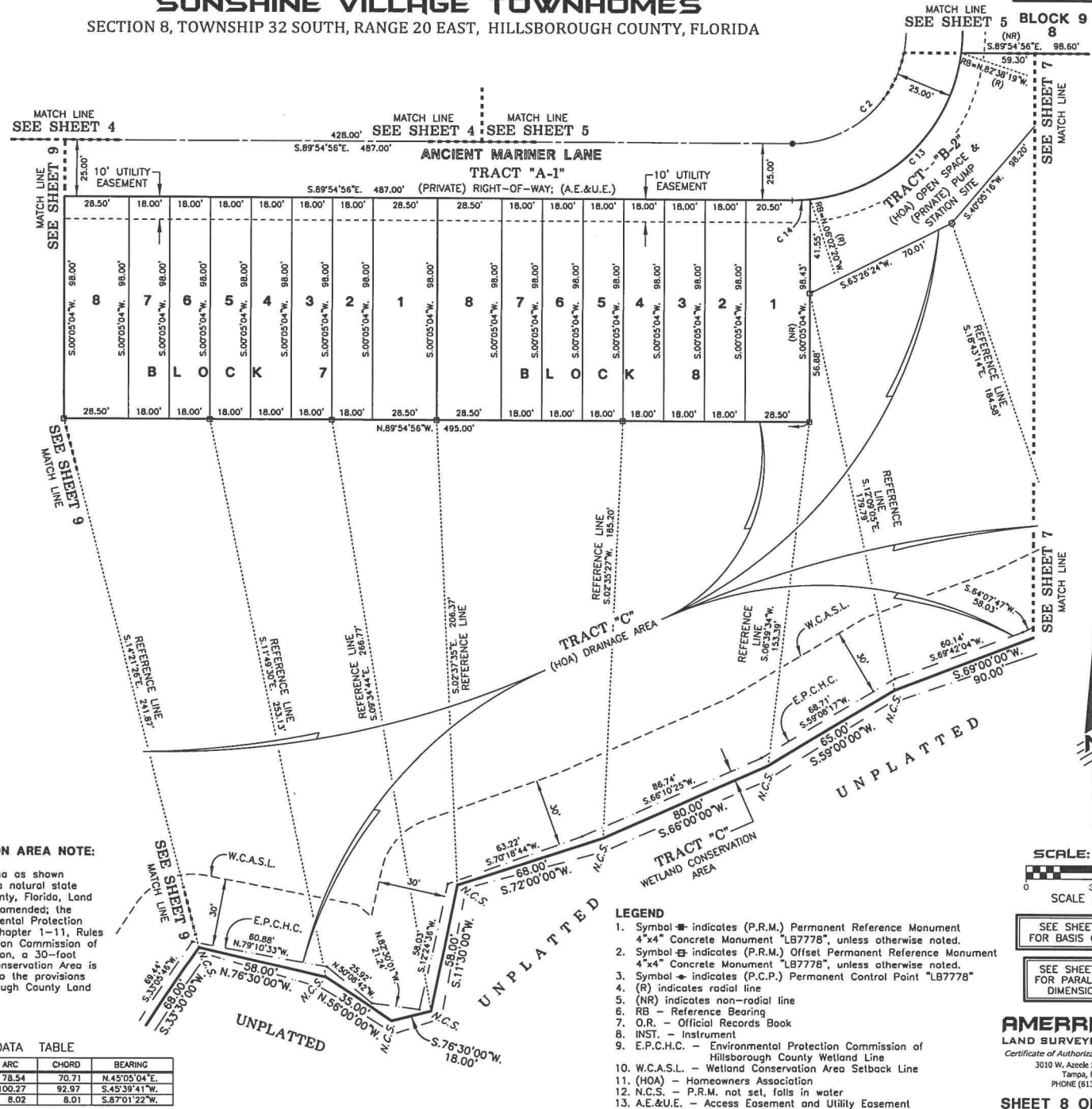
SHEET 7 OF 12 SHEETS



# SUNSHINE VILLAGE TOWNHOMES

SECTION 8, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE






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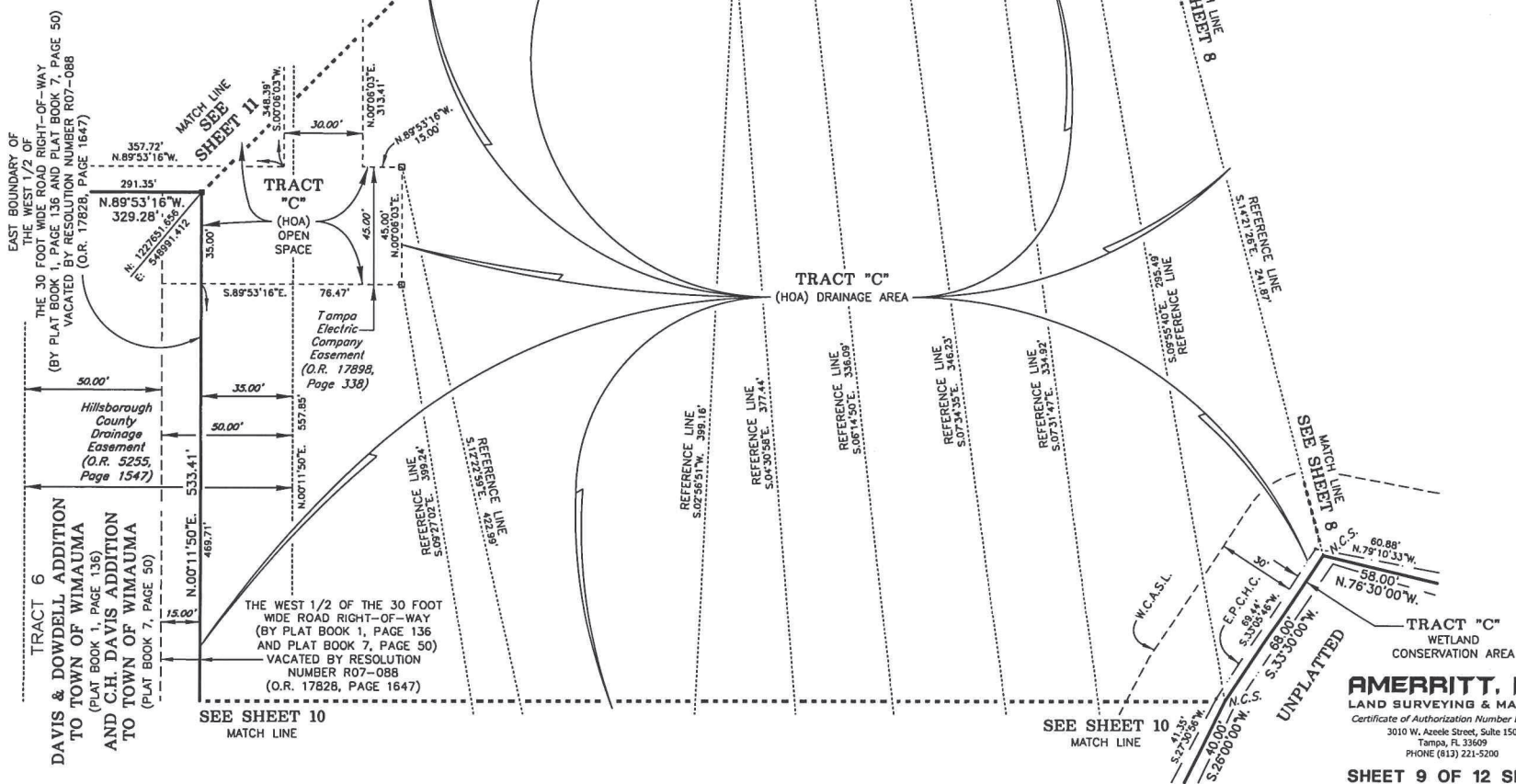
SHEET 8 OF 12 SHEETS



## WETLAND CONSERVATION AREA NOTE:

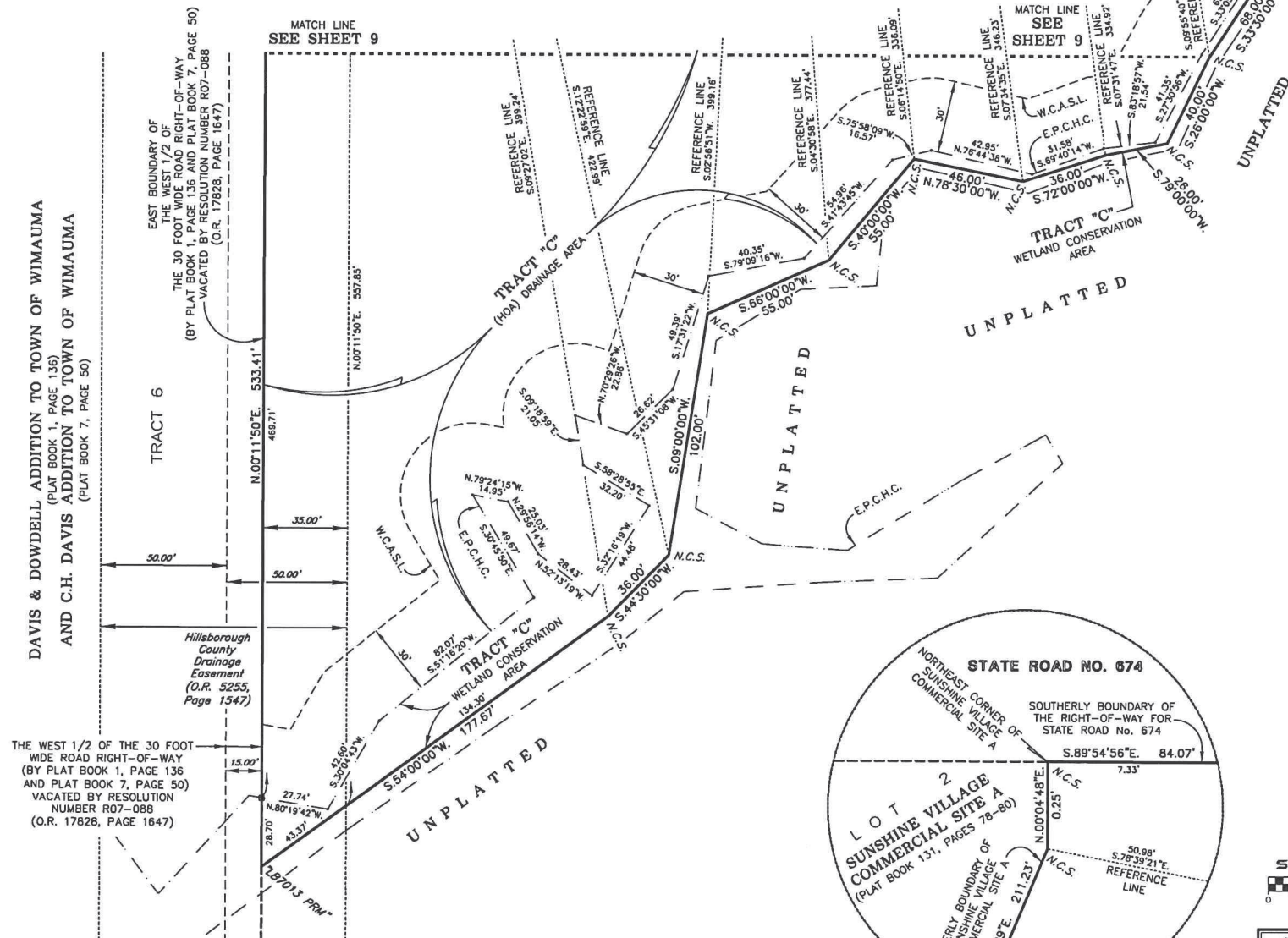
### LEGEND




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13. A.E.&U.E. - Access Easement and Utility Easement



PLAT BOOK	PAGE
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DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA  
(PLAT BOOK 1, PAGE 136)  
AND C.H. DAVIS ADDITION TO TOWN OF WIMAUMA  
(PLAT BOOK 7, PAGE 50)



- LEGEND**
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"Concrete Monument "L87778", unless otherwise noted.
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  9. N.C.S. = P.R.M. not set, falls in water

The Wetland Conservation Area as shown hereon shall be retained in a natural state pursuant to the Hillsborough County, Florida, Land Development Code (LDC) as amended, the Hillsborough County Environmental Code, Chapter 84-44B, and Chapter 1-10, and the Florida Department of Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

**DETAIL "A"**  
NOT TO SCALE  
(SEE SHEET 12)

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
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**SHEET 10 OF 12 SHEETS**

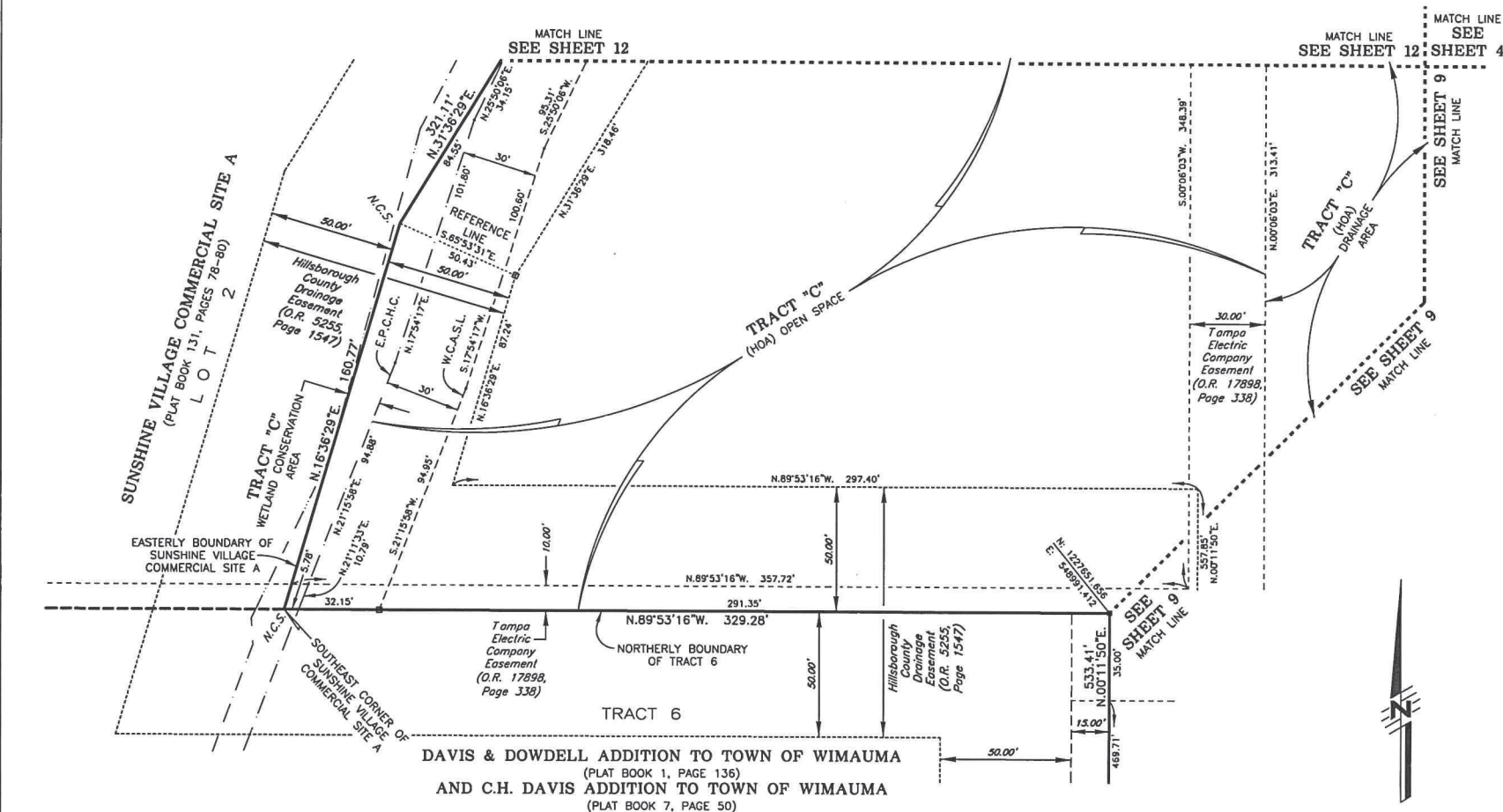


# SUNSHINE VILLAGE TOWNHOMES

SECTION 8, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK

PAGE



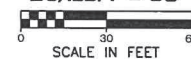
## LEGEND

1. Symbol indicates (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
2. Symbol indicates (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
3. Symbol indicates (P.C.P.) Permanent Control Point "LB7778"
4. (R) indicates radial line
5. (NR) indicates non-radial line
6. RB - Reference Bearing
7. O.R. - Official Records Book
8. INST. - Instrument
9. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
10. W.C.A.S.L. - Wetland Conservation Area Setback Line
11. (HOA) - Homeowners Association
12. N.C.S. - P.R.M. not set, falls in water

## WETLAND CONSERVATION AREA NOTE:

The Wetland Conservation Area as shown hereon shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter B4-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

SCALE: 1" = 30'



SEE SHEET 3 OF 12  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 12  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Azide Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5200

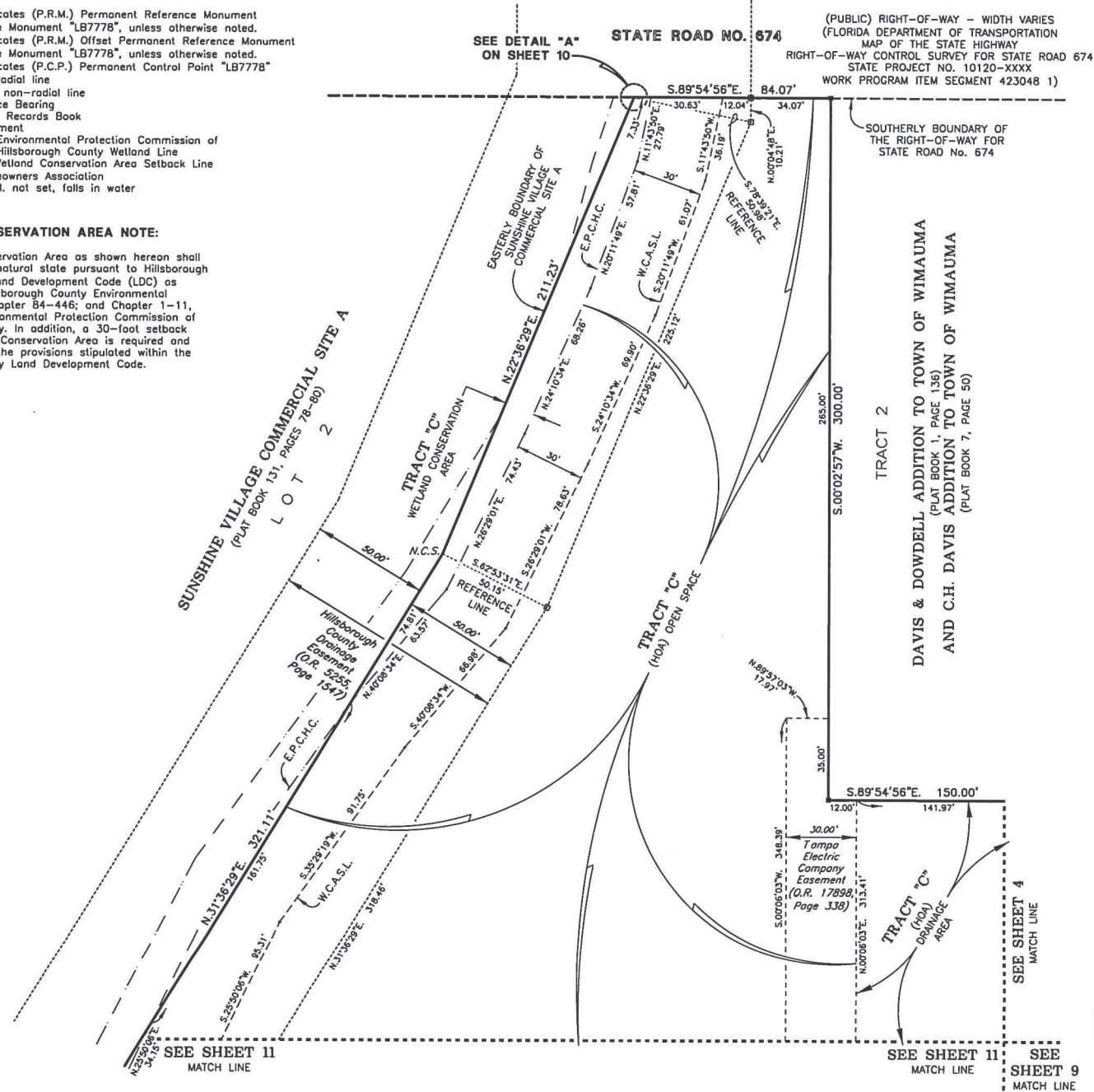
SHEET 11 OF 12 SHEETS



### LEGEND

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SCALE IN FEET

SEE SHEET 3 OF 12  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 12  
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# Hillsborough County

## PUBLIC SCHOOLS

Preparing Students for Life

### Certificate of School Concurrency

<b>Project Name</b>	Sunshine Village Townhomes
<b>Jurisdiction</b>	Hillsborough
<b>Jurisdiction Project ID Number</b>	PID # 4654
<b>HCPS Project ID Number</b>	SC-626
<b>Parcel / Folio Number(s)</b>	78902.0000
<b>Project Location</b>	East of US 301 and south SR 674
<b>Dwelling Units &amp; Type</b>	120 Single-Family Attached
<b>Applicant</b>	Parker Hirons (owner)

School Concurrency Analysis				
School Type	Elementary	Middle	High	Total Capacity Reserved
Students Generated	17	7	8	32

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  
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Growth Management Department  
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P: 813.272.4038

November 17, 2020

Date Issued



# Hillsborough County PUBLIC SCHOOLS

Preparing Students for Life

## Certificate of School Concurrency

<b>Project Name</b>	Sunshine Village Townhomes
<b>Jurisdiction</b>	Hillsborough
<b>Jurisdiction Project ID Number</b>	PID # 4654
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