

SUBJECT: Forest Brooke Subdivision Active Adult Phase 5A *PI #3948*
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: August 25, 2022
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Forest Brooke Subdivision Active Adult Phase 5A, 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 (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 \$745,002.63, a Warranty Bond in the amount of \$48,052.16, 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 \$15,156.25 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

BACKGROUND:

On March 9, 2020, Permission to Construct Prior to Platting was issued for Forest Brooke Subdivision Active Adult Phase 5A. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Southshore Bay Community Development District and Dune FL Land I Sub, LLC and the engineer is Hamilton Engineering & Surveying, LLC.

STN



**SUBDIVIDER'S AGREEMENT FOR CONSTRUCTION
AND WARRANTY OF REQUIRED IMPROVEMENTS**

This Agreement is made and entered into this _____ day of _____, 20____, by and between Southshore Bay Community Development District hereinafter referred to as "Subdivider", Dune FB Debt, LLC, a Delaware limited partnership and Dune FL Land I Sub, LLC, a Delaware limited partnership, hereinafter referred to as "Owners", and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County".

Witnesseth

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

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

WHEREAS, pursuant to the LDC, the Subdivider and Owners have submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Forest Brooke Subdivision Active Adult Phase 5A; 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 such improvements will be installed; and

WHEREAS, the improvements required by the LDC in the subdivision known as Forest Brooke Subdivision Active Adult Phase 5A are to be installed after recordation of said plat under guarantees posted with the County; and

WHEREAS, the Subdivider has or will file with the Hillsborough County Development Review Division of Development Services Department drawings, plans, specifications and other information relating to the construction, of roads, streets, grading, sidewalks, stormwater drainage systems, water, wastewater and reclaimed water systems and easements and rights-of-way as shown on such plat, 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 improvements in the platted area; and

WHEREAS, the Owners agrees to cause to be built and constructed the aforementioned improvements in the platted area; and

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

<input type="checkbox"/> Roads/Streets	<input checked="" type="checkbox"/> Water Mains/Services	<input type="checkbox"/> Stormwater Drainage Systems
<input checked="" type="checkbox"/> Sanitary Gravity Sewer System	<input type="checkbox"/> Sanitary Sewer Distribution System	<input type="checkbox"/> Bridges
<input type="checkbox"/> Reclaimed Water Mains/Services	<input type="checkbox"/> Sidewalks	<input type="checkbox"/> Other:

_____ and

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

WHEREAS, the County required 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 and Owner 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, Owners and County agree as follows:

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install in the platted area known as Forest Brooke Subdivision Active Adult Phase 5A Subdivision, within six (6) 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 water and wastewater to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of Development Services Department by the Subdivider.
3. The Subdivider agrees to warranty all improvement facilities located in Forest Brooke Subdivision Active Adult Phase 5A subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the improvements so that said improvements thereafter comply with the technical specifications contained in the LDC established by the County.
4. Owners, as the owners of real property within the area to be platted as in Forest Brooke Subdivision Active Adult Phase 5A, agrees to cause to be built and constructed the aforementioned improvements in the platted area.
5. 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 (No. 0247435), dated 06/30/2022 with Southshore Bay Community Development District as Principal, and Berkley Insurance Company as Surety, and

A Warranty Bond (No. 0247437), dated 06/30/2022 with Southshore Bay Community Development District as Principal, and Berkley Insurance Company as Surety, and
 - c. Cashier/Certified Checks, number _____, dated _____ and number _____, dated _____, which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

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

Services Department will review the Engineer's Certification and determine if any discrepancies exist between the constructed improvements and said certification.

7. 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 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.
8. In the event the Subdivider shall fail or neglect to fulfill his obligations under this Agreement as set forth in paragraph 2 and as required by the LDC, the Subdivider shall be liable to pay for the cost of construction and installation of the improvements to the final total cost including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
9. In the event the Subdivider shall fail or neglect to fulfill his obligations under this Agreement as set forth in paragraph 3 and as required by the LDC, the Subdivider shall be liable to pay for the cost of reconstruction of defective improvements to the final total cost, including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the Subdivider's failure or neglect to perform.
10. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the subdivision known as Forest Brooke Subdivision Active Adult Phase 5A at such time as the plat complies with the provisions of the LDC and has been approved in the manner prescribed therein.
11. The County agrees, pursuant to the terms contained in the LDC, to accept the improvement facilities for maintenance upon proper completion, approval by the County's Development Review Division of Development Services Department, and the submittal and approval of all documentation required by this Agreement and the LDC.
12. The County agrees, pursuant to the terms contained in the LDC, to issue a letter of compliance to allow the release of certificates of occupancy upon receipt of all of the following:
 - a. The Engineer-of-Record's Certification referred to in paragraph 5 above; and
 - b. Acknowledgement by the Development Review Division of Development Services Department that all necessary inspections have been completed and are satisfactory, and that no discrepancies exist between the constructed improvements and the Engineer's Certification; and
 - c. Provided that all applicable provisions of the LDC have been met.
13. In the event that the improvement facilities are completed prior to the end of the six (6) month construction period described in paragraph 2, the Subdivider may request that the County accept the improvements for maintenance at the time of completion. In addition to the submittal, inspections, and approvals otherwise required by this Agreement and the LDC, the Subdivider shall accompany his 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 final inspection approval. Provided that said warranty instrument is approved as to form and legal sufficiency by the County Attorney's Office, the County's Development Review Division of Development Services Department may accept the new or amended warranty instrument on behalf of the County, and release the original warranty instrument received pursuant to this Agreement, where appropriate. All portions of this Agreement pertaining to the warranty shall apply to any new or amended warranty instrument accepted pursuant to this paragraph.
14. 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.

15. This document contains the entire agreement of these parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed these presents, this _____ day of _____, 20____.

ATTEST:

Aimee Walker Hodge
Witness' Signature
(Signed before a Notary Public and 2 Witnesses)

Aimee Walker Hodge
Printed Name of Witness

Jennifer Barrs
Witness' Signature
Jennifer Barrs
Printed Name of Witness

SUBDIVIDER: Southshore Bay Community Development District

By: *[Signature]*
Authorized Corporate Officer or Individual

Michael Lawson
Name (typed, printed or stamped)

Chairman
Title

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

NOTARY PUBLIC

(813) 564-7847
Phone Number of Signer

CORPORATE SEAL (When Appropriate)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 1st day of July, 2022, by Michael Lawson as Chairman of Southshore Bay Community Development District. He/she is personally known to me or has produced _____ as identification.

[Signature]
NOTARY PUBLIC

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



Karessa Lopez
Print Name

ATTEST:

Aimee Walker Hodge
Witness' Signature

(Signed before a Notary Public and 2 Witnesses)

Aimee Walker Hodge

Printed Name of Witness

Jennifer Barrs
Witness' Signature

Printed Name of Witness

OWNER: Dune FL Land I Sub, LLC

By: [Signature]
Authorized Corporate Officer or Individual

John Ryan
Name (typed, printed or stamped)

Manager
Title

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

(813) 288-8078
Phone Number of Signer

CORPORATE SEAL (When Appropriate)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 15th day of July, 2022, by John Ryan as Manager of Dune FL Land I Sub, LLC. He/she is personally known to me or has produced _____ as identification.

[Signature]
NOTARY PUBLIC

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



Karessa Lopez

Print Name

ATTEST:

Aimee Walker Hodge
Witness' Signature
(Signed before a Notary Public and 2 Witnesses)

Aimee Walker Hodge
Printed Name of Witness

Jennifer Barrs
Witness' Signature

Jennifer Barrs
Printed Name of Witness

OWNER: Dune FB Debt, LLC

By: [Signature]
Authorized Corporate Officer or Individual

John Ryan
Name (typed, printed or stamped)

Manager
Title

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

(813) 288-8078
Phone Number of Signer

CORPORATE SEAL (When Appropriate)

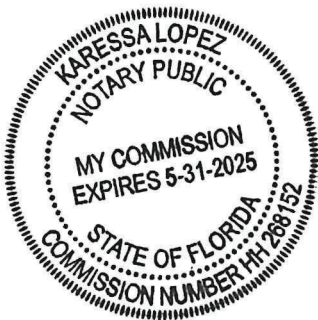
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 1st day of July, 2022, by John Ryan as Manager of Dune FB Debt, LLC. He/she is personally known to me or has produced _____ as identification.

[Signature]
NOTARY PUBLIC

My Commission Expires: 5/31/2025
My Commission Number: HH208152

Karessa Lopez
Print Name



ATTEST:

HILLSBOROUGH COUNTY

CINDY STUART, CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Chair

Subdivider Agreement for Construction and Warranty of Required Improvements.doc

APPROVED BY THE COUNTY ATTORNEY

BY

Approved As To Form And Legal
Sufficiency.

SUBDIVISION PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, That we Southshore Bay Community Development District called the Principal, and Berkley Insurance Company called the Surety, are held and firmly bound unto the **BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of Seven Hundred Forty Five Thousand Two and 63/100 Dollars (\$745,002.63) for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has established subdivision regulations pursuant to authority in Chapter 163 and Chapter 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, Ordinance 92-05, which regulations are by reference, hereby incorporated into and made a part of this Subdivision Performance Bond; and

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

WHEREAS, the Principal has filed with the Development Review Division of Development Services Department of Hillsborough County, Florida, drawings, plans and specifications and other data and information relating to construction of water, wastewater, streets, drainage and other necessary facilities, in accordance with the specifications found in the aforementioned subdivision regulations and required by the Board of County Commissioners of Hillsborough County, Florida, and the County Engineer; and

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

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

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider's Agreement for Construction and Warranty of Required Improvements, the terms of which Agreement require the Principal to submit an instrument ensuring completion of construction of required

improvements.

Bond No. **0247435**

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

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

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Forest Brooke Subdivision Active Adult Phase 5A, subdivision all, water, wastewater, streets, drainage and other necessary facilities, to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within six (6) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL MARCH 25, 2023.

Bond No. 0247435

SIGNED, SEALED AND DATED this 30th day of June, 2022.

ATTEST:

Aimee Walker Hodge
Aimee Walker Hodge

Southshore Bay Community Development District

BY: [Signature] Chairman
PRINCIPAL (SEAL)

Berkley Insurance Company
SURETY (SEAL)

ATTEST:

Tannis Mattson
Tannis Mattson, Witness

Laura E. Sudduth
Laura E. Sudduth, ATTORNEY-IN-FACT (SEAL)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 1st day of July, 2022, by Michael Lawson as Chairman of Southshore Bay Community Development District. He/she is personally known to me or has produced _____ as identification.

[Signature]

NOTARY PUBLIC

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

Karessa Lopez



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

State of Texas }
County of Harris } ss:

On 6-30-22, before me, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared

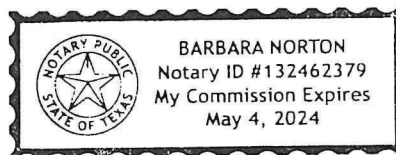
Laura E. Sudduth

known to me to be Attorney-in-Fact of Berkley Insurance Company
the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires May 4, 2024

Barbara Norton
Barbara Norton, Notary Public



POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

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

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

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

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

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

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

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



Attest:

By

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

Berkley Insurance Company

By

Jeffrey M. Hafter
Jeffrey M. Hafter
Senior Vice President

STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD)

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

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

Maria C. Rundbaker
Notary Public, State of Connecticut

CERTIFICATE

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



30th day of June, 2022

Vincent P. Forte
Vincent P. Forte

WARRANTY BOND

KNOW ALL MEN BY THESE PRESENTS, That we Southshore Bay Community Development District called the Principal and Berkley Insurance Company called the Surety, are held and firmly bound unto the **BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of Forty Eight Thousand Fifty Two and 16/100 Dollars (\$48,052.16) for the payment of which we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has established subdivision regulations pursuant to authority in Chapter 163 and Chapter 177, Florida Statutes, and the Hillsborough County Land Development Code, Ordinance 92-05, as amended, which regulations are by reference, hereby, incorporated into and made a part of this Warranty Bond; and

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

WHEREAS, the Principal has made the request that the Board of County Commissioners of Hillsborough County accept the improvement facilities (water and wastewater) for maintenance in connection with the approved platted subdivision known as Forest Brooke Subdivision Active Adult Phase 5A; and

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

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a "Subdivider's Agreement for Construction and Warranty of Required Improvements", the terms improvements; and

WHEREAS, the terms of said Subdivider's Agreement, which are by reference, incorporated into and

made a part of this Warranty Bond, provide that the Principal shall warrant the above-described improvements for a period of two (2) years.

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

- A.** If the Principal shall warrant for a period of two (2) years following the date of acceptance of the water and wastewater improvement facilities for maintenance by the Board of County Commissioners of Hillsborough County, in connection with the approved platted subdivision known as Forest Brooke Subdivision Active Adult Phase 5A, 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 MARCH 25, 2025.

Bond No. 0247437

SIGNED, SEALED AND DATED this 30th day of June, 2022.

ATTEST:

Aimee Walker Hodge
Aimee Walker Hodge

Southshore Bay Community Development District

BY:

[Signature]
PRINCIPAL

Chairman
(SEAL)

Berkley Insurance Company

SURETY

(SEAL)

ATTEST:

Tannis Mattson
Tannis Mattson, Witness

[Signature]

Laura E. Sudduth, ATTORNEY-IN-FACT (SEAL)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 15th day of July, 2022, by Michael Lawson as Chairman of Southshore Bay Community Development District. He/she is personally known to me or has produced _____ as identification.

[Signature]

NOTARY PUBLIC

Karessa Lopez

Print Name

My Commission Expires: 5/31/2025

My Commission Number: HH268152



State of Texas }
County of Harris } ss:

On 6-30-22, before me, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared

Laura E. Sudduth

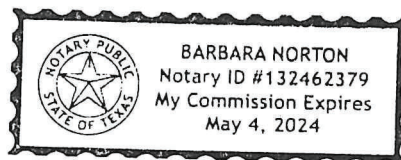
known to me to be Attorney-in-Fact of Berkley Insurance Company
the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires May 4, 2024

Barbara Norton

Barbara Norton, Notary Public



APPROVED BY THE COUNTY ATTORNEY

BY [Signature]

Approved As To Form And Legal
Sufficiency.

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

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

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

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

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

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

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

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



Attest:

By

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

Berkley Insurance Company

By

Jeffrey M. Hafter
Jeffrey M. Hafter
Senior Vice President

STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD)

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

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

Maria C. Rundbaker
Notary Public, State of Connecticut

CERTIFICATE

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



30th day of June, 2022

Vincent P. Forte
Vincent P. Forte

**SUBDIVIDER'S AGREEMENT FOR PERFORMANCE
- PLACEMENT OF LOT CORNERS**

This Agreement is made and entered into this _____ day of _____, 20____, by and between Southshore Bay Community Development District hereinafter referred to as "Subdivider", Dune FB Debt, LLC, a Delaware limited partnership and Dune FL Land I Sub, LLC, a Delaware limited partnership, hereinafter referred to as "Owners", and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County".

Witnesseth

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

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

WHEREAS, pursuant to the LDC, the Subdivider & Owners have submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known Forest Brooke Subdivision Active Adult Phase 5A, and

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

WHEREAS, the lot corners required by Florida Statutes in the subdivision known Forest Brooke Subdivision Active Adult Phase 5A, are to be installed after recordation of said plat under guarantees posted with the County; and

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

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

1. The terms, conditions and regulations contained in the LDC are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider & Owners agrees to well and truly build, construct and install in the platted area known as Forest Brooke Subdivision Active Adult Phase 5A, subdivision within Six (6) 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
_____, or
 - b. A Performance Bond (No. 0247436), dated 06/30/2022, with
Southshore Bay Community Development District
as Principal, and Berkely Insurance Company as Surety,
or
 - c. Escrow Agreement, dated _____,
_____, between
and the County, or
 - d. Cashier/Certified Check, number _____,
_____, dated _____, which shall be deposited by
the County into a non-interest-bearing escrow account upon receipt. No interest
shall be paid to the Subdivider on funds received by the County pursuant to this
Agreement.

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

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

hereof, or such judgment or decree shall be binding in its operation to the particular portion hereof described in such judgment and decree and held invalid.

8. This document contains the entire agreement of the parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed these presents, this _ day of _____, 20__.

ATTEST:

Aimee Walker Hodge
Witness' Signature
(Signed before a Notary Public and 2 Witnesses)

Aimee Walker Hodge
Printed Name of Witness

Jennifer Barrs
Witness' Signature
Jennifer Barrs
Printed Name of Witness

SUBDIVIDER: Southshore Bay Community
Development District

By: [Signature]
Authorized Corporate Officer or Individual

Michael Lawson
Name (typed, printed or stamped)

Chairman
Title

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

NOTARY PUBLIC

(813) 564-7847
Phone Number of Signer

CORPORATE SEAL (When Appropriate)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 1st day of July, 2022, by Michael Lawson as Chairman of Southshore Bay Community Development District. He/she is personally known to me or has produced _____ as identification.

[Signature]
NOTARY PUBLIC

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

Karessa Lopez
Print Name



Subdivider Agreement for Construction and Warranty of Required Improvements.doc

ATTEST:

OWNER: Dune FL Land I Sub, LLC

Aimee Walker Hodge
Witness' Signature
(Signed before a Notary Public and 2 Witnesses)

By: [Signature]
Authorized Corporate Officer or Individual

Aimee Walker Hodge
Printed Name of Witness

John Ryan
Name (typed, printed or stamped)

[Signature]
Witness' Signature

Manager
Title

Jennifer Barrs
Printed Name of Witness

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

(813) 288-8078
Phone Number of Signer

CORPORATE SEAL (When Appropriate)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 15th day of July, 2022, by John Ryan as Manager of Dune FL Land I Sub, LLC. He/she is personally known to me or has produced _____ as identification.

[Signature]
NOTARY PUBLIC

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

Karessa Lopez
Print Name



ATTEST:

Aimee Walker Hodge
Witness' Signature
(Signed before a Notary Public and 2 Witnesses)

Aimee Walker Hodge
Printed Name of Witness

[Signature]
Witness' Signature

Jennifer Barrs
Printed Name of Witness

OWNER: Dune FB Debt, LLC

By: [Signature]
Authorized Corporate Officer or Individual

John Ryan
Name (typed, printed or stamped)

Manager
Title

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

(813) 288-8078
Phone Number of Signer

CORPORATE SEAL (When Appropriate)

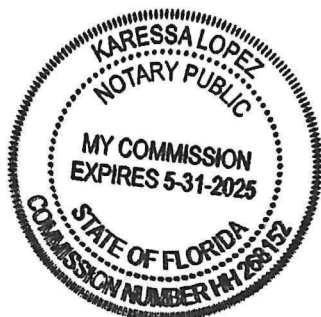
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 1st day of July, 2022, by John Ryan as Manager of Dune FB Debt, LLC. He/she is personally known to me or has produced _____ as identification.

[Signature]
NOTARY PUBLIC

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

Karessa Lopez
Print Name



Subdivider Agreement for Construction and Warranty of Required Improvements.doc

ATTEST:
HILLSBOROUGH COUNTY
CINDY STUART, CLERK OF THE CIRCUIT COURT

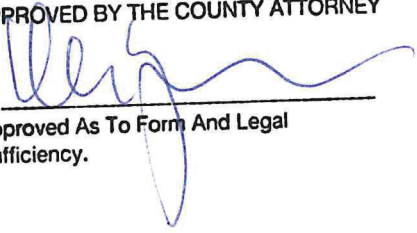
BOARD OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

BY



Approved As To Form And Legal
Sufficiency.

SUBDIVISION PERFORMANCE BOND
FOR LOT CORNER PLACEMENT

KNOW ALL MEN BY THESE PRESENTS, That we Southshore Bay Community Development District called the Principal, and Berkley Insurance Company called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Fifteen Thousand One Hundred and Fifty Six Dollars and 25/100 Dollars (\$15,156.25) for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has established subdivision regulations pursuant to authority in Chapter 163 and Chapter 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, which regulations are by reference, hereby incorporated into and made a part of this Subdivision Performance Bond; and

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

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

WHEREAS, the lot corners required by Florida Statutes in the subdivision known as Forest Brooke Subdivision Active Adult Phase 5A are to be installed after recordation of said plat under guarantees posted with the County; and

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

WHEREAS, the aforementioned subdivision regulations require the Principal to submit an instrument ensuring completion of construction of the aforementioned improvements within a time period established by said regulations; and WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has into a Subdivider's Agreement for Performance – Placement of Lot Corners, the terms of which Agreement require

Bond No. 0247436

the Principal to submit an instrument ensuring completion of construction of required improvements.

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

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

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Forest Brooke Subdivision Active Adult Phase 5A 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 six (6) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL MARCH 25, 2023.

Bond No. 0247436

SIGNED, SEALED AND DATED this 30th day of June, 20 22.

ATTEST:

Southshore Bay Community Development District

Free Waise Hodge
Aimee Walker Hodge

BY: [Signature] Chairman
PRINCIPAL (SEAL)

Berkley Insurance Company
SURETY (SEAL)

ATTEST:

Tannis Mattson
Tannis Mattson, Witness

[Signature]
Laura E. Sudduth, ATTORNEY-IN-FACT (SEAL)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 1st day of July, 20 22, by Michael Lawson as Chairman of Southshore Bay Community Development District. He/she is personally known to me or has produced _____ as identification.

[Signature]

NOTARY PUBLIC

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

Karessa Lopez



State of Texas }
County of Harris } ss:

On 6-30-22, before me, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared

Laura E. Sudduth

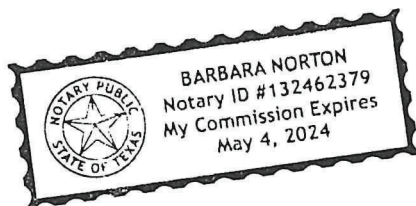
known to me to be Attorney-in-Fact of Berkley Insurance Company
the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires May 4, 2024

Barbara Norton

Barbara Norton, Notary Public



APPROVED BY THE COUNTY ATTORNEY

BY [Signature]

Approved As To Form And Legal
Sufficiency.

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
 WILMINGTON, DELAWARE

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

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

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

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

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

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

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



Attest:

By

Ira S. Lederman
 Executive Vice President & Secretary

Berkley Insurance Company

By

Jeffrey M. Hafter
 Senior Vice President

STATE OF CONNECTICUT)

COUNTY OF FAIRFIELD)

) ss:

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

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

Maria C. Rundbaker
 Notary Public, State of Connecticut

CERTIFICATE

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



under my hand and seal of the Company, this 30th day of June, 2022.

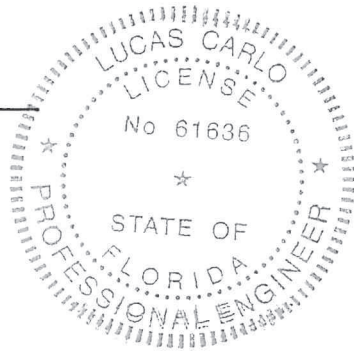
Vincent P. Forte

FOREST BROOKE ACTIVE ADULT - 5A
Engineer's Certification of Total Cost and Quantities

STREETS AND DRAINAGE.....	PRIVATE
SANITARY SEWER COLLECTION.....	\$ 251,661.75
WATER DISTRIBUTION SYSTEM:	\$ 228,859.80
TOTAL:	\$ 480,521.55
10% WARRANTY BOND AMOUNT:	\$ 48,052.16

 4/14/22

Lucas Carlo, P.E.
Florida Registered Professional Engineer #61636
Hamilton Engineering and Surveying, LLC CA#65325



FOREST BROOKE ACTIVE ADULT - 5A

STREETS & DRAINAGE

Forest Brooke Active Adult Phase 5A

Item Description	Estimated Quantity	Unit	Unit Price		Total Price
1 1/2" Asphaltic Surface Course (Type SP-12.5)	7713.00	SY	\$	9.80	\$ 75,587.40
6" Crushed Concrete Base Course	7713.00	SY	\$	16.35	\$ 126,107.55
12" Stabilized Subgrade	9642.00	SY	\$	5.60	\$ 53,995.20
Miami Curb	7498.00	LF	\$	11.05	\$ 82,852.90
4" Thick Concrete Sidewalk Non-Reinforced	11019.00	SF	\$	4.75	\$ 52,340.25
ADA Hanicap Ramps w/ SP Mats	26.00	EACH	\$	1,100.00	\$ 28,600.00
2' BOC Bahia Sod	1667.00	SY	\$	2.60	\$ 4,334.20
T Turnaround	2.00	EACH	\$	2,925.00	\$ 5,850.00
12" PVC SDR 35	438.00	LF	\$	30.50	\$ 13,359.00
15" RCP CL III	222.00	LF	\$	38.40	\$ 8,524.80
18" RCP CL III	575.00	LF	\$	45.60	\$ 26,220.00
24" RCP CL III	493.00	LF	\$	63.90	\$ 31,502.70
30" RCP CL III	354.00	LF	\$	95.45	\$ 33,789.30
18" MES	1.00	LF	\$	2,790.00	\$ 2,790.00
24" MES	2.00	LF	\$	2,990.00	\$ 5,980.00
Type 1 Curb Inlet	7.00	EACH	\$	6,530.00	\$ 45,710.00
Type 2 Curb Inlet	5.00	EACH	\$	9,345.00	\$ 46,725.00
Control Structure	1.00	EACH	\$	3,590.00	\$ 3,590.00
Storm Manhole	5.00	EACH	\$	3,095.00	\$ 15,475.00
Yard Drain	3.00	EACH	\$	2,135.00	\$ 6,405.00
6" ADS Underdrain	6101.00	LF	\$	20.95	\$ 127,815.95
Underdrain Cleanouts	36.00	EACH	\$	459.00	\$ 16,524.00
24" Storm Plug	1.00	EACH	\$	863.00	\$ 863.00
30" Storm Plug	1.00	EACH	\$	1,025.00	\$ 1,025.00
Televise Storm System	1.00	LS	\$	4,735.00	\$ 4,735.00
TOTAL for Streets & Drainage					PRIVATE

SANITARY SEWER COLLECTION

Forest Brooke Active Adult Phase 5A

Item Description	Estimated Quantity	Unit	Unit Price		Total Price
8" PVC (0'-6' Cut)	132.00	LF	\$	29.00	\$ 3,828.00
8" PVC (6'-8' Cut)	1797.00	LF	\$	39.45	\$ 70,891.65
8" PVC (8'-10' Cut)	412.00	LF	\$	40.20	\$ 16,562.40
8" PVC (10'-12' Cut)	125.00	LF	\$	46.40	\$ 5,800.00
8" PVC (12'-14' Cut)	377.00	LF	\$	51.10	\$ 19,264.70
8" PVC Cap & Stake	4.00	EACH	\$	209.00	\$ 836.00
Standard Manhole (0'-6' Cut)	2.00	EACH	\$	3,960.00	\$ 7,920.00
Standard Manhole (6'-8' Cut)	8.00	EACH	\$	4,440.00	\$ 35,520.00
Standard Manhole (8'-10' Cut)	1.00	EACH	\$	5,695.00	\$ 5,695.00
Standard Manhole (12'-14' Cut)	2.00	EACH	\$	5,765.00	\$ 11,530.00
Single Sewer Service Connection	8.00	EACH	\$	833.00	\$ 6,664.00
Double Sewer Service Connection	47.00	EACH	\$	1,240.00	\$ 58,280.00
Infiltration/Exfiltration Testing	1.00	LS	\$	3,695.00	\$ 3,695.00
Televise Sanitary Sewer System	1.00	LS	\$	5,175.00	\$ 5,175.00
TOTAL for Sanitary Sewer Collection					\$ 251,661.75

WATER DISTRIBUTION SYSTEM

Forest Brooke Active Adult Phase 5A

Item Description	Estimated Quantity	Unit	Unit Price		Total Price
Temporary Construction Meter and Backflow Preventer	3.00	EACH	\$	7,825.00	\$ 23,475.00
Remove TBO and Connect to Existing 6" PVC WM	3.00	EACH	\$	434.00	\$ 1,302.00
6" PVC SDR 18	3392.00	LF	\$	19.40	\$ 65,804.80
6" Gate Valve and Box	21.00	EACH	\$	1,490.00	\$ 31,290.00

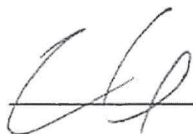
6" MJ Cross	1.00	EACH	\$	567.00	\$	567.00
6" 22 1/2° MJ Bend	2.00	EACH	\$	339.00	\$	678.00
6" 45° MJ Bend	24.00	EACH	\$	355.00	\$	8,520.00
6" x 6" MJ Tee	4.00	EACH	\$	400.00	\$	1,600.00
Fire Hydrant Assembly	5.00	EACH	\$	5,190.00	\$	25,950.00
6" TBO	4.00	EACH	\$	447.00	\$	1,788.00
6" Permanent Blow Off	1.00	EACH	\$	641.00	\$	641.00
Single Service (Short)	46.00	EACH	\$	423.00	\$	19,458.00
Single Service (Long)	45.00	EACH	\$	561.00	\$	25,245.00
Restrained Joints - Water	1.00	LS	\$	7,265.00	\$	7,265.00
Chlorine Injection Point	3.00	EACH	\$	460.00	\$	1,380.00
Water Distribution Sample Point	6.00	EACH	\$	846.00	\$	5,076.00
Pressure Test	1.00	LS	\$	4,410.00	\$	4,410.00
Chlorination	1.00	LS	\$	4,410.00	\$	4,410.00
TOTAL for Water Distribution System					\$	228,859.80

TOTAL

\$480,521.55

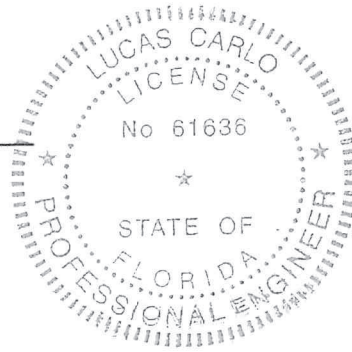
FOREST BROOKE ACTIVE ADULT - 5A
Engineer's Certification of Total Cost and Quantities

STREETS AND DRAINAGE.....	\$ 484,102.50
SANITARY SEWER COLLECTION.....	\$ 28,730.00
WATER DISTRIBUTION SYSTEM:	\$ 83,169.60
TOTAL:	\$ 596,002.10
125% PERFORMANCE BOND AMOUNT:	\$ 745,002.63

 6/14/22

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

Hamilton Engineering and Surveying, LLC CA#65325



FOREST BROOKE ACTIVE ADULT - 5A

STREETS & DRAINAGE

Forest Brooke Active Adult Phase 5A

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1 1/2" Asphaltic Surface Course (Type SP-12.5)	5483.00	SY	\$ 9.80	\$ 53,733.40
6" Crushed Concrete Base Course	5483.00	SY	\$ 16.35	\$ 89,647.05
12" Stabilized Subgrade	6749.00	SY	\$ 5.60	\$ 37,794.40
Miami Curb	5248.00	LF	\$ 11.05	\$ 57,990.40
4" Thick Concrete Sidewalk Non-Reinforced	11019.00	SF	\$ 4.75	\$ 52,340.25
ADA Hanicap Ramps w/ SP Mats	26.00	EACH	\$ 1,100.00	\$ 28,600.00
2' BOC Bahia Sod	1667.00	SY	\$ 2.60	\$ 4,334.20
T Turnaround	2.00	EACH	\$ 2,925.00	\$ 5,850.00
12" PVC SDR 35	164.00	LF	\$ 30.50	\$ 5,002.00
15" RCP CL III	31.00	LF	\$ 38.40	\$ 1,190.40
18" RCP CL III	115.00	LF	\$ 45.60	\$ 5,244.00
24" RCP CL III	58.00	LF	\$ 63.90	\$ 3,706.20
30" RCP CL III	0.00	LF	\$ 95.45	\$ -
18" MES	0.00	LF	\$ 2,790.00	\$ -
24" MES	1.00	LF	\$ 2,990.00	\$ 2,990.00
Type 1 Curb Inlet	3.00	EACH	\$ 6,530.00	\$ 19,590.00
Type 2 Curb Inlet	1.00	EACH	\$ 9,345.00	\$ 9,345.00
Control Structure	1.00	EACH	\$ 3,590.00	\$ 3,590.00
Storm Manhole	2.00	EACH	\$ 3,095.00	\$ 6,190.00
Yard Drain	2.00	EACH	\$ 2,135.00	\$ 4,270.00
6" ADS Underdrain	3736.00	LF	\$ 20.95	\$ 78,269.20
Underdrain Cleanouts	17.00	EACH	\$ 459.00	\$ 7,803.00
24" Storm Plug	1.00	EACH	\$ 863.00	\$ 863.00
30" Storm Plug	1.00	EACH	\$ 1,025.00	\$ 1,025.00
Televise Storm System	1.00	LS	\$ 4,735.00	\$ 4,735.00
TOTAL for Streets & Drainage				\$ 484,102.50

SANITARY SEWER COLLECTION

Forest Brooke Active Adult Phase 5A

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
8" PVC (0'-6' Cut)	0.00	LF	\$ 29.00	\$ -
8" PVC (6'-8' Cut)	0.00	LF	\$ 39.45	\$ -
8" PVC (8'-10' Cut)	0.00	LF	\$ 40.20	\$ -
8" PVC (10'-12' Cut)	0.00	LF	\$ 46.40	\$ -
8" PVC (12'-14' Cut)	0.00	LF	\$ 51.10	\$ -
8" PVC Cap & Stake	0.00	EACH	\$ 209.00	\$ -
Standard Manhole (0'-6' Cut)	1.00	EACH	\$ 3,960.00	\$ 3,960.00
Standard Manhole (6'-8' Cut)	1.00	EACH	\$ 4,440.00	\$ 4,440.00
Standard Manhole (8'-10' Cut)	1.00	EACH	\$ 5,695.00	\$ 5,695.00
Standard Manhole (12'-14' Cut)	1.00	EACH	\$ 5,765.00	\$ 5,765.00
Single Sewer Service Connection	0.00	EACH	\$ 833.00	\$ -
Double Sewer Service Connection	0.00	EACH	\$ 1,240.00	\$ -
Infiltration/Exfiltration Testing	1.00	LS	\$ 3,695.00	\$ 3,695.00
Televise Sanitary Sewer System	1.00	LS	\$ 5,175.00	\$ 5,175.00
TOTAL for Sanitary Sewer Collection				\$ 28,730.00

WATER DISTRIBUTION SYSTEM

Forest Brooke Active Adult Phase 5A

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Temporary Construction Meter and Backflow Preventer	3.00	EACH	\$ 7,825.00	\$ 23,475.00
Remove TBO and Connect to Existing 6" PVC WM	3.00	EACH	\$ 434.00	\$ 1,302.00
6" PVC SDR 18	559.00	LF	\$ 19.40	\$ 10,844.60
6" Gate Valve and Box	2.00	EACH	\$ 1,490.00	\$ 2,980.00

FOREST BROOKE ACTIVE ADULT PHASE 5A
A SUBDIVISION LYING IN SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

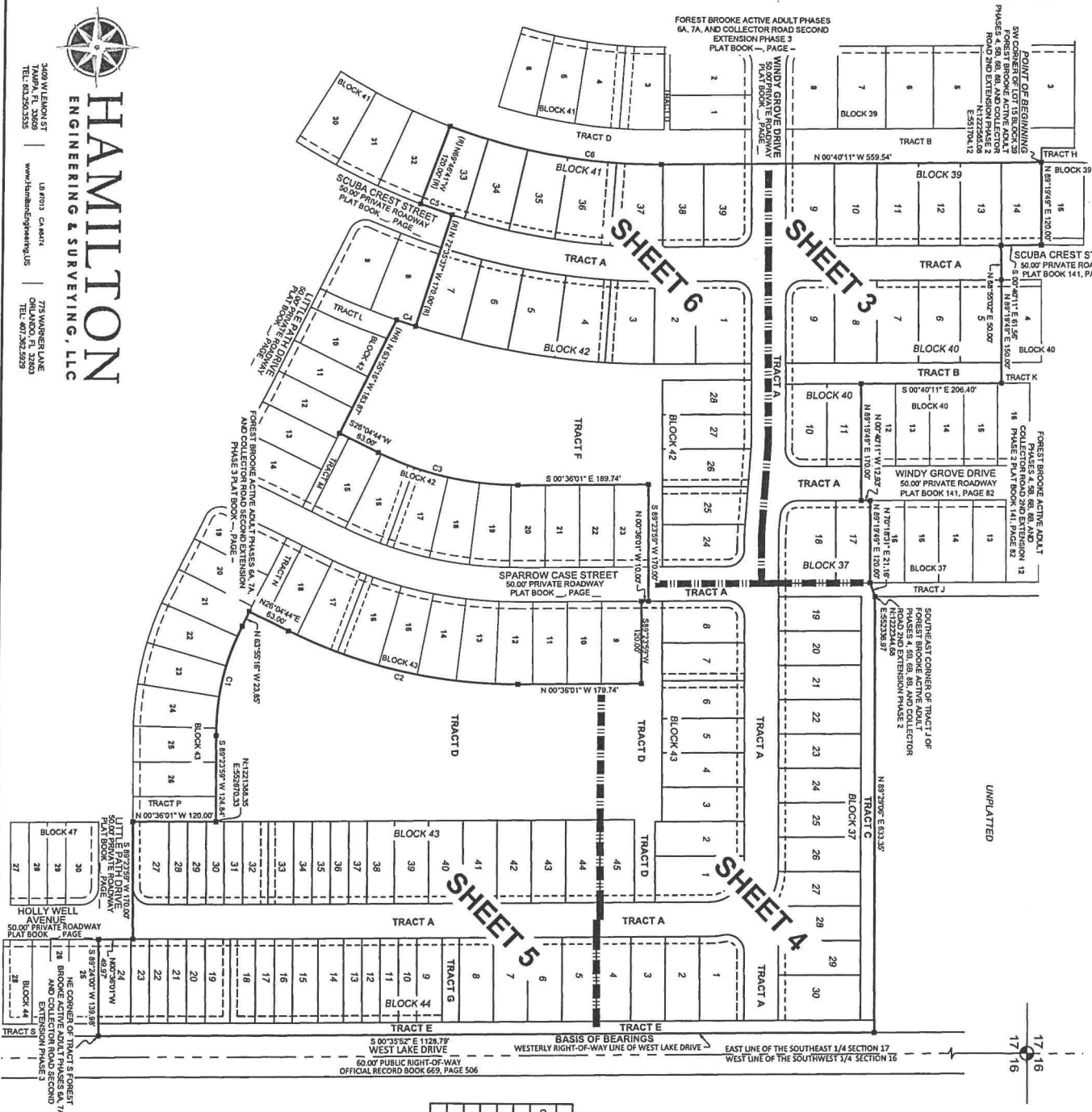
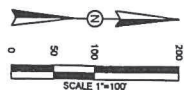
PLAT BOOK _____ PAGE _____

DESCRIPTION:

A SUBDIVISION LYING IN SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE SOUTHWEST CORNER OF LOT 15, BLOCK 38 OF FOREST BROOKE ACTIVE ADULT PHASES 4, 5A, 5B, 5C, 5D, 5E, 5F, 5G, 5H, 5I, 5J, 5K, 5L, 5M, 5N, 5O, 5P, 5Q, 5R, 5S, 5T, 5U, 5V, 5W, 5X, 5Y, 5Z, 6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H, 6I, 6J, 6K, 6L, 6M, 6N, 6O, 6P, 6Q, 6R, 6S, 6T, 6U, 6V, 6W, 6X, 6Y, 6Z, 7A, 7B, 7C, 7D, 7E, 7F, 7G, 7H, 7I, 7J, 7K, 7L, 7M, 7N, 7O, 7P, 7Q, 7R, 7S, 7T, 7U, 7V, 7W, 7X, 7Y, 7Z, 8A, 8B, 8C, 8D, 8E, 8F, 8G, 8H, 8I, 8J, 8K, 8L, 8M, 8N, 8O, 8P, 8Q, 8R, 8S, 8T, 8U, 8V, 8W, 8X, 8Y, 8Z, 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9J, 9K, 9L, 9M, 9N, 9O, 9P, 9Q, 9R, 9S, 9T, 9U, 9V, 9W, 9X, 9Y, 9Z, 10A, 10B, 10C, 10D, 10E, 10F, 10G, 10H, 10I, 10J, 10K, 10L, 10M, 10N, 10O, 10P, 10Q, 10R, 10S, 10T, 10U, 10V, 10W, 10X, 10Y, 10Z, 11A, 11B, 11C, 11D, 11E, 11F, 11G, 11H, 11I, 11J, 11K, 11L, 11M, 11N, 11O, 11P, 11Q, 11R, 11S, 11T, 11U, 11V, 11W, 11X, 11Y, 11Z, 12A, 12B, 12C, 12D, 12E, 12F, 12G, 12H, 12I, 12J, 12K, 12L, 12M, 12N, 12O, 12P, 12Q, 12R, 12S, 12T, 12U, 12V, 12W, 12X, 12Y, 12Z, 13A, 13B, 13C, 13D, 13E, 13F, 13G, 13H, 13I, 13J, 13K, 13L, 13M, 13N, 13O, 13P, 13Q, 13R, 13S, 13T, 13U, 13V, 13W, 13X, 13Y, 13Z, 14A, 14B, 14C, 14D, 14E, 14F, 14G, 14H, 14I, 14J, 14K, 14L, 14M, 14N, 14O, 14P, 14Q, 14R, 14S, 14T, 14U, 14V, 14W, 14X, 14Y, 14Z, 15A, 15B, 15C, 15D, 15E, 15F, 15G, 15H, 15I, 15J, 15K, 15L, 15M, 15N, 15O, 15P, 15Q, 15R, 15S, 15T, 15U, 15V, 15W, 15X, 15Y, 15Z, 16A, 16B, 16C, 16D, 16E, 16F, 16G, 16H, 16I, 16J, 16K, 16L, 16M, 16N, 16O, 16P, 16Q, 16R, 16S, 16T, 16U, 16V, 16W, 16X, 16Y, 16Z, 17A, 17B, 17C, 17D, 17E, 17F, 17G, 17H, 17I, 17J, 17K, 17L, 17M, 17N, 17O, 17P, 17Q, 17R, 17S, 17T, 17U, 17V, 17W, 17X, 17Y, 17Z, 18A, 18B, 18C, 18D, 18E, 18F, 18G, 18H, 18I, 18J, 18K, 18L, 18M, 18N, 18O, 18P, 18Q, 18R, 18S, 18T, 18U, 18V, 18W, 18X, 18Y, 18Z, 19A, 19B, 19C, 19D, 19E, 19F, 19G, 19H, 19I, 19J, 19K, 19L, 19M, 19N, 19O, 19P, 19Q, 19R, 19S, 19T, 19U, 19V, 19W, 19X, 19Y, 19Z, 20A, 20B, 20C, 20D, 20E, 20F, 20G, 20H, 20I, 20J, 20K, 20L, 20M, 20N, 20O, 20P, 20Q, 20R, 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PLAT BOOK _____ PAGE _____



CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC	DELTA
C1	355.00'	N 77°15'39" W	163.81'	165.50'	28°40'44" E
C2	745.00'	N 12°44'21" E	343.77'	346.00'	26°40'44" E
C3	455.00'	S 12°44'21" W	209.86'	211.88'	28°42'44" E
C4	1155.00'	N 09°40'12" E	28.46'	20.44'	13°37'30" E
C5	995.00'	S 18°40'51" W	45.40'	24.95'	2°49'50" E
C6	805.00'	N 09°40'24" E	313.85'	315.40'	20°33'30" E

TRACT TABULATION
TRACT A
= PRIVATE ROADWAY, ACCESS AND UTILITY
EASEMENT (PUBLIC)
TRACT B
= COMMON AREA (PRIVATE)
TRACT C
= COMMON AREA (PRIVATE)
TRACT D
= DRAINAGE AREA (PRIVATE)
TRACT E
= RIGHT-OF-WAY DEDICATION AND
CONVEYANCE (PUBLIC)
TRACT F
= DRAINAGE AREA (PRIVATE)
TRACT G
= COMMON AREA (PRIVATE)

LEGEND
1. SHOWN FOR CONCRETE JOINTMENT, 1.5 M (5 FT) MINIMUM
2. SET PERMANENT REFERENCE POINT
3. 4"X6" CONCRETE JOINTMENT, 1.5 M (5 FT) MINIMUM, UNLESS OTHERWISE NOTED
4. ACCESS AND UTILITY EASEMENT (PUBLIC)
5. CONTROL POINT A 100% BOUNDARY
6. COMMON AREA (PRIVATE)
7. DRIVEWAY (PRIVATE)
8. DRIVEWAY (PUBLIC)
9. DRIVEWAY AND LANDSCAPE EASEMENT (PUBLIC)
10. ENVIRONMENTAL PROTECTION COMMISSION
11. LICENSED LANDOWNER
12. NON-ROADWAY LINE
13. OVERALL RECORDS
14. ROAD
15. RAILROAD LINE
16. TEMPORARY DRIVEWAY EASEMENT
17. UTILITY EASEMENT (PUBLIC)

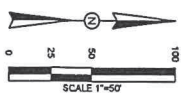


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PLAT BOOK _____ PAGE _____



C22	300.07	N 62° 27' 46" W	22.35	22.35	4° 16' 39"
C23	300.07	S 61° 20' 09" W	22.35	22.35	4° 16' 39"
C24	300.07	N 62° 27' 46" W	22.35	22.35	4° 16' 39"
C20	25.07	S 64° 21' 54" W	35.35	35.35	89° 04' 16"
C41	25.07	N 62° 30' 58" W	35.35	33.47	4° 16' 39"
C44	325.07	N 62° 50' 09" W	20.64	20.65	3° 32' 02"
C25	25.07	S 46° 07' 55" W	36.65	40.64	82° 38' 12"
C26	25.07	N 62° 59' 44" W	34.11	33.11	86° 29' 35"
C27	275.07	N 62° 27' 46" W	20.51	20.51	4° 16' 39"
C28	325.07	N 62° 10' 09" W	5.68	5.68	1° 00' 05"

SHEET 3 OF 6



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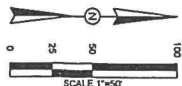
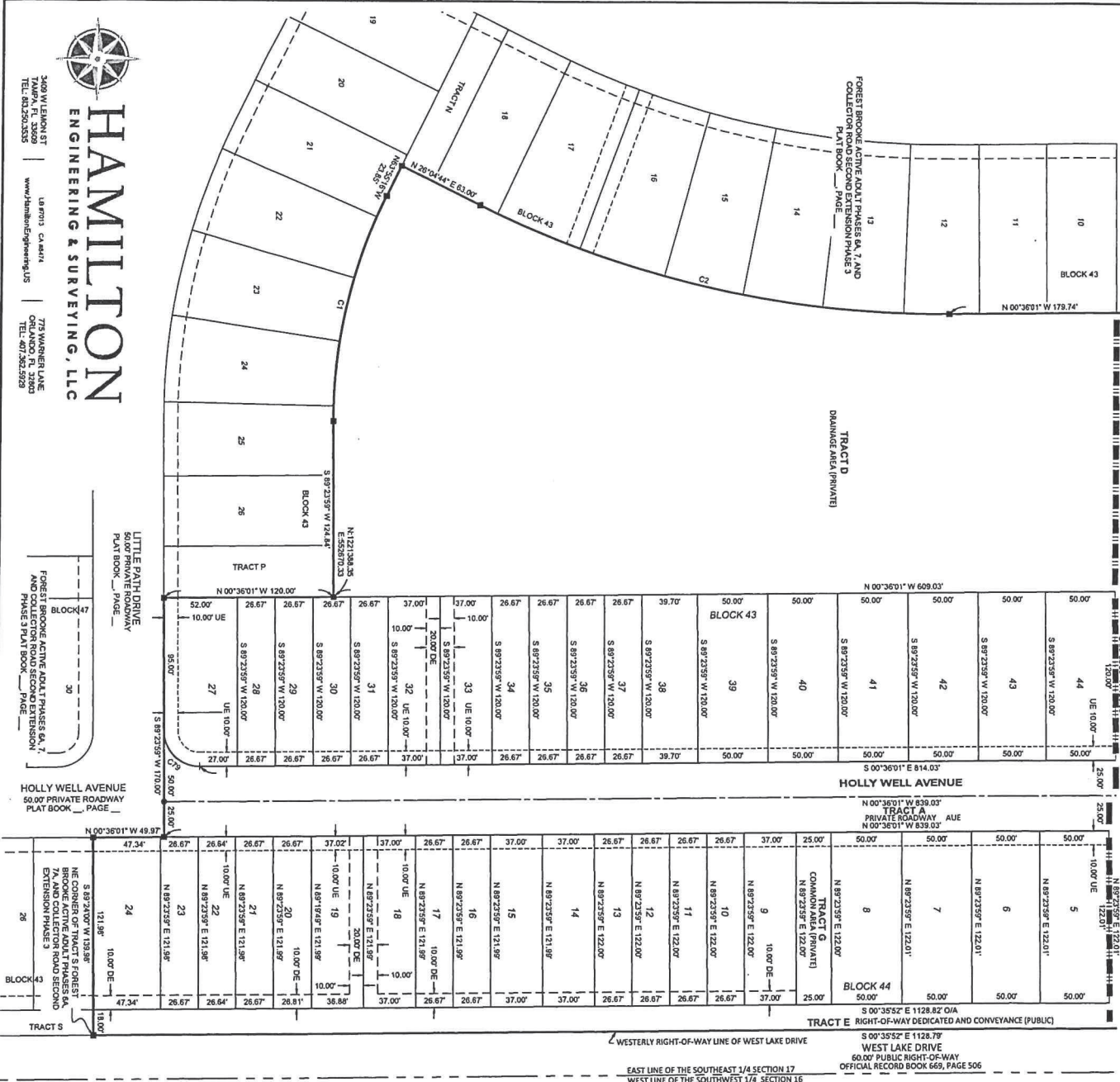
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FOREST BROOKE ACTIVE ADULT PHASE 5A

A SUBDIVISION LYING IN SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

MATCH LINE SHEET 4

PLAT BOOK PAGE



CLAVE TABLE			
CLAVE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	35.00'	N 77° 15' 37" W	163.30'
C2	76.00'	N 12° 44' 21" E	343.77'
C3	76.00'	S 47° 33' 59" W	35.38'
C4	76.00'	S 47° 33' 59" W	35.38'

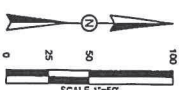


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A SUBDIVISION LYING IN SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



CURVE TABLE									
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA				
C1	455.00'	S 12°42'21" W	206.46'	21.64'	28.6644°	28.6644°	1°27'37"	1°27'37"	1°27'37"
C4	1155.00'	N 00°06'12" E	78.44'	23.46'	11.88°	11.88°	1°27'37"	1°27'37"	1°27'37"
C5	885.00'	N 04°58'51" W	48.40'	19.48'	27.485°	27.485°	1°27'37"	1°27'37"	1°27'37"
C6	885.00'	N 09°46'04" E	31.66'	18.48'	31.66°	31.66°	20°55'50"	20°55'50"	20°55'50"
C21	1010.00'	N 02°27'00" E	311.22'	318.44'	18°04'24"	18°04'24"	1°27'37"	1°27'37"	1°27'37"
C22	300.00'	N 60°32'46" W	22.38'	22.38'	4°16'30"	4°16'30"	1°27'37"	1°27'37"	1°27'37"
C24	300.00'	N 09°27'46" W	22.38'	22.38'	4°16'30"	4°16'30"	1°27'37"	1°27'37"	1°27'37"
C26	253.00'	N 42°30'06" W	35.33'	39.44'	86°55'50"	86°55'50"	1°27'37"	1°27'37"	1°27'37"
C28	25.00'	N 42°15'45" E	35.36'	39.44'	90°04'10"	90°04'10"	1°27'37"	1°27'37"	1°27'37"
C30	25.00'	S 45°30'01" E	35.36'	39.42'	80°00'00"	80°00'00"	1°27'37"	1°27'37"	1°27'37"
C41	325.00'	S 08°27'46" E	24.24'	24.25'	41°63'30"	41°63'30"	1°27'37"	1°27'37"	1°27'37"
C52	2175.00'	S 02°37'46" E	20.51'	20.52'	41°63'30"	41°63'30"	1°27'37"	1°27'37"	1°27'37"
C53	1155.00'	S 05°29'46" E	11.88'	11.88'	11.88°	11.88°	1°27'37"	1°27'37"	1°27'37"
C54	1155.00'	S 01°32'46" W	71.14'	71.14'	71.14°	71.14°	3°31'46"	3°31'46"	3°31'46"
C56	1155.00'	S 04°12'35" W	73.18'	73.18'	3°31'46"	3°31'46"	1°27'37"	1°27'37"	1°27'37"
C56	1155.00'	S 04°12'35" W	68.75'	68.75'	3°31'46"	3°31'46"	1°27'37"	1°27'37"	1°27'37"
C57	1155.00'	S 12°12'57" W	68.75'	68.75'	68.75°	68.75°	3°31'46"	3°31'46"	3°31'46"
C58	1155.00'	S 15°40'24" W	68.75'	68.75'	68.75°	68.75°	3°31'46"	3°31'46"	3°31'46"
C59	1155.00'	S 00°20'29" W	365.86'	365.48'	18°07'46"	18°07'46"	3°31'46"	3°31'46"	3°31'46"
C60	1035.00'	N 11°46'24" E	62.00'	62.00'	3°31'46"	3°31'46"	1°27'37"	1°27'37"	1°27'37"
C61	1035.00'	N 11°37'57" E	63.50'	63.51'	3°31'46"	3°31'46"	1°27'37"	1°27'37"	1°27'37"
C62	1035.00'	N 09°45'19" E	62.50'	62.51'	3°31'46"	3°31'46"	1°27'37"	1°27'37"	1°27'37"
C63	1035.00'	N 09°12'20" E	63.50'	63.50'	3°31'46"	3°31'46"	1°27'37"	1°27'37"	1°27'37"
C64	1035.00'	N 01°37'46" E	63.75'	63.75'	63.75°	63.75°	3°31'46"	3°31'46"	3°31'46"
C66	1035.00'	N 00°27'04" W	9.86'	9.86'	9.86°	9.86°	3°31'46"	3°31'46"	3°31'46"
C68	1035.00'	N 04°22'06" E	325.14'	326.53'	18°04'24"	18°04'24"	1°27'37"	1°27'37"	1°27'37"
C67	885.00'	S 01°20'31" W	74.87'	74.88'	41°21'23"	41°21'23"	1°27'37"	1°27'37"	1°27'37"
C68	885.00'	S 05°02'29" W	80.84'	80.86'	3°31'46"	3°31'46"	1°27'37"	1°27'37"	1°27'37"
C69	885.00'	S 10°22'02" W	61.75'	61.77'	4°56'31"	4°56'31"	1°27'37"	1°27'37"	1°27'37"
C70	885.00'	S 14°16'22" W	61.75'	61.77'	3°36'31"	3°36'31"	1°27'37"	1°27'37"	1°27'37"
C71	885.00'	S 18°15'03" W	61.75'	61.77'	3°36'31"	3°36'31"	1°27'37"	1°27'37"	1°27'37"
C72	885.00'	S 00°22'02" W	300.47'	310.75'	18°04'24"	18°04'24"	1°27'37"	1°27'37"	1°27'37"
C73	885.00'	S 03°46'34" W	351.17'	358.16'	20°55'50"	20°55'50"	1°27'37"	1°27'37"	1

[illegible]

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SHEET 6 OF 6

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES
SITE AND SUBDIVISION REVIEW SHEET

REVISED PRELIMINARY PLAT

PROJECT NAME Forest Brooke Subdivision Active Adult Phases 4A, 4B, 5A, 5B, 6A, 6B, 7, 8A & 8B
 FOLIO # 79543.0000 Project ID# 3948
 SUBMITTED 02/21/2022 DISTRIBUTED 02/22/2022 DUE 03/15/2022
 EOR NAME & PHONE Lucas Carlo 813-250-3535
 EOR EMAIL ADDRESS: lucasc@hamiltonengineering.us
 OWNER NAME & PHONE: Dune FB Debt LLC 813-288-8078
 OWNER EMAIL ADDRESS: rich@metroddg.com
 DRC DATE 03/24/2022 SECTION/TOWNSHIP/RANGE 8-32-20

	APPROVED		GRAND OAKS
X	APPROVED WITH CONDITIONS		ON SITE PIPING
	RESUBMITTAL REQUIRED		OVERLAY DISTRICT / ARCHITECTURAL REVIEW
	INSUFFICIENT FOR REVIEW*		PROPORTIONATE FAIR SHARE
	NO REVIEW REQUIRED		LIGHTING PLANS
			FIRE MARSHAL PLAN REVIEW & PERMIT REQUIRED

CONDITIONS/COMMENTS

The applicant indicates the units become over 55 adult community. Therefore, this project is approved, subject to the following conditions:

- 1) Place a note on the face of the plat, indicating that this project is a deed-restricted 55+ Development; and
- 2) Per LDC Section 4.02.08.C, Deed restrict the property prohibiting the permanent occupancy of a resident under the age of 55. Such deed restrictions must be recorded and must be irrevocable for a period of at least 30 years.

REVIEWED BY: Renée M. Kamen, AICP PHONE# 813-272-4083 DATE: March 11, 2022

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