



LAND DEVELOPMENT DIVISION

MEMORANDUM

To: Rita Karacson, Project Coordinator

From: Tobias Holton

Project Name: Garden Hills at Providence Phase 3

Project: LDRES-2024-27

DATE: June 12, 2025

The Inspector of Record has made a final review of the above-mentioned project. As a result of inspections, test results, and general site observations, I certify that the project is complete and represents reasonable compliance with the intent of the plans designed by the Engineer of Record and approved by the Polk County Land Development Division.

It is the Contractor and Engineer of Record's responsibility to furnish the Polk County Land Development Division with Record Drawings and other final closeout documentation, as required by the Land Development Code and the Utility Standards and Specifications Manual, for final review and approval of the completed project before release of C.O.'s.

Should you have any further questions in the matter, please call (863) 534-6449.

FIDELITY GUARANTY AND ACCEPTANCE CORP.

5505 WATERFORD DISTRICT DRIVE, 7TH FLOOR WEST

MIAMI, FLORIDA 33126

PHONE (305) 553-8724



JANUARY 6, 2025

IRREVOCABLE STANDBY LETTER OF CREDIT NO. FGAC-25005

BENEFICIARY: POLK COUNTY
330 WEST CHURCH STREET
BARTOW, FL 33830

APPLICANT: LENNAR HOMES, LLC
6675 WESTWOOD BOULEVARD, 5TH FLOOR
ORLANDO, FL 32821

LC AMOUNT: USD \$5,693,471.50 (FIVE MILLION SIX HUNDRED NINETY-THREE THOUSAND FOUR HUNDRED SEVENTY-ONE AND 50/100 US DOLLARS)

EXPIRATION DATE: JANUARY 5, 2026 AT OUR COUNTERS

RE: GARDEN HILLS AT PROVIDENCE - PHASE 3
LDRES-2024-27

GENTLEMEN:

WE HEREBY ESTABLISH OUR IRREVOCABLE STANDBY LETTER OF CREDIT NO. FGAC-25005 IN YOUR FAVOR AT THE REQUEST AND FOR THE ACCOUNT OF LENNAR HOMES, LLC IN AN AGGREGATE AMOUNT NOT TO EXCEED THE LC AMOUNT.

THIS LETTER OF CREDIT IS AVAILABLE BY YOUR DRAFT(S) DRAWN AT SIGHT ON FIDELITY GUARANTY AND ACCEPTANCE CORP. DULY SIGNED AND MARKED: "DRAWN UNDER FIDELITY GUARANTY AND ACCEPTANCE CORP. LETTER OF CREDIT NO. FGAC-25005 DATED JANUARY 6, 2025" WHEN ACCOMPANIED BY THE ORIGINAL OF THIS LETTER OF CREDIT AND ALL ORIGINAL AMENDMENTS, IF ANY, AND THE FOLLOWING DOCUMENT(S):

BENEFICIARY'S CERTIFICATE DULY SIGNED AND DATED BY AN AUTHORIZED OFFICER OF POLK COUNTY SIGNING AS SUCH ON ITS LETTERHEAD READING EXACTLY AS FOLLOWS:

"(I) THE AMOUNT REPRESENTED BY THE DRAFT ACCOMPANYING THIS STATEMENT IS THE AMOUNT REQUIRED TO BE PAID TO THE BENEFICIARY ON ACCOUNT OF THE FAILURE OF LENNAR HOMES, LLC ("LENNAR") TO COMPLETE THE INSTALLATION OF THE IMPROVEMENTS FOR GARDEN HILLS AT PROVIDENCE - PHASE 3 PURSUANT TO THE POLK COUNTY LAND DEVELOPMENT CODE (THE "CODE") AND UNDER THE ENGINEER'S COST ESTIMATE DATED OCTOBER 17, 2024 PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC.; (II) THAT LENNAR HAS BEEN GIVEN WRITTEN NOTICE BY POLK COUNTY DESCRIBING THE EVENT OR CONDITION OF SUCH DEFAULT IN REASONABLE DETAIL BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED; (III) THE DEFAULT HAS NOT BEEN CURED WITHIN THE CURE PERIOD PROVIDED FOR THEREIN, IF ANY; AND (IV) THAT POLK COUNTY IS NOT IN DEFAULT UNDER THE TERMS AND CONDITIONS OF THE CODE AND AS SUCH IS ENTITLED TO BE PAID THE PROCEEDS OF THIS LETTER OF CREDIT UNDER THE TERMS OF THE CODE."

IT IS A CONDITION OF THIS LETTER OF CREDIT THAT IT SHALL BE AUTOMATICALLY EXTENDED WITHOUT AMENDMENT FOR ADDITIONAL PERIODS OF ONE YEAR FROM THE PRESENT OR ANY FUTURE EXPIRATION DATE HEREOF, UNLESS AT LEAST THIRTY (30) DAYS PRIOR TO ANY SUCH DATE WE SHALL NOTIFY YOU BY REGISTERED OR CERTIFIED MAIL OR COURIER OR HAND DELIVERED NOTIFICATION AT THE ABOVE ADDRESS THAT WE ELECT NOT TO CONSIDER THIS LETTER OF CREDIT EXTENDED FOR ANY SUCH ADDITIONAL PERIOD.

THIS LETTER OF CREDIT SETS FORTH IN FULL THE TERMS OF OUR UNDERTAKING AND SUCH UNDERTAKING SHALL NOT IN ANY WAY BE MODIFIED, AMENDED, AMPLIFIED OR LIMITED BY REFERENCE TO ANY DOCUMENT, INSTRUMENT OR AGREEMENT REFERRED TO HEREIN OR IN WHICH THIS LETTER OF CREDIT IS REFERRED TO OR TO WHICH THIS LETTER OF CREDIT RELATES, AND ANY SUCH REFERENCE SHALL NOT BE DEEMED TO INCORPORATE HEREIN ANY SUCH DOCUMENT, INSTRUMENT OR AGREEMENT.

WE HEREBY ENGAGE WITH BENEFICIARY THAT ALL SIGHT DRAFTS DRAWN UNDER AND IN CONFORMITY WITH THE TERMS AND CONDITIONS OF THIS LETTER OF CREDIT WILL BE DULY HONORED IF DRAWN AND PRESENTED FOR PAYMENT TOGETHER WITH THE DOCUMENTS REQUIRED HEREIN TO FIDELITY GUARANTY AND ACCEPTANCE CORP. 5505 WATERFORD DISTRICT DRIVE, 7TH FLOOR WEST, MIAMI, FLORIDA 33126, IF PRESENTED BEFORE OUR CLOSE OF BUSINESS ON OR BEFORE THE EXPIRATION DATE. PRESENTATIONS MAY BE MADE BY REGISTERED OR CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY FEDERAL EXPRESS OR ANY OTHER NATIONALLY RECOGNIZED COURIER COMPANY.

THIS LETTER OF CREDIT IS SUBJECT TO THE INTERNATIONAL STANDBY PRACTICES 1998, INTERNATIONAL CHAMBER OF COMMERCE - PUBLICATION NO. 590 ("ISP98").

VERY TRULY YOURS,

FIDELITY GUARANTY AND ACCEPTANCE CORP.

ARNOL AQUINO, AUTHORIZED AGENT



October 17, 2024

Mr. Greg Hentschel, P.E., CFM
Polk County Land Development
330 West Church Street
Bartow, FL 33830

PROJECT: Garden Hills at Providence – Phase 3
PROJECT No: LDRES-2024-27

Dear Mr. Hentschel:

The cost of finalizing and completing the above referenced project for the purpose of filing the plat, in my opinion should be as follows:

| POTABLE WATER | Qty. | Unit | Unit Cost (\$) | Extended Cost (\$) |
|--|-------------|-------------|-----------------------|---------------------------|
| Fire Hydrant Assembly, Complete Including Branch Valve | 4 | EA | \$7,280.00 | \$29,120.00 |
| Connect to Existing Water Main | 1 | LF | \$8,430.00 | \$8,430.00 |
| Miscellaneous Fittings | 1 | EA | \$50,200.00 | \$50,200.00 |
| 8" PVC Pipe | 5,826 | LF | \$47.00 | \$273,822.00 |
| 8" Gate Valve Assembly, Complete | 9 | EA | \$3,194.00 | \$28,746.00 |
| Temporary Blow-Off Assembly | 1 | EA | \$8,900.00 | \$8,900.00 |
| Water Main Testing | 6,024 | LF | \$3.75 | \$22,590.00 |
| 4" DR-18 PVC Pipe | 198 | LF | \$26.00 | \$5,148.00 |
| 4" Gate Valve Assembly, Complete | 2 | EA | \$2,090.00 | \$4,180.00 |
| Fittings | 1 | LS | \$13,700.00 | \$13,700.00 |
| Testing | 2,365 | LF | \$3.85 | \$9,105.25 |
| Single Service Assembly | 165 | EA | \$1,007.00 | \$166,155.00 |
| TOTAL POTABLE WATER | | | | \$620,096.25 |

| WASTEWATER | Qty. | Unit | Unit Cost (\$) | Extended Cost (\$) |
|--------------------------|-------------|-------------|-----------------------|---------------------------|
| 8" PVC Pipe (0-6' cut) | 648 | LF | \$37.00 | \$23,976.00 |
| 8" PVC Pipe (10-12' cut) | 900 | LF | \$41.00 | \$36,900.00 |
| 8" PVC Pipe (12-14' cut) | 946 | LF | \$53.00 | \$50,138.00 |
| 8" PVC Pipe (14-16' cut) | 412 | LF | \$72.00 | \$29,664.00 |
| 8" PVC Pipe (6-8' cut) | 1,028 | LF | \$38.00 | \$39,064.00 |
| 8" PVC Pipe (8-10' cut) | 1,556 | LF | \$39.00 | \$60,684.00 |
| Dewatering | 5,490 | LF | \$19.00 | \$104,310.00 |
| Double Service Assembly | 64 | EA | \$1,885.00 | \$120,640.00 |
| Manhole (0-6' cut) | 6 | EA | \$6,165.00 | \$36,990.00 |
| Manhole (10-12' cut) | 3 | EA | \$10,360.00 | \$31,080.00 |
| Manhole (12-14' cut) | 4 | EA | \$14,590.00 | \$58,360.00 |

| | | | | |
|----------------------------------|-------|----|-------------|---------------------|
| Manhole (14-16' cut) | 2 | EA | \$14,375.00 | \$28,750.00 |
| Manhole (6-8' cut) | 6 | EA | \$8,800.00 | \$52,800.00 |
| Manhole (8-10' cut) | 7 | EA | \$8,900.00 | \$62,300.00 |
| Sanitary line testing | 5,490 | LF | \$7.25 | \$39,802.50 |
| Connect to Existing Manhole | 1 | EA | \$4,500.00 | \$4,500.00 |
| Single Service Assembly | 33 | EA | \$1,320.00 | \$43,560.00 |
| Sanitary Manhole Drop Connection | 1 | EA | \$2,300.00 | \$2,300.00 |
| TOTAL WASTEWATER | | | | \$825,818.50 |

| RECLAIMED WATER | Qty. | Unit | Unit Cost (\$) | Extended Cost (\$) |
|--------------------------------------|-------------|-------------|-----------------------|---------------------------|
| 10" PVC Pipe | 682 | LF | \$70.00 | \$47,740.00 |
| 6" Gate Valves | 2 | EA | \$2,475.00 | \$4,950.00 |
| 6" PVC Pipe | 227 | LF | \$32.00 | \$7,264.00 |
| 8" Gate Valves | 10 | EA | \$3,194.00 | \$31,940.00 |
| 8" PVC Pipe | 4,865 | LF | \$47.00 | \$228,655.00 |
| Connect to Existing Reuse Water Main | 2 | EA | \$3,220.00 | \$6,440.00 |
| Miscellaneous Fittings | 1 | LS | \$77,600.00 | \$77,600.00 |
| Reuse Testing | 5,774 | LF | \$2.80 | \$16,167.20 |
| Temporary Blow-Off Assembly | 1 | EA | \$1,950.00 | \$1,950.00 |
| Single Service Assembly | 25 | EA | \$1,243.00 | \$31,075.00 |
| 8" DR-18 PVC Reuse (Offsite) | 2,365 | LF | \$60.00 | \$141,900.00 |
| 8" Gate Valves (Offsite) | 2 | EA | \$3,280.00 | \$6,560.00 |
| 6" X 6" Wet tap connection (Offsite) | 1 | EA | \$7,700.00 | \$7,700.00 |
| Double Service Assembly | 70 | EA | \$1,961.00 | \$137,270.00 |
| TOTAL RECLAIMED WATER | | | | \$747,211.20 |

| ASPHALT | Qty. | Unit | Unit Cost (\$) | Extended Cost (\$) |
|--|-------------|-------------|-----------------------|---------------------------|
| 1.5" Asphalt, Type SP-9.5(1 Lift) | 15,122 | SY | \$16.20 | \$244,976.40 |
| 8" Stabilized Subgrade(LBR 40) | 19,112 | SY | \$7.60 | \$145,251.20 |
| 4" Sidewalk (Unreinforced)* | 840 | SF | \$10.33 | \$8,677.20 |
| 6" Limerock Base (LBR 100) | 15,122 | SY | \$15.30 | \$231,366.60 |
| Handicap Ramps with truncated domes | 10 | EA | \$1,820.00 | \$18,200.00 |
| Miami Curb | 11,966 | LF | \$24.50 | \$293,167.00 |
| 12" Solid White Emphasized Thermoplastic Cross | 1 | LS | \$25,528.00 | \$25,528.00 |
| Grade & Sod (Bahia) Disturbed ROW | 4,300 | SY | \$5.00 | \$21,500.00 |
| 6' SOD (BAHIA) BACK OF CURB | 4,390 | SY | \$3.75 | \$16,462.50 |
| Demo & replace curb (Offsite) | 25 | LF | \$150.00 | \$3,750.00 |

| | | | | |
|--------------------------------------|-----------------------|----|-------------|-------------|
| Demo & replace 4' Sidewalk (Offsite) | 960 | LF | \$70.00 | \$67,200.00 |
| Open cut & repair pavement (Offsite) | 30 | SY | \$310.00 | \$9,300.00 |
| STRIPING & SIGNS | 1 | LS | \$49,900.00 | \$49,900.00 |
| TOTAL ASPHALT | \$1,135,278.90 | | | |

| EXCAVATION & GRADING | Qty. | Unit | Unit Cost (\$) | Extended Cost (\$) |
|---------------------------------------|---------------------|-------------|-----------------------|---------------------------|
| Sod (Bahia) Pond Slopes | 56,821.00 | SY | \$3.75 | \$213,078.75 |
| Pond Grading | 56,821.00 | SY | \$0.60 | \$34,092.60 |
| Excavation & Embankment | 35758 | CY | \$4.28 | \$153,044.24 |
| Lot Grading | 161.00 | EA | \$280.00 | \$45,080.00 |
| Sidewalk Grading | 4,046.00 | SY | \$12.00 | \$48,552.00 |
| R/W Grading | 34,029.00 | SY | \$1.08 | \$36,751.32 |
| TOTAL EXCAVATION & GRADING | \$530,598.91 | | | |

| STORM DRAINAGE | Qty. | Unit | Unit Cost (\$) | Extended Cost (\$) |
|-------------------------------------|-----------------------|-------------|-----------------------|---------------------------|
| 18" HP Storm | 1,130 | LF | 69.00 | 77,970.00 |
| 24" HP Storm | 811 | LF | 80.00 | 64,880.00 |
| 30" HP Storm | 22 | LF | 110.00 | 2,420.00 |
| 42" HP Storm | 944 | LF | 170.00 | 160,480.00 |
| 48" HP Storm | 950 | LF | 240.00 | 228,000.00 |
| Type 'H' Control Structure | 6 | EA | 14,576.67 | 87,460.02 |
| Type 'J' Manhole | 7 | EA | 10,340.00 | 72,380.00 |
| Type 'C' Inlet | 1 | EA | 6,700.00 | 6,700.00 |
| Connect to existing Storm Structure | 10 | EA | 2,500.00 | 25,000.00 |
| 15" HP Storm | 84 | LF | 68.00 | 5,712.00 |
| 29" X 45" ERCP | 211 | LF | 320.00 | 67,520.00 |
| 6" Underdrain | 1,116 | LF | 56.00 | 62,496.00 |
| 6" Cleanout | 13 | EA | 780.00 | 10,140.00 |
| Type V DBI | 21 | EA | 8,870.00 | 186,270.00 |
| Type H DBI | 1 | LF | 9,750.00 | 9,750.00 |
| Dewatering | 4,152 | LF | 14.80 | 61,449.60 |
| TV & Clean storm pipe | 4,152 | LF | 9.65 | 40,066.80 |
| 18" MES | 3 | LF | 3,040.00 | 9,120.00 |
| TOTAL STORM DRAINAGE | \$1,177,814.42 | | | |

| MISCELLANEOUS | Qty. | Unit | Unit Cost (\$) | Extended Cost (\$) |
|-----------------------------|-------------|-------------|-----------------------|---------------------------|
| Mobilization | 1 | LS | \$28,270.00 | \$28,270.00 |
| Erosion Control Maintenance | 1 | LS | \$42,730.00 | \$42,730.00 |

| | | | | |
|-----------------------------|---------------------|----|-------------|-------------|
| Certified As-Built Drawings | 1 | LS | \$23,615.00 | \$23,615.00 |
| Construction staking/layout | 1 | LS | \$44,450.00 | \$44,450.00 |
| TOTAL MISCELLANEOUS | \$139,065.00 | | | |

| | | | | |
|----------------------------------|-----------------------|--|--|-----------------------|
| PROJECT GRAND TOTAL | \$5,175,883.18 | | | |
| PERFORMANCE 110% OF TOTAL | | | | \$5,693,471.50 |

Should you have any questions or require additional information, please contact me at 863-226-6863 or via email at marke.wilson@kimley-horn.com.

Best Regards,

KIMLEY-HORN AND ASSOCIATES, INC.



Mark E. Wilson, P.E.
Senior Project Manager