BOARD OF COUNTY COMMISSIONERS MEETING

March 2, 2020
Regular Meeting Agenda

Additional Items
Additional Item for Consideration:

**Presentation:** Corona Virus Update by Jonathan Lord, Emergency Manager and Robert Snyder, Health Officer, Department of Health, Flagler
TO: Board of County Commissioners

SUBJECT: Addition of the Following Item to Previously Published Agenda
Request for Final Plat Approval and Acceptance of Performance Bonds and a Maintenance Bond for Plantation Bay Section 2A-F, Unit 8.

DATE OF MEETING: March 2, 2020

SUMMARY: This item was not submitted to the County by the applicant in time to make the agenda for the previous meeting on February 17, 2020. Staff then endeavored to ready the item for this agenda. However, the Board approved the preliminary plat over ten years ago, and the present application requires three waivers from the County’s land development regulations. In addition, the plat includes drainage and utility easements dedicated to the County. For these reasons, we could not complete legal review of the item prior to publishing the agenda. At the same time, the applicant has requested the item move forward so that the subdivision can be included in its annual parade of homes. Staff then advised the applicant the item could be added to the agenda upon the approval of the Board in its discretion.
SUBJECT: QUASI-JUDICIAL – Application #3187 – Request for Final Plat Approval and Acceptance of Performance Bonds and a Maintenance Bond for Plantation Bay Section 2A-F, Unit 8.

DATE OF MEETING: March 2, 2020

OVERVIEW/SUMMARY: This request is quasi-judicial in nature (not legislative) and does require disclosure of ex parte communication. The County has received a request for approval of a final plat for Unit 8 from Richard Smith on behalf of the parcel owner, Intervest at Plantation Bay, LLC. This request will plat 55.02+/- acres in Parcel No. 03-13-31-0000-01010-0021 as Plantation Bay Section 2A-F, Unit 8.

The Board of County Commissioners approved the Preliminary Plat for Unit 8 (Application #2612) on October 9, 2006 with adjustments to the layout approved by the Board on October 15, 2018 through the amendment to the PUD Site Development Plan (Application #3149). This final plat submittal is consistent with the previous Board actions for Unit 8 approving a 97 lot subdivision on 55 acres, with 22.3 acres proposed to be platted as residential lots for a density of 1.8 units per acre. Minimum lot widths range from 60-foot to 70-foot, with a corresponding minimum lot size of 7,200 and 8,400 square feet.

Emergency egress is provided to the North through Stirling Bridge Drive in Unit 6 through the extension of a paved access route eventually connecting to a contractor access route running beneath the FPL transmission lines and connecting to Old Dixie Highway to the North. Permanent secondary access will eventually be provided through the extension of Bay Drive to U.S. Highway 1, with successive developments to the
south continuing Stirling Bridge Drive to connect to Bay Drive. In the interim and on a
temporary basis, a temporary cul-de-sac will be provided at the southwest corner of Unit
8; due to the total length of this cul-de-sac exceeding 1,320 feet, a temporary waiver of
the Land Development Code’s maximum cul-de-sac length of 1,320 feet (LDC Sec.
4.06.02.I.1) is needed. The temporary waivers of the two point paved access (LDC
Sec. 4.06.02.A.4) and the secondary means of emergency access (LDC Sec.
4.06.02.M) are also needed. These waivers will no longer be needed when Stirling
Bridge Drive is extended through future plats to connect to Bay Drive extension.

Tracts and easements within the limits of the plat are to be conveyed through respective
deeds and related documents providing for the dedications and reservations; these
documents will be recorded with the plat. Specific to the County’s interests, a Non-
Exclusive Grant of Easement for the portion of the existing drainage canal lying within
the plat boundaries has been prepared to be recorded with the plat in addition to the
Dedications and Reservations made through the plat itself. Similarly, the applicant has
prepared a General Warranty Deed for Tract I, the lift station site, to be conveyed to the
County at the time of plat recording. These original instruments have been omitted from
the agenda item backup but are on file with the County’s Growth Management
Department and will be reviewed by the County Attorney as to form prior to recording.

Utilities are in place and have been approved by agencies having jurisdiction. All
requirements of the Plantation Bay Development of Regional Impact (DRI) Development
Order (D.O.) have been met; there are no outstanding obligations related to this plat.

Staff comments from the review of the final plat are being addressed by the applicant.
These comments are principally related to the consistency of references made on the
plat to previous agreements, ordinances, and resolutions. These changes will not
materially change the plat from its present configuration.

**BCC REVIEW AUTHORITY:** Section 4.05.03 of the Land Development Code requires
that final plat approval by the Board of County Commissioners and recording by the
Clerk of Court occur prior to acceptance of any improvements by the County, with no
plat to be recorded unless and until such plat has been approved by the Board of
County Commissioners.

This agenda item is:

- **X** quasi-judicial, requiring disclosure of ex-parte communication; or
- _____ legislative, not requiring formal disclosure of ex-parte communication.

**DEPT./CONTACT/PHONE #:** Planning & Zoning/Adam Mengel/386-313-4065

**OPTIONS FOR THE BOARD:** Staff’s review of the request indicates that the required
submittals have been received and the plat is consistent with: the previously-approved
changes to the PUD development standards and the PUD Site Development Plan; the
Comprehensive Plan; the Land Development Code; and the Plantation Bay
Development of Regional Impact (DRI) Development Order (D.O.). Options for the Board are:
1. Approval – the Board of County Commissioners approves Application #3187, the final plat for Plantation Bay Section 2A-F, Unit 8, subject to the resolution of staff comments and:
   a. accepts the performance bonds in the amounts of $96,699.43 and $11,406.25 for remaining improvements, and the two-year maintenance bond in the amount of $344,736.17, and conditioned upon the provision of as-buils and verification of improvements prior to release of the performance bonds by the County;
   b. acceptance of the Non-exclusive Grant of Easement for the existing drainage canal and the General Warranty Deed for Tract I (lift station site) related to the final plat approval;
   c. waives on a temporary basis the Land Development Code’s maximum cul-de-sac length of 1,320 feet (LDC Sec. 4.06.02.I.1); and
   d. waives on a temporary basis the Land Development Code’s paved two points of ingress/egress (LDC Sec. 4.06.02.A.4) and secondary means of emergency access (LDC Sec. 4.06.02.M).
2. Denial – the Board of County Commissioners denies Application #3187, the final plat for Plantation Bay Section 2A-F, Unit 8.
3. Tabling – the Board of County Commissioners tables the request to a time and date certain.

ATTACHMENTS:
1. Final Plat
2. Performance Bond (Bond No. PB00057700095) for completion of remaining improvements in the amount of $96,699.43
3. Performance Bond (Bond No. PB00057700096) for completion of remaining improvements in the amount of $11,406.25
4. Maintenance Bond (Bond No. PB00057700094) in the amount of $344,736.17
5. Plat Letter (Opinion of Title) dated February 4, 2020
6. Proof of Taxes Paid received on February 11, 2020
7. Representative’s Certification dated June 19, 2019
8. Engineer’s Certification of cost of improvements dated January 2, 2007
9. Engineer’s Certification of final cost of improvements dated July 3, 2019
10. Reviewing Surveyor’s Letter and confirmation of payment dated February 11, 2020
PLANTATION BAY SECTION 2 A-F UNIT 8
A REPLAT OF A PORTION OF THE BUNNELL DEVELOPMENT COMPANY SUBDIVISION,
AS RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA,
LOCATED IN COUNCIL SECTIONS 9 AND 10, TOWNSHIP 19 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA

PROPERTY DEVELOPERS:
Towne Residential Development, LLC a Florida Limited Liability
Corporation, 2179 Basha Road, Ormond Beach, Florida 32076

REVIEWED:
SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
10104 Pointe West Blvd., Suite 100
Orlando, Florida 32836
Telephone: 407-855-2751
Fax: 407-855-0297
State Surveyor of Land Title Insurance Company No. 6507
STATE OF FLORIDAiram
1/2007
State of Florida}
1/2007
STATE OF FLORIDA}
1/2007
State of Florida}
1/2007

PERFORMANCE BOND

NOW ALL MEN BY THESE PRESENTS:

Bond No. PB00057700095

That We, Volusia Residential Construction, LLC, hereinafter called PRINCIPAL, and Philadelphia Indemnity Insurance Company, a surety company authorized to do business in the State of Florida, hereinafter referred to as SURETY, are held and firmly bound unto Flagler County, a political subdivision of the State of Florida, hereinafter called COUNTY, in the full and just sum of Ninety Seven Thousand Six Hundred Ninety-Nine Dollars and 43/100 ($97,699.43) lawful money of the United States of America, to be paid to the Flagler County Board of County Commissioners, to which payment will be truly be made, we bid and assigns, jointly and severally, firmly be these presents:

WHEREAS, the above bound PRINCIPAL, has, received approval of COUNTY for recording of a certain Subdivision Plat known as Plantation Bay, Section 2A-F, Unit 8 prior to completion of construction of the Required Improvements per the attached Engineer's certification of cost of remaining work dated December 13, 2019, as prescribed by the Subdivision, Subdivision Plat, Plat Agreement, Platting and Required Improvements Regulations, Land Development Code of Flagler County, Florida hereinafter the REGULATIONS, pertaining to said subdivision; and

WHEREAS, PRINCIPAL has been issued Land Development Permit No. 2006-120105, hereinafter the PERMIT, for construction of said Required Improvements, a copy of which PERMIT is attached hereto and by reference made a part hereof, and

WHEREAS, it was one of the conditions of said REGULATIONS and PERMIT that this bond be executed:

NOW, THEREFORE, the conditions of this obligation are such that if the above bound PRINCIPAL shall in all respects comply with the terms and conditions of the PERMIT, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

THE SURETY UNCONDITIONALLY COVENANTS AND AGREES that if the PRINCIPAL fails to perform all or any part of the constructions work required by said PERMIT and REGULATIONS, within the time specified, the SURETY, upon thirty (30) days written notice from COUNTY, or its authorized agent or officer, of the default, will forthwith perform and complete the aforesaid construction work and pay the cost thereof, including but not limited to, engineering, legal and contingent costs. Should the SURETY fail or refuse to perform and complete the said improvements, COUNTY, in view of the public interest, health, safety and welfare factors involved and the inducement in approving and filing the said Plat, shall have the right to resort to any and all legal
remedies against the PRINCIPAL and SURETY, or either both at law and in equity
including specifically specific performance, to which the PRINCIPAL and SURETY
unconditionally agree.

THE PRINCIPAL AND SURETY FURTHER JOINTLY AND SEVERALLY
AGREE that the COUNTY, at its option, shall have the right to construct or, pursuant to
public advertisement and receipt of bids, cause to be constructed the aforesaid
improvements in case of the PRINCIPAL should fail or refuse to do so in accordance with
the terms of said PERMIT. In the event COUNTY should exercise and give effect to such
right, the PRINCIPAL and SURETY shall be jointly and severally liable hereunder to
reimburse COUNTY the total cost thereof, including, but not limited to, engineering, legal
and contingent costs, together with any damages, either direct or consequential, which
may be sustained on account of the failure of the PRINCIPAL to carry out and execute all
the obligations for construction of Required Improvements pursuant to the
REGULATIONS and PERMIT.

IN WITNESS WHEREOF, the PRINCIPAL and SURETY has executed the presents
this 15th day of January, 2020.

(CORPORATE PRINCIPAL)

Volusia Residential Construction, LLC
By: ICI Homes Residential Holdings, LLC

PRINCIPAL

BY:  
Morteza Hosseini-Kargar – President

ATTEST:
Charlene B. Irland – Vice President

ADDRESS: 2379 Beville Road
Daytona Beach, FL 32119

DATE: 12/01/2020

(Form P-5)
Page 2 of 3
(INDIVIDUAL PRINCIPAL)

WITNESS: ____________________________ BY: ____________________________
                    (typed name)        PRINCIPAL

______________________________

ADDRESS: ____________________________

______________________________

(SURETY SIGNATURE BLOCK)

Philadelphia Indemnity Insurance Company, SURETY

WITNESS: ____________________________
            Ashley Tyree

BY: ____________________________
    Tyler D. DeBord, its attorney-in-fact
    & Resident Agent

ADDRESS: 220 S. Ridgewood Ave
          Daytona Beach, FL 32114
PHILADELPHIA INDEMNITY INSURANCE COMPANY
One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That PHILADELPHIA INDEMNITY INSURANCE COMPANY (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint Tyler D. DeBord, Pamela J. Thompson, and Stephen P. Farmer of Brown & Brown of Florida, Inc., its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed $75,000,000.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November, 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given, And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 27th DAY OF OCTOBER, 2017.

(Seal)

Robert D. O'Leary Jr., President & CEO
Philadelphia Indemnity Insurance Company

On this 27th day of October, 2017, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the PHILADELPHIA INDEMNITY INSURANCE COMPANY; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

(Noteary Seal)

Notary Public:  

Morgan Knope

residing at:  

Bala Cynwyd, PA

My commission expires:  

September 25, 2021

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and this Power of Attorney issued pursuant thereto on this 27th day of October, 2017 are true and correct and are still in full force and effect. I do further certify that Robert D. O'Leary Jr., who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY,

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 15th day of January, 2020.

Edward Sayago, Corporate Secretary

PHILADELPHIA INDEMNITY INSURANCE COMPANY
FINLEY ENGINEERING SOLUTIONS, INC.
3959 So. Nova Road, Suite B-34
Port Orange, Florida 32127
(386)756-8676

December 13, 2019

Susan Graham
Flagler County Engineering
1769 East Moody
Bunnell, Fl. 32110

Re: Plantation Bay Section 2A-F, Unit 8 (Westlake) – Bond Amounts

Based on the attached certified estimate of final costs, I hereby certify that the following Bond amounts are appropriate for the recording of the Plat of Plantation Bay Section 2A-F, Unit 8:

Performance Bond: 125% x ($ 78,159.54 + $ 9,125.00) = $ 109,105.68

Maintenance Bond: 10% x $ 3,447,361.74 = $ 344,736.17

Respectfully submitted,

[Signature]
Jerry K. Finley, P.E.
FORM P-5

PERFORMANCE BOND

NOW ALL MEN BY THESE PRESENTS:

Bond No. PB00057700096

That We, Volusia Residential Construction, LLC, hereinafter called PRINCIPAL, and Philadelphia Indemnity Insurance Company, a surety company authorized to do business in the State of Florida, hereinafter referred to as SURETY, are held and firmly bound unto Flagler County, a political subdivision of the State of Florida, hereinafter called COUNTY, in the full and just sum of Eleven Thousand Four Hundred Six Dollars and 25/100 ($11,406.25) lawful money of the United States of America, to be paid to the Flagler County Board of County Commissioners, to which payment will be truly be made, we bid and assigns, jointly and severally, firmly be these presents:

WHEREAS, the above bound PRINCIPAL, has, received approval of COUNTY for recording of a certain Subdivision Plat known as Plantation Bay, Section 2A-F, Unit 8 prior to completion of construction of the Required Improvements per the attached Engineer's certification of cost of remaining work dated December 13, 2019, as prescribed by the Subdivision, Subdivision Plat, Plat Agreement, Platting and Required Improvements Regulations, Land Development Code of Flagler County, Florida hereinafter the REGULATIONS, pertaining to said subdivision; and

WHEREAS, PRINCIPAL has been issued Land Development Permit No. 2006-120105, hereinafter the PERMIT, for construction of said Required Improvements, a copy of which PERMIT is attached hereto and by reference made a part hereof, and

WHEREAS, it was one of the conditions of said REGULATIONS and PERMIT that this bond be executed:

NOW, THEREFORE, the conditions of this obligation are such that if the above bound PRINCIPAL shall in all respects comply with the terms and conditions of the PERMIT, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

THE SURETY UNCONDITIONALLY COVENANTS AND AGREES that if the PRINCIPAL fails to perform all or any part of the constructions work required by said PERMIT and REGULATIONS, within the time specified, the SURETY, upon thirty (30) days written notice from COUNTY, or its authorized agent or officer, of the default, will forthwith perform and complete the aforesaid construction work and pay the cost thereof, including but not limited to, engineering, legal and contingent costs. Should the SURETY fail or refuse to perform and complete the said improvements, COUNTY, in view of the public interest, health, safety and welfare factors involved and the inducement in approving and filing the said Plat, shall have the right to resort to any and all legal
remedies against the PRINCIPAL and SURETY, or either both at law and in equity including specifically specific performance, to which the PRINCIPAL and SURETY unconditionally agree.

THE PRINCIPAL AND SURETY FURTHER JOINTLY AND SEVERALLY AGREE that the COUNTY, at its option, shall have the right to construct or, pursuant to public advertisement and receipt of bids, cause to be constructed the aforesaid improvements in case of the PRINCIPAL should fail or refuse to do so in accordance with the terms of said PERMIT. In the event COUNTY should exercise and give effect to such right, the PRINCIPAL and SURETY shall be jointly and severally liable hereunder to reimburse COUNTY the total cost thereof, including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which may be sustained on account of the failure of the PRINCIPAL to carry out and execute all the obligations for construction of Required Improvements pursuant to the REGULATIONS and PERMIT.

IN WITNESS WHEREOF, the PRINCIPAL and SURETY has executed the presents this 14th day of January, 2020.

(CORPORATE PRINCIPAL)

Volusia Residential Construction, LLC
By: ICI Homes Residential Holdings, LLC

PRINCIPAL

BY: ___________________________
Morteza Hosseini-Kargar – President

ATTEST:
Charlene B. Inland – Vice President

DATE: 1/20/2020

ADDRESS: 2379 Beville Road
Daytona Beach, FL 32119

(Form P-5)
Page 2 of 3
(INDIVIDUAL PRINCIPAL)

WITNESS: ___________________________  

______________________________

BY: ___________________________  

(typed name)  PRINCIPAL

ADDRESS: ___________________________

______________________________

(SURETY SIGNATURE BLOCK)

Philadelphia Indemnity Insurance Company, SURETY

WITNESS: ___________________________  

Ashley Tyree

BY: ___________________________  

Tyler D. DeBord, its attorney-in-fact & Resident Agent

ADDRESS: 220 S. Ridgewood Ave  
Daytona Beach, FL 32114
PHILADELPHIA INDEMNITY INSURANCE COMPANY
One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That PHILADELPHIA INDEMNITY INSURANCE COMPANY (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint Tyler D. DeBord, Pamela J. Thompson, and Stephen P. Farmer of Brown & Brown of Florida, Inc., its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed $25,000,000.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November, 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 27th DAY OF OCTOBER, 2017.

(Seal)

Robert D. O'Leary Jr., President & CEO
Philadelphia Indemnity Insurance Company

On this 27th day of October, 2017, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the herein described and authorized officer of the PHILADELPHIA INDEMNITY INSURANCE COMPANY, that the seal affixed to said instrument is the Corporate seal of said Company, that the said Corporate Seal and his signature were duly affixed.

(Notary Seal)

Notary Public: Morgan Knapp

residing at: Bala Cynwyd, PA

My commission expires: September 25, 2021

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and this Power of Attorney issued pursuant thereto on this 27th day of October, 2017 are true and correct and are still in full force and effect. I do further certify that Robert D. O'Leary Jr., who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY,

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 15th day of January, 2020

Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY
FINLEY ENGINEERING SOLUTIONS, INC.
3959 So. Nova Road, Suite B-34
Port Orange, Florida 32127
(386)756-8676

December 13, 2019

Susan Graham
Flagler County Engineering
1769 East Moody
Bunnell, Fl. 32110

Re: Plantation Bay Section 2A-F, Unit 8 (Westlake) – Bond Amounts

Based on the attached certified estimate of final costs, I hereby certify that the following
Bond amounts are appropriate for the recording of the Plat of Plantation Bay Section
2A-F, Unit 8:

Performance Bond: 125% x ($78,159.54 + $9,125.00) = $109,105.68

Maintenance Bond: 10% x $3,447,361.74 = $344,736.17

Respectfully submitted,

[Signature]

Jerry K. Finley, P.E.
MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS, That we Volusia Residential Construction, LLC, hereinafter called PRINCIPAL, and Philadelphia Indemnity Insurance Company, as surety company authorized to do business in the State of Florida, hereinafter referred to as SURETY, are held and firmly bound unto Flagler County, a political subdivision of the State of Florida, hereinafter called COUNTY, in the penal sum of Three Hundred Forty Four Thousand Seven Hundred Thirty Six Dollars and 17/100 ($344,736.17) to which payment will truly be made, we bind ourselves and assigns, jointly and severally, firmly by these presents:

WHEREAS, the said Principal has guaranteed to the Surety the maintenance of certain obligations and improvements identified by the Plat, Development Plans, Engineer’s Estimate of Construction Costs and Land Development Permit No. 2006-120105 related to Plantation Bay Section 2A-F Unit 8; and

WHEREAS, said Principal has completed construction of certain improvements identified by the Plat, Development Plans, Engineer’s Estimate of Construction Costs and Land Development Permit; and

WHEREAS, County regulations require that the Principal will furnish a bond conditioned to guarantee for a period of two (2) years from the date of plat recordation and after approval of the construction on said job against all defects in workmanship and materials which may become apparent or exist during said period.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that if the Principal shall guarantee that work will be free of any defective materials or workmanship which became apparent or exists during the period of two (2) years following acceptance of all improvements identified by the Plat, Development Plans, Engineer’s Estimate of Construction Costs and Land Development Permit No. 2006-120105 related to Plantation Bay Section 2A-F Unit 8 then this obligation shall be void when approved by Flagler County Board of County Commissioners, otherwise to remain in full force and effect.

Principal shall guarantee, indemnify and save harmless and defend COUNTY, its agents, servants and employees from and against any claim, demand or cause of action of whatsoever kind or nature arising out of error, omission defect in materials and/or workmanship or negligent act of its agents, servants or employees in the performance of said obligations and improvements referenced herein.

Principal further agrees to guarantee, indemnify, save harmless and defend COUNTY, its agents, servants and employees from and against any claim, demand or cause of action of whatever kind or nature arising out of any conduct or misconduct of the Principal not included above and for which the COUNTY, its agents, servants or employees are alleged to be liable.
The exclusive jurisdiction and venue for resolving all issues relating to this Bond shall be the Circuit Court of Flagler County, Florida.

IN WITNESS WHEREOF, the PRINCIPAL and SURETY has executed the presents this 15th day of January, 2020.

(CORPORATE PRINCIPAL)

Volusia Residential Construction, LLC

By: ICI Homes Residential Holdings, LLC

DEVELOPER

PRINCIPAL

[Signature]

(signature of President or Vice President)

Morteza Hosseini Kargar, President

(typing name) (title)

ATTEST:

[Signature]

(signature of other corporate officer)

Charlene B. Irland, Vice President

(typing name) (title)

ADDRESS:

2379 Beville Road

Daytona Beach, FL 32119

(Imposition Corporate Seal)

ATTACHMENT
BONDING COMPANY CERTIFICATE

SUBMIT DRAFT BOND DOCUMENT FOR COUNTY REVIEW
PRIOR TO FINALIZING BOND

(INDIVIDUAL PRINCIPAL)

WITNESS: PRINCIPAL

_________________________________________ BY: __________________________

(typed name)

_________________________________________ ADDRESS:

(SURETY SIGNATURE BLOCK)

Philadelphia Indemnity Insurance Company, SURETY
(name of surety company)

WITNESS: __________________________
Ashley Tyree

BY: ___________________________
Signature

Tyler D. DeBord, Its attorney-in-fact

ADDRESS: 220 S. Ridgewood Ave, Daytona Beach, FL 32114

(Power of Attorney for Surety must be attached)
PHILADELPHIA INDEMNITY INSURANCE COMPANY
One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That PHILADELPHIA INDEMNITY INSURANCE COMPANY (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint Tyler D. DelBord, Pamela J. Thompson, and Stephen P. Farmer of Brown & Brown of Florida, Inc., its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed $25,000,000.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November, 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 27th DAY OF OCTOBER, 2017.

(Seal)

Robert D. O'Leary Jr., President & CEO
Philadelphia Indemnity Insurance Company

On this 27th day of October, 2017, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the PHILADELPHIA INDEMNITY INSURANCE COMPANY, that the seal affixed to said instrument is the Corporate seal of said Company, that the said Corporate Seal and his signature were duly affixed.

(Notary Seal)

Notary Public: 

residing at: Bala Cynwyd, PA

My commission expires: September 25, 2021

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and this Power of Attorney issued pursuant thereto on this 27th day of October, 2017 are true and correct and are still in full force and effect. I do further certify that Robert D. O'Leary Jr., who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY,

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 15th day of January, 2020.

Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY
FINLEY ENGINEERING SOLUTIONS, INC.
3959 So. Nova Road, Suite B-34
Port Orange, Florida 32127
(386)756-8676

December 13, 2019

Susan Graham
Flagler County Engineering
1769 East Moody
Bunnell, Fl. 32110

Re: Plantation Bay Section 2A-F, Unit 8 (Westlake)

I hereby certify that the final cost of improvements at Plantation Bay Section 2A-F, Unit 8 is $3,447,361.74. This includes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Erosion Control</td>
<td>$ 27,807.24</td>
</tr>
<tr>
<td>Clearing</td>
<td>$ 331,602.07</td>
</tr>
<tr>
<td>Excavation and Grading</td>
<td>$ 729,323.26</td>
</tr>
<tr>
<td>Curbs, Roadway and Common Area Sidewalk</td>
<td>$ 510,889.69</td>
</tr>
<tr>
<td>Sidewalks Adjacent to Lots</td>
<td>$ 78,159.54 *</td>
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<tr>
<td>Sod, Seed &amp; Mulch</td>
<td>$ 99,608.77</td>
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<tr>
<td>Sanitary Sewer System</td>
<td>$ 741,603.69</td>
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<tr>
<td>Water Distribution System</td>
<td>$ 264,806.08</td>
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<tr>
<td>Storm Drainage System</td>
<td>$ 536,123.13</td>
</tr>
<tr>
<td>Survey Monuments and Lot Corners</td>
<td>$ 9,125.00 *</td>
</tr>
<tr>
<td>Staking, Testing &amp; As-Buils</td>
<td>$118,313.27</td>
</tr>
</tbody>
</table>

TOTAL $3,447,361.74

Items shown with a "*" are not completed and are to be covered under a Performance Bond; the total amount is to be used for a Maintenance Bond.

Respectfully submitted,

Jerry K. Finley, P.E.
OLD REPUBLIC
National Title Insurance Company
121 West Forsyth Street
Suite 500
Jacksonville, FL 32202
Phone: 904-354-7112

To: Flagler County
   Reference: Plantation By Section 2A-F Unit 8

PLAT LETTER

Flagler County, Florida

February 4, 2020

ORNT File No. 18133819

A search of the public records of Flagler County, Florida, through January 31, 2020 at 5:00 PM reveals the following with respect to the Legal Description below:

A. Last Grantee of Record:
   Volusia Residential Construction, LLC, a Florida limited liability company

B. Unsatisfied Mortgage Liens encumbering said property as follows:
   None

C. Easements, Restrictions and other matters affecting said property are as follows:
   O.R. Book 582, page 366  Temp Access Easement
   O.R. Book 595, page 1971  Notice of Contract Right
   O.R. Book 600, page 60   Notice of Contract Right
   O.R. Book 808, page 1604  Notice of Contract Right
   O.R. Book 995, page 843   Notice of CDD
   O.R. Book 1020, page 409  CDD Special Assessments
   O.R. Book 1084, page 1453  Declaration of Consent
   O.R. Book 1712, page 1822  Disclosure of Public Financing of CDD
   O.R. Book 2275, page 1654  Amended and Stated
   O.R. Book 2190, page 1565  Special Assessments
   O.R. Book 2190, page 1570  Declaration of Consent
   O.R. Book 2190, page 1576  Collateral Assignment
   O.R. Book 2190, page 1591  Agreement CDD
   O.R. Book 1965, page 1717  Grant of Easement
D. Ad Valorem Taxes on said property are as follows:

2019 Taxes are paid; Gross $7,125.09 under RE# 0313310000010100021

Sincerely,

[Signature]

Anthony Hunt
Title Examiner
LEGAL DESCRIPTION

A PORTION OF TRACTS 1 THROUGH 7, BLOCK “A”, TOGETHER WITH A PORTION OF TRACTS 1, 2 AND 11, BLOCK “B”, SECTION 9, TOGETHER WITH A PORTION OF TRACTS 4 AND 6, BLOCK “B”, SECTION 10, BUNNELL DEVELOPMENT COMPANY SUBDIVISION AS RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING LOCATED IN GOVERNMENT SECTIONS 9 AND 10, TOWNSHIP 13 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT SECTION 9, TOWNSHIP 13 SOUTH, RANGE 31 EAST; THENCE S02°11’25”E, ALONG THE EAST LINE OF SAID SECTION 9 FOR 920.12 FEET; THENCE N89°17’17”E, 1102.85 FEET TO THE WESTERLY LINE OF PLANTATION BAY SECTION 2A-F, UNIT 1, PER MAP BOOK 34, PAGES 1-4, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE S07°16’50”W, 202.66 FEET TO THE NORTHEAST CORNER OF PLANTATION BAY SECTION 2A-F, UNIT 6, PER MAP BOOK 38, PAGES 57, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE S89°56’32”W, ALONG THE NORTH LINE OF SAID PLANTATION BAY SECTION 2A-F, UNIT 6 SUBDIVISION, 997.48 FEET; THENCE S45°18’20”W TO THE NORTHWEST CORNER OF SAID PLANTATION BAY SECTION 2A-F, UNIT 6 SUBDIVISION, 112.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 669.99 FEET, A CENTRAL ANGLE OF 10°42’08” AND A CHORD BEARING OF N50°02’04”W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 125.15 FEET; THENCE N53°27’17”W, 54.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 22°04’10” AND A CHORD BEARING OF N42°25’16”W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 144.44 FEET; THENCE S66°11’56”W, 147.28 FEET; THENCE S85°28’35”W, 434.08 FEET; THENCE N27°10’14”E, 215.91 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 199.00 FEET, A CENTRAL ANGLE OF 141°00’13” AND A CHORD BEARING OF N43°19’52”W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 489.73 FEET; THENCE N84°48’13”W, 152.18 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 769.00 FEET, A CENTRAL ANGLE OF 10°09’35” AND A CHORD BEARING OF N89°53’01”W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 136.36 FEET; THENCE S85°02’12”W, 146.23 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 868.99 FEET, A CENTRAL ANGLE OF 22°29’15” AND A CHORD BEARING OF S73°47’35”W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 341.06 FEET; THENCE S60°54’09”W, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 869.06 FEET, A CENTRAL ANGLE OF 14°01’37” AND A CHORD BEARING OF S52°14’17”W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 212.76 FEET; THENCE S45°13’27”W, 111.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 199.00 FEET, A CENTRAL ANGLE OF 135°56’59” AND A CHORD BEARING OF S18°46’04”W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 472.18 FEET; THENCE S49°12’26”E, 184.45 FEET; THENCE S39°39’21”W, 115.54 FEET; THENCE S34°22’20”W, 144.00 FEET; THENCE S36°59’44”W, 50.05 FEET; THENCE N55°37’40”W, 69.71 FEET; THENCE S43°53’36”W, 129.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 26°41’05” AND A CHORD BEARING OF N46°46’20”W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 298.07 FEET; THENCE N56°21’30”W, 587.50 FEET; THENCE N32°28’49”E, 561.18
FEET; THENCE S58°17'16"E, 208.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 25°17'42" AND A CHORD OF N44°22'40"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 282.55 FEET; THENCE N54°05'59"E, 828.47 FEET; THENCE N71°15'28"E, 299.37 FEET TO A POINT ON THE NORTHERLY LINE OF GOVERNMENT SECTION 9, TOWNSHIP 13 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA; THENCE N89°08'38"E 1363.99 FEET TO THE POINT OF BEGINNING.
Accuracy of the information provided on this web site is not guaranteed for legal purposes. Changes may occur daily and to get the most current information, please contact The Tax Collector's Office.

*NOTE* An additional 2.5% convenience fee or a minimum transaction fee of $2.50 will be incurred for credit cards. No additional fee will be incurred for e-checks.

Real Estate Account #0313310000010100021

Real Estate Account #0313310000010100021 Parcel details Latest bill View/Print full bill history

2019

PAID

Suzanne Johnston

Flagler County Tax Collector

Real Estate 2019 Annual Bill

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

<table>
<thead>
<tr>
<th>Account number</th>
<th>Alternate key</th>
<th>Exemption code</th>
<th>Millage code</th>
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<td>—</td>
<td>007</td>
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PAID 2019-12-05 $9,640.00
Effective 2019-11-30
Receipt 0036-19-00037905

Get Bills by Email

PAYMENTS MUST BE MADE IN US FUNDS.

Order:
VOLUSIA RESIDENTIAL CONSTRUCTION LLC
2376 BEVILLE RD
DAYTONA BEACH, FL 32118

Bill address
(unknown)

Legal description
55.64 AC BEING A PT OF TRACTS 1 THRU 7, BLK A & PT OF TRACTS 1, 2, 3, 11 OF BLK B SECTION 9 & PT OF TRACTS 4 & 6 OF BLK B SECTION 10 NORS BES IN OR 2354 ...

Full legal available: Parcel details

Ad Valorem Taxes

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<th>Taxing authority</th>
<th>Millage</th>
<th>Assessed</th>
<th>Exemption</th>
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<td>$90.14</td>
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<td>$90.14</td>
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Total 10.0031 473,110 0 473,110 17,125.08
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<th>Taxing authority</th>
<th>Millage</th>
<th>Assessed</th>
<th>Exemption</th>
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Non-Ad Valorem Assessments

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<th>Levying authority</th>
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<td>No non-ad valorem assessments</td>
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</tbody>
</table>

Combined taxes and assessments: $7,125.09

If paid by: Nov 30, 2019
Please pay: $7,125.09

PAID 2019-12-05 $7,125.09
Effective 2019-11-30
Receipt #036-19-00007895

Get Bill by Email

© 1997–2020, Great Street Group. All rights reserved. Help - Contact us - Terms of service - Tax Collector home
NOTICE OF COMMENCEMENT

STATE OF FLORIDA
COUNTY OF VOLUSIA

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commence ment:

1. Description of Property: Lot 96, OF THE PROPOSED PLAT OF PLANTATION BAY, SECTION 2AF, UNIT 8, of Flagler County, Florida.
   Street Address: 855 Stirling Bridge Drive, Ormond Beach, Florida 32174

2. General description of improvement: Construction of a Single Family Residence

3. Owner information:
   a. Name: VOLUSIA RESIDENTIAL CONSTRUCTION, LLC.
      Address: 2379 Brevine Road
      Daytona Beach, Florida 32119
      (386) 788-0810
   b. Interest in property: Fee Simple
   c. Name and address of the simple titleholder (if other than owner): Not Applicable

4. Contractor: VOLUSIA RESIDENTIAL CONSTRUCTION, LLC.
   2379 Brevine Road, Daytona Beach, Florida 32119
   (386) 788-0810

5. Survey:
   a. Name and address: Not Applicable
   b. Amount of bond: Not Applicable

6. Lender: Not Applicable

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.151(3), Florida Statutes:
   a. Name and address: Not Applicable
   b. Phone number: Not Applicable

8. In addition to Owner, Owner designates the following person(s) to receive a copy of the Lessor's Notice as provided in Section 713.151(1)(b), Florida Statutes:
   a. Name and address: Not Applicable
   b. Phone number: Not Applicable

9. Expiration date of notice of commencement: One year from date of recording.

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.35, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

VOLUSIA RESIDENTIAL CONSTRUCTION, LLC.
A Florida Limited Liability Corporation
BY: ICI Homes Residential Holdings, LLC.
A Florida Limited Liability Corporation, its sole member
BY: Kimberly A. Newkirk, Assistant Vice President

The foregoing instrument was acknowledged before me this 21st day of Oct, 2019, by Kimberly A. Newkirk, Assistant Vice President of ICI Homes Residential Holdings, LLC, a Florida Limited Liability Corporation, who is personally known to me and who did not take an oath.

Signature of Notary Public – State of Florida
Print, Type or Stamp Consented Name of Notary Public
Commission Number
Personally Known: X or Produced Identification

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

Verification Pursuant to Section 90.502, Florida Statutes

Signature of Person Signing Above

Date: September 30, 2022
NOTICE OF COMMENCEMENT

STATE OF FLORIDA
COUNTY OF VOLUSIA

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement:

1. Description of property:
   Lot 94, OF THE PROPOSED PLAT OF PLANTATION BAY, SECTION 2AF, UNIT 8, of Flagler County, Florida.
   Street Address: 860 Stirling Bridge Drive, Ormond Beach, Florida 32174

2. General description of improvements: Construction of an In-ground Swimming Pool with Spa

3. Owner Information:
   a. Name: VOLUSIA RESIDENTIAL CONSTRUCTION, LLC.
   Address: 2379 Beville Road
   Daytona Beach, Florida 32119
   (386) 788-0820
   b. Interest in property: For Simple
   c. Name and address of fee simple titleholder (if other than owner): Not Applicable

4. Contractor:
   Myrick & Son Enterprises, LLC d/b/a Myrick Pools
   1457 N. US Highway 1-Suite 23
   Ormond Beach, FL 32174
   Office: 386.331.9822
   Fax: 386.872-762

5. Surety:
   a. Name and address: Not Applicable
   b. Amount of bond: Not Applicable

6. Lender:
   Not Applicable

7. Pursuant to the State of Florida designated by Owner upon whose notice or other documents may be served as provided by Section 713.13(3)(a), Florida Statutes:
   a. Name and address: Not Applicable
   b. Phone number: Not Applicable

8. In addition to himself, Owner designates the following person(s) to receive a copy of the Lien's Notice as provided in Section 713.13(3)(b), Florida Statutes:
   a. Name and address: Not applicable
   b. Phone number: Not applicable

9. Expiration date of notice of commencement: One year from date of recording.

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.33, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMENCEMENT MUST BE RECORDED AND POSTED ON THE KIS SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMENCEMENT.

VOLUSIA RESIDENTIAL CONSTRUCTION, LLC.
A Florida Limited Liability Corporation
BY: ICI Homes Residential Holdings, LLC
A Florida Limited Liability Corporation, its sole member

By: 

The foregoing instrument was acknowledged before me on this 30th day of September, 2019, by Kimberly A. Nekrich, Assistant Vice President of ICI Homes Residential Holdings, LLC, a Florida Limited Liability Corporation, who is personally known to me and who did not take an oath.

Signature of Notary Public

Under penalty of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.
NOTICE OF COMMENCEMENT

STATE OF FLORIDA
COUNTY OF VOLUSIA

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statues, the following information is provided in this Notice of Commencement.

1. Description of property: Lot 96, OF THE PROPOSED PLAT OF PLANTATION BAY, SECTION 2AF, UNIT 8, of Flagler County, Florida.

Street Address: 856 Stirling Bridge Drive, Ormond Beach, Florida 32174

2. General description of improvement: Construction of an In-ground Swimming Pool with Fence

3. Owner information:
   a. Name: VOLUSIA RESIDENTIAL CONSTRUCTION, LLC.
   b. Address: 2131 5th View
      Daytona Beach, Florida 32119
      (386) 798-0020
   c. Interest in property: Fee Simple
   d. Name and address of fee simple caveator (if other than owner): Not Applicable

4. Contractor: Myrick & Son Enterprises, LLC dba Myrick Pools
   1457 NW US Highway 1, Suite 23
   Ormond Beach, FL 32174
   Office: 386.333.9822 Fax: 386.872-762

5. Surety:
   a. Name and address: Not Applicable
   b. Amount of bond: Not Applicable

6. Lender: Not Applicable

7. Persons within the State of Florida designated by Owner upon whose notice or other documents may be served as provided by Section 713.12(5)(A), Florida Statues:
   a. Name and address: Not Applicable
   b. Phone number: Not Applicable

8. In addition to himself, Owner designates the following person(s) to receive a copy of the Lienor’s Notice as provided in Section 713.12(5A), Florida Statues:
   a. Name and address: Not Applicable
   b. Phone number: Not Applicable

9. Expiration date of notice of commencement: One year from date of recording.

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

VOLUSIA RESIDENTIAL CONSTRUCTION, LLC.
A Florida Limited Liability Corporation
BY: ICI Homes Residential Holdings, LLC
A Florida Limited Liability Corporation, Its sole member

Kimberly A. Newick, Assistant Vice President

The foregoing instrument was acknowledged before me this 27th day of Dec, 2019, by Kimberly A. Newick, Assistant Vice President of ICI Homes Residential Holdings, LLC, a Florida Limited Liability Corporation, who is personally known to me and who did not take an oath.

Signature of Notary Public - State of Florida
Print, Type or Stencil Commissioned Name of Notary Public
Commission Number
Personally Known: X or Produced Identification

Verification Pursuant to Section 92.521, Florida Statues
Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

Signature of Notary Public Stating Above
NOTICE OF COMMENCEMENT

STATE OF FLORIDA
COUNTY OF VOLUSIA

THE UNDERSIGNED hereby gives notice that improvements will be made in certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided to this Notice of Commencement:

1. Description of property: Lot 96, OF THE PROPOSED PLAT OF PLANTATION BAY, SECTION 24, UNIT 8, of Flagler County, Florida.
   Street Address: 302 Stirling Bridge Drive, Ormond Beach, Florida 32174

2. General description of improvement: Construction of a pool screen enclosure

3. Owner information:
   a. Name: VOLUSIA RESIDENTIAL CONSTRUCTION, LLC.
      Address: 2179 Beville Road
      Daytona Beach, Florida 32119
      (386) 788-0820
   b. Interest in property: Fee Simple
   c. Name and address of escrow agent if any: Not Applicable

4. Contractor: Interval Consulting Services, Inc.
   2179 Beville Road/Daytona Beach, Florida 32119
   (386) 788-0820

5. Survey:
   a. Name and address: Not Applicable
   b. Amount of bond: Not Applicable

6. Lender: Not Applicable

7. Persons within the State of Florida designated by Owner upon whom notice or other documents may be served as provided by Section 713.13(1)(a)(7), Florida Statutes:
   a. Name and address: Not Applicable
   b. Phone number: Not Applicable

8. In addition to (a)(7), Owner designates the following person(s) to receive a copy of the Lienor’s Notice as provided in Section 713.13(11)(a), Florida Statutes:
   a. Name and address: Not applicable
   b. Phone number: Not applicable

9. Expiration date of notice of commencement: One year from date of recording.

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

VOLUSIA RESIDENTIAL CONSTRUCTION, LLC.
A Florida Limited Liability Corporation
By: ICC Homes Residential Holdings, LLC.
A Florida Limited Liability Corporation, Its sole member

By: Kimberly A. Hawkk, Assistant Vice President

The foregoing instrument was acknowledged before me on the 10th day of January, 2020, by Kimberly A. Hawkk, Assistant Vice President of ICC Homes Residential Holdings, LLC, a Florida Limited Liability Corporation, who is personally known to me and who did not take an oath.

Jennifer M. Haden
Commission G 827018
Expired December 30, 2022
Revoked This Troy Feb 28, 2019
Commission Number GG 270988

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

Signature of Notarial Officer Signing Above
NOTICE OF COMMENCEMENT

STATE OF FLORIDA
COUNTY OF VOLUSIA

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of property: Lot 94, OF THE PROPOSED PLAT OF PLANTATION BAY, SECTION 2AF, UNIT 8, of Flagler County, Florida.

   Street Address: 306 Stirling Bridge Drive, Palm Coast, Florida 32134

2. General description of improvement: Construction of a pool screen enclosure

3. Owner Information:
   a. Name: VOLUSIA RESIDENTIAL CONSTRUCTION, LLC
   b. Address: 2379 Beverly Road
      Daytona Beach, Florida 32119
      (386) 788-0820
   c. Interest in property: Fee Simple
   d. Name and address of the simple titleholder (if other than owner): Not Applicable

4. Contractor: Interwest Consulting Services, Inc.
   a. Name and address: 2379 Beverly Road, Daytona Beach, Florida 32119
   b. Phone number: (386) 788-0820

5. Surety:
   a. Name and address: Not Applicable
   b. Amount of bond: Not Applicable

6. Lender: Not Applicable

7. Persons within the State of Florida designated by Owner upon which notices or other documents may be served as provided by Section 713.12(1)(d), Florida Statutes:
   a. Name and address: Not Applicable
   b. Phone number: Not Applicable

8. In addition to himself, Owner designates the following person(s) to receive a copy of the Lienor’s Notice as provided in Section 713.13(1)(b), Florida Statutes:
   a. Name and address: Not applicable
   b. Phone number: Not applicable

9. Expiration date of notice of commencement: One year from date of recording.

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

VOLUSIA RESIDENTIAL CONSTRUCTION, LLC
A Florida Limited Liability Corporation
BY: ICI Homes Residential Holdings, LLC
A Florida Limited Liability Corporation, dba home member
By: [Signature]

The foregoing instrument was acknowledged before me on the 1st day of Jan., 2020, by Kimberly A. Newkirk, Assistant Vice President

[Signature]

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

[Signature]
NOTICE OF COMMENCEMENT

STATE OF FLORIDA
COUNTY OF VOLUSIA

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

   Street Address: 306 Stirling Bridge Drive, Ormond Beach, Florida 32174

2. General description of improvement: Construction of a Single Family Residence

3. Owner information:
   a. Name: VOLUSIA RESIDENTIAL CONSTRUCTION, LLC.
   b. Address: 2379 Beville Road
      Daytona Beach, Florida 32119
      (386) 788-0830
   c. Interest in property: Fee Simple
   d. Name and address of the simple tastesholder (if other than owner): Not Applicable

4. Contractor: VOLUSIA RESIDENTIAL CONSTRUCTION, LLC.
   2379 Beville Road, Daytona Beach, Florida 32119
   (386) 788-0830

5. Survey:
   a. Name and address: Not Applicable
   b. Amount of bond $: Not Applicable

6. Lender: Not Applicable

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)(7), Florida Statutes:
   a. Name and address: Not Applicable
   b. Phone number: Not Applicable

8. In addition to himself, Owner designates the following person(s) to receive a copy of the Owner's Notice as provided in Section 713.13(1)(c), Florida Statutes:
   a. Name and address: Not applicable
   b. Phone number: Not applicable

9. Expiration date of notice of commencement: One year from date of recording.

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

VOLUSIA RESIDENTIAL CONSTRUCTION, LLC
A Florida Limited Liability Corporation
B.V.: ICI Homes Residential Holdings, LLC
A Florida Limited Liability Corporation, its sole member

By: ____________________________
   Kimberly A. Newkirk, Assistant Vice President

The foregoing instrument was acknowledged before me this 14th Day of January, 2020, by Kimberly A. Newkirk, Assistant Vice President of ICI Homes Residential Holdings, LLC, a Florida Limited Liability Corporation, who is personally known to me and who did not take an oath.

______________________________
Commissioner #09 276558
Expires December 30, 2022
Attest: The Payee

Verification Pursuant to Section 92.524, Florida Statutes
Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

______________________________
NOTICE OF COMMENCEMENT

STATE OF FLORIDA
COUNTY OF VOLUSIA

THE UNDERSTOOD hereby give notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of property:
   Lot 95, OF THE PROPOSED PLAT OF PLANTATION BAY, SECTION 2AF, UNIT 8, of Flagler County, Florida.
   Street Address: 304 Stirling Bridge Drive, Ormond Beach, Florida 32174

2. General description of improvement: Construction of a Single Family Residence

3. Owner Information:
   a. Name: VOLUSIA RESIDENTIAL CONSTRUCTION, LLC.
   Address: 2379 Beville Road
   Daytona Beach, Florida 32119
   (386) 788-0820
   b. Interest in property: Fee Simple
   c. Name and address of the single individual owner (if other than owner): Not Applicable

4. Contractor: VOLUSIA RESIDENTIAL CONSTRUCTION, LLC.
   Address: 2379 Beville Road
   Daytona Beach, Florida 32119
   (386) 788-0820

5. Surety:
   a. Name and address: Not Applicable
   b. Amount of bond: Not Applicable

6. Lender: Not Applicable

7. Persons within the State of Florida designated by Owner upon who copies or other documents may be served as provided by Section 713.131(1)(b), Florida Statutes:
   a. Name and address: Not Applicable
   b. Phone number: Not Applicable

8. In addition to himself, Owner designates the following person(s) to receive a copy of the Lessor's Notice as provided in Section 713.131(1), Florida Statutes:
   a. Name and address: Not Applicable
   b. Phone number: Not Applicable

9. Expiration date of notice of commencement: One year from date of recording.

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE FILED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

VOLUSIA RESIDENTIAL CONSTRUCTION, LLC.
A Florida Limited Liability Corporation
By: IC Home Holdings, LLC.
A Florida Limited Liability Corporation, its sole member

By: ____________________________
   Assistant Vice President

The foregoing instrument was acknowledged before me by the person(s) hereinafter acknowledged on this 22nd day of January, 2020 by Kimberly A. Newby, Assistant Vice President of IC Home Holdings, LLC, a Florida Limited Liability Corporation, who is personally known to me and who is not an officer.

Signature of Notary Public State of Florida
Print Name: Jennifer M. Hayden
Commission Expires: December 20, 2023
Commission Number: 00-12169

Verification Pursuant to Section 50.019, Florida Statutes
Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

Signature of Notary Public Printed Above
## Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

### 2019 Paid Real Estate

<table>
<thead>
<tr>
<th>PARCEL I.D. NUMBER</th>
<th>ESCROW CD</th>
<th>ASSESSED VALUE</th>
<th>EXEMPTIONS</th>
<th>TAXABLE VALUE</th>
<th>MILLAGE CODE</th>
</tr>
</thead>
<tbody>
<tr>
<td>0313310000010100021</td>
<td>SEE BELOW</td>
<td>SEE BELOW</td>
<td>SEE BELOW</td>
<td>007</td>
<td></td>
</tr>
</tbody>
</table>

### AD VALOREM TAXES

<table>
<thead>
<tr>
<th>TAXING AUTHORITY</th>
<th>MILLAGE RATE</th>
<th>ASSESSED VALUE</th>
<th>EXEMPTION AMOUNT</th>
<th>TAXABLE VALUE</th>
<th>TAXES LEVIED</th>
</tr>
</thead>
<tbody>
<tr>
<td>C100</td>
<td>FLAGLER COUNTY</td>
<td>GENERAL FUND</td>
<td>8.1297</td>
<td>473,110</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>ESL</td>
<td>0.1250</td>
<td>473,110</td>
<td>0</td>
<td>473,110</td>
</tr>
<tr>
<td></td>
<td>2015 G O BONDS</td>
<td>0.2050</td>
<td>473,110</td>
<td>0</td>
<td>473,110</td>
</tr>
<tr>
<td></td>
<td>2009/2016 ESL BONDS</td>
<td>0.1250</td>
<td>473,110</td>
<td>0</td>
<td>473,110</td>
</tr>
</tbody>
</table>

| S200 | FLAGLER COUNTY SCHOOL BOAF | GENERAL FUND | 3.9540 | 473,110 | 0 | 473,110 | 1,870.68 |
| | DISCRETIONARY | 0.7480 | 473,110 | 0 | 473,110 | 353.89 |
| | CAP. OUTLAY | 1.5000 | 473,110 | 0 | 473,110 | 709.66 |
| | WWMD | ST. JOHNS RIVER WATER MGMT | 0.2414 | 473,110 | 0 | 473,110 | 114.21 |
| | FIND | FIND | 0.0320 | 473,110 | 0 | 473,110 | 15.14 |

### TOTAL MILLAGE

15.0601

### AD VALOREM TAXES

$7,125.09

### NON-AD VALOREM TAXES

$0.00

### COMBINED TAXES AND ASSESSMENTS

$7,125.09

See reverse side for important information.

If Paid By: Nov 30, 2019
Please Pay: 6,840.09

---

VOLUSIA RESIDENTIAL CONSTRUCTION LLC
2379 BEVILLE RD
DAYTONA BEACH, FL  32119

55.66 AC BEING A PT OF TRACTS
1 THRU 7, BLK A & PT OF TRACTS
1, 2, 11 OF BLK B SECTION 9 &
PT OF TRACTS 4 & 6 OF BLK B
SECTION 10 MORE DES IN OR 2354

### Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

<table>
<thead>
<tr>
<th>PARCEL I.D. NUMBER</th>
<th>ESCROW CD</th>
<th>ASSESSED VALUE</th>
<th>EXEMPTIONS</th>
<th>TAXABLE VALUE</th>
<th>MILLAGE CODE</th>
</tr>
</thead>
<tbody>
<tr>
<td>0313310000010100021</td>
<td>SEE ABOVE</td>
<td>SEE ABOVE</td>
<td>SEE ABOVE</td>
<td>007</td>
<td></td>
</tr>
</tbody>
</table>

Please pay in U.S. Funds to Suzanne Johnston, Tax Collector • P.O. Box 846 • Bunnell, FL 32110 • (386) 313-4160
Taxes can be paid on-line at www.flaglertax.com. See back for on-line payment details. Your payment may be electronically processed (ACH).

If Paid By: Nov 30, 2019
Please Pay: 6,840.09

---

SUZANNE JOHNSTON
FLAGLER COUNTY TAX COLLECTOR

ICI HOMES RESIDENTIAL HOLDINGS LLC
12/05/2019
Receipt # 039-19-00037905
Check $6,840.09
June 19, 2019

Gina Lemon  
Development Review Planner III  
Flagler County  
1769 E. Moody Blvd, Building 2, Suite 104  
Bunnell, FL 32110

Subject: Plantation Bay, Section 2AF, Unit 8

**CERTIFICATION BY APPLICANT’S REPRESENTATIVE**

Subdivision Plat Name: Plantation Bay, Section 2AF, Unit 8

I hereby certify that the referenced project as submitted to Flagler County is in compliance with local, state and federal regulations and that the material and data submitted to Flagler County was prepared under the supervision and direction of the undersigned.

[Signature]

Signature of Responsible Party

Printed Name: Richard D Smith

Company Name: Volusia Residential Construction LLC, a Florida Limited Liability Company  
By: ICI Homes Residential Holdings, LLC, a Florida Limited Liability Company

Address: 2379 Beville Road, Daytona Beach, FL 32119

Telephone: 386-788-0820

Registration Number and Seal if applicable: NA
FINLEY ENGINEERING GROUP  
5531 SO. RIDGEWOOD AVE., UNIT # 1, PORT ORANGE, FL. 32127  
(386) 756-8676  
January 2, 2007  

David VanWeele, P.E.  
Flagler County  
1200 E. Moody Blvd.  
Bunnell, Fl 32110  

Re: Plantation Bay Section 2A-F, Unit 8  
LAND DEVELOPMENT PERMIT  

David:  

Enclosed you will find the revised Engineer’s Estimate that includes setting of Plat  
monumentation and lot corners.  

Sincerely,  

Jerry K. Finley, P.E.  

Cc: Douglas R. Ross, Jr. w/encl  
Dick Smith
Plantaition Bay 2A-F, Unit 8

<table>
<thead>
<tr>
<th>BID ITEM</th>
<th>UNITS</th>
<th>QUANTITY</th>
<th><strong>ENGINEER'S ESTIMATE</strong></th>
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<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>UNIT PRICE</td>
</tr>
<tr>
<td>SITE PREPARATION: Clear Lots, Roads, Lakes</td>
<td>AC</td>
<td>44.00</td>
<td>2,600</td>
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<tr>
<td></td>
<td>CY</td>
<td>20,000</td>
<td>2.50</td>
</tr>
<tr>
<td></td>
<td>CY</td>
<td>125,000</td>
<td>1.50</td>
</tr>
<tr>
<td></td>
<td>CY</td>
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<tr>
<td>Subtotal</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Road Grading</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Excavation Lakes</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fill Lots</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floating Turbidity Barrier</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree Protection Measures</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Erosion Control Silt Fence</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Seed &amp; Mulch Lots</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subtotal</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL SITE PREPARATION</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| SEWAGE COLLECTION SYSTEM: 8" Gravity, 0'-6' PVC | LF    | 230      | 19.70      | 4,531.00 |
| 8" Gravity, 6'-8' PVC | LF    | 1,833    | 26.80      | 49,124.40 |
| 8" Gravity, 8'-10' PVC | LF    | 644      | 34.80      | 22,411.20 |
| 8" Gravity, 10'-12' PVC | LF    | 800      | 47.00      | 37,600.00 |
| 8" Gravity, 12'-14' PVC | LF    | 935      | 62.00      | 57,970.00 |
| 8" Gravity, 14'-16' PVC | LF    | 261      | 77.00      | 20,097.00 |
| 8" Gravity, 16'-18' PVC | LF    | 1       | 16.70      | 0.00 |
| 4' Manhole, 0'-6' | EA    | 2        | 2,125.00   | 4,250.00 |
| 4' Manhole, 6'-8' | EA    | 6        | 2,545.00   | 15,270.00 |
| 4' Manhole, 8'-10' | EA    | 4        | 3,020.00   | 12,080.00 |
| 4' Manhole, 10'-12' | EA    | 5        | 3,685.00   | 18,425.00 |
| 4' Manhole, 12'-14' | EA    | 6        | 4,500.00   | 27,000.00 |
| 4' Manhole, 14'-16' | EA    | 87       | 172.00     | 14,964.00 |
| 4" Single services | LF    | 8,550    | 10.00      | 25,500.00 |
| 6" Sanitary Forcemain | LF    | 1        | 1,500.00   | 1,500.00 |
| Forcemain connection | EA    | 2        | 650.00     | 1,300.00 |
| 6" Forcemain Valve & Box | EA    | 1        | 5,000.00   | 5,000.00 |
| Lift Station Electrical | EA    | 1        | 90,000.00  | 90,000.00 |
| Lift Station | EA    |          |            | 408,902.60 |

TOTAL SEWER WORK

1/2/2007

[Signature]

1-2-09
# Plantation Bay 2A-F, Unit 8

## Engineer’s Estimate

Jerry K. Finley, P.E.

Plans of 8/01/06

### Drainage Work:

<table>
<thead>
<tr>
<th>Item</th>
<th>LF</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>15” RCP</td>
<td>432</td>
<td>20.50</td>
<td>8,856.00</td>
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<tr>
<td>18” RCP</td>
<td>2,048</td>
<td>22.70</td>
<td>46,489.60</td>
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<tr>
<td>24” RCP</td>
<td>442</td>
<td>30.50</td>
<td>13,481.00</td>
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<tr>
<td>36” RCP</td>
<td>496</td>
<td>52.40</td>
<td>25,990.40</td>
</tr>
<tr>
<td>Mitered End Section</td>
<td>12</td>
<td>850.00</td>
<td>10,200.00</td>
</tr>
<tr>
<td>Twin 5'x7' Box Culvert</td>
<td>150</td>
<td>1,000.00</td>
<td>150,000.00</td>
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<tr>
<td>Culvert Endwall</td>
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<td>7,500.00</td>
<td>15,000.00</td>
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<tr>
<td>Type “C” Inlet</td>
<td>22</td>
<td>1,060.00</td>
<td>23,320.00</td>
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<tr>
<td>Type “E” Inlet</td>
<td>2</td>
<td>1,540.00</td>
<td>3,080.00</td>
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<tr>
<td>Concrete Apron</td>
<td>20</td>
<td>155.00</td>
<td>3,100.00</td>
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<tr>
<td>Junction Box (48&quot;)</td>
<td>4</td>
<td>1,535.00</td>
<td>6,140.00</td>
</tr>
<tr>
<td>DCS w/ Skimmer (“C”)</td>
<td>1</td>
<td>1,915.00</td>
<td>1,915.00</td>
</tr>
<tr>
<td>DCS w/ Skimmer (“E”)</td>
<td>1</td>
<td>3,935.00</td>
<td>3,935.00</td>
</tr>
<tr>
<td>Sod Lake Slopes</td>
<td>SY 10,900</td>
<td>1.50</td>
<td>16,350.00</td>
</tr>
</tbody>
</table>

**Total Drainage Work**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>327,857.00</td>
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### Water Distribution System:

<table>
<thead>
<tr>
<th>Item</th>
<th>LF</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>9” PVC</td>
<td>710</td>
<td>12.35</td>
<td>8,768.50</td>
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<tr>
<td>10” PVC</td>
<td>4,060</td>
<td>15.50</td>
<td>62,930.00</td>
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<tr>
<td>8” Gate Valve w/box</td>
<td>4</td>
<td>755.00</td>
<td>3,020.00</td>
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<tr>
<td>10” Gate Valve w/box</td>
<td>6</td>
<td>1,200.00</td>
<td>7,200.00</td>
</tr>
<tr>
<td>Fire Hydrant</td>
<td>9</td>
<td>1,845.00</td>
<td>16,605.00</td>
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<tr>
<td>Single Services</td>
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<td>166.00</td>
<td>1,826.00</td>
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<tr>
<td>Double Services</td>
<td>38</td>
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<td>2” Blowoff Assembly</td>
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<tr>
<td>Restrained Joints</td>
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<td>2,862.00</td>
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<tr>
<td>Connect to existing Stub</td>
<td>1</td>
<td>1,000.00</td>
<td>1,000.00</td>
</tr>
</tbody>
</table>

**Total Water**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Total</td>
<td>105,336.00</td>
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### Road Construction:

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<th>Item</th>
<th>SY</th>
<th>Rate</th>
<th>Total</th>
</tr>
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<tbody>
<tr>
<td>Type S-111 ACSC</td>
<td>12,880</td>
<td>6.00</td>
<td>77,280.00</td>
</tr>
<tr>
<td>Base Course</td>
<td>12,880</td>
<td>7.50</td>
<td>96,600.00</td>
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<tr>
<td>Stabilized Subgrade</td>
<td>15,500</td>
<td>2.50</td>
<td>38,750.00</td>
</tr>
<tr>
<td>Miami Gutter</td>
<td>9,420</td>
<td>7.25</td>
<td>68,295.00</td>
</tr>
<tr>
<td>Seed &amp; Mulch R/W</td>
<td>8,870</td>
<td>0.45</td>
<td>3,991.50</td>
</tr>
<tr>
<td>Bahia Sod R/W</td>
<td>2,200</td>
<td>1.50</td>
<td>3,300.00</td>
</tr>
<tr>
<td>Sidewalk 5’w (incl grading)</td>
<td>4,600</td>
<td>9.50</td>
<td>43,700.00</td>
</tr>
<tr>
<td>Striping &amp; Signage</td>
<td>1</td>
<td>1,500.00</td>
<td>1,500.00</td>
</tr>
</tbody>
</table>

**Total Road Construction**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>333,416.50</td>
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</tbody>
</table>
### engineer's estimate

**Jerry K. Finley, P.E.**  
**Plans of 8/01/06**

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Rate</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Construction Staking</td>
<td>1</td>
<td>LS</td>
<td>20,000</td>
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<tr>
<td>As-Built Survey</td>
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<tr>
<td>Testing</td>
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<td>LS</td>
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<td>Barricades</td>
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<td>Trench Safety Measures</td>
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<td>Set Monuments-L87, RM40, CP2</td>
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<td>LS</td>
<td>12,240</td>
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**Total Miscellaneous**  

**Total Development Cost**  

<table>
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<tr>
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<td>Monuments</td>
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**Total Development Cost**  

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
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<th>Rate</th>
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<tr>
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<td>1,792,252.10</td>
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---

**Plantation Bay 2A-F, Unit 8**

**1/2/2007**
FINLEY ENGINEERING SOLUTIONS, INC.  
3959 So. Nova Road, Suite B-34  
Port Orange, Florida 32127  
(386) 756-8676

July 3, 2019

Susan Graham  
Flagler County Engineering  
1769 East Moody  
Bunnell, Fl. 32110

Re: Plantation Bay Section 2A-F, Unit 8 (Westlake)

I hereby certify that the final cost of improvements at Plantation Bay Section 2A-F, Unit 8 is $3,368,077.20. This includes:

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>Erosion Control</td>
<td>$27,807.24</td>
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<tr>
<td>Clearing</td>
<td>$331,602.07</td>
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<tr>
<td>Excavation and Grading</td>
<td>$729,323.26</td>
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<tr>
<td>Roadway and Sidewalk</td>
<td>$510,889.69</td>
</tr>
<tr>
<td>Sod, Seed &amp; Mulch</td>
<td>$99,608.77</td>
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<tr>
<td>Sanitary Sewer System</td>
<td>$741,603.69</td>
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<tr>
<td>Water Distribution System</td>
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<tr>
<td>Storm Drainage System</td>
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<td>Survey Monuments and Lot Corners</td>
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<tr>
<td>Staking, Testing &amp; As-Builts</td>
<td>$118,313.27</td>
</tr>
</tbody>
</table>

**TOTAL** $3,368,077.20

Respectfully submitted,

Jerry K. Finley, P.E.
Dick Smith  
ISI Homes Residential Holdings, LLC  
RE: Plantation Bay 2 A-F Units S  
Subdivision Plat Review

February 11, 2020

The review was completed November 6, 2019. The PRM's were verified. The project has been paid in full.

Thank you,

[Signature]

Lynn Tyler-President