

**Berry Bay Community
Development District**

Supplemental Report
of the District Engineer -
Assessment Area Four



Prepared for:
Board of Supervisors
Berry Bay Community
Development District

Prepared by:
Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard
Suite 600
Tampa, FL 33602
(813) 223-9500

March 5, 2026



1.0 INTRODUCTION

The Berry Bay Community Development District ("the District") encompasses 506.46 acres within Sections 19, 20, 29, and 30 Township 32 South, Range 20 East, Hillsborough County, Florida and is located southeast of Sun City Center, east of US Highway 301 and south of Bonita Drive.

See Appendix A for the Legal Description and Sketch of the District and Assessment Area Four.

2.0 PURPOSE

The District was established by Hillsborough County Ordinance 20-07, which was adopted on March 10, 2020, and became effective on March 11, 2020, for the purpose of constructing and/or acquiring, maintaining, and operating portions of the public improvements and community facilities within the District.

A Supplemental Report of the District Engineer, dated October 9, 2020, was prepared to provide a description and estimated construction costs of the public improvements and community facilities within Pods E, G, I, K, L, and M (Assessment Area One). A second Supplemental Report of the District Engineer, dated January 20, 2023, was prepared to provide a description and estimated construction costs of the public improvements and community facilities within Pods D, F, F-2, I-2, and J (Assessment Area Two).

The District boundary was amended by Ordinance 24-22, which was adopted on August 13, 2024, and became effective on August 15, 2024. A Master Report of the District Engineer, dated July 26, 2024, was prepared to provide a description and estimated construction costs of the public improvements and community facilities planned within Pods A, B, and C.

A Supplemental Report of the District Engineer, dated September 6, 2024, was prepared to provide a description and estimated construction costs of the public improvements and community facilities within Villages B and C (Assessment Area Three).

The District boundary was amended a second time by Ordinance 26-2, which was adopted on January 13, 2026, and became effective January 14, 2026. A Master Report of the District Engineer, dated February 2, 2026, was prepared to provide a description and estimated construction costs of the public improvements and community facilities planned within 2026 Expansion Area.

The purpose of this Supplemental Report of the District Engineer is to provide a description and estimated construction costs of the public improvements and community facilities within Village O and Village P (Assessment Area Four).



3.0 THE DEVELOPER AND DEVELOPMENT

The property owner EPG Berry Bay Development, LLC ("the Developer") will construct public subdivision improvements and community facilities, including water management and control, water supply, sewer and wastewater management, roads, and pay the professional and permitting fees for 80 units within Village O.

See Appendix B for the Site Plan for Village O. **Do we have one for Village P?**

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by Hillsborough County and the Southwest Florida Water Management District ("SWFWMD"). The water management and control plan for the District utilizes newly constructed stormwater ponds within upland areas.

Any excavated soil from the ponds will remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To provide stormwater storage and protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the on-site wetlands.
4. To preserve the function of the 100-year flood plain per the current FEMA FIRM Panel.
5. To provide conveyance through storm sewer systems to the stormwater ponds.

The District will own and maintain the stormwater management ponds and facilities. Hillsborough County will own and maintain the storm sewer conveyance systems.

4.2 WATER SUPPLY

The District is located within the Hillsborough County Utilities Department's service area which will provide water supply for potable water service and fire protection to the property. Water supply includes looped water mains and appurtenances.

The water supply systems are designed in accordance with the Hillsborough County Utilities technical standards. Hillsborough County will own and maintain these facilities.



4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Hillsborough County Utilities Department's service area which will provide sewer and wastewater management service to. Sewer and wastewater management will include gravity collection systems within the subdivision road rights-of-way.

Sewer and wastewater management facilities are designed in accordance with the Hillsborough County Utilities Department's technical standards. Hillsborough County will own and maintain these facilities.

4.4 DISTRICT ROADS

District roads include the asphalt, base and subgrade, curb and gutter, and sidewalks along common areas.

Roads are designed in accordance with the Hillsborough County's Land Development Code and technical standards. Roads will be owned and maintained by Hillsborough County.

4.5 PROFESSIONAL SERVICES AND PERMITTING FEES

Hillsborough County and the SWFWMD impose fees for construction permits and plans reviews. Professional engineering, surveying, and landscape architecture services are needed for the subdivision and landscape/hardscape/irrigation design, permitting, and construction administration. As well, development/construction management services may be needed for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities. Fees associated with performance and warranty financial securities covering Hillsborough County infrastructure may also be required.

5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES CONSTRUCTION COSTS

See Appendix C for the Construction Cost Estimate of the Public Improvements and Community Facilities for Assessment Area Four.

6.0 SUMMARY AND CONCLUSION

Items of construction cost are based on information provided by the Developer. It is our professional opinion that the estimate is conservative to complete the construction of Village O and Village P.



BERRY BAY CDD

Supplemental Report of the District Engineer – Assessment Area Four

March 5, 2026

Page 5 of 5

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

A handwritten signature in blue ink, reading "Tonja L. Stewart".

Tonja L. Stewart, P.E.

Florida License No. 47704



BERRY BAY CDD

Supplemental Report of the District Engineer – Assessment Area Four
March 5, 2026

Appendix A LEGAL DESCRIPTION AND SKETCH OF THE DISTRICT AND ASSESSMENT AREA FOUR

Description Sketch

(Not A Survey)

DESCRIPTION: BERRY BAY CDD

All of BERRY BAY SUBDIVISION VILLAGES E, G AND L, according to the plat thereof, as recorded in Plat Book 142, Page 76; along with All of BERRY BAY SUBDIVISION VILLAGE M, according to the plat thereof, as recorded in Plat Book 142, Page 135; along with All of BERRY BAY SUBDIVISION VILLAGE K, according to the plat thereof, as recorded in Plat Book 142, Page 142; along with All of BERRY BAY SUBDIVISION VILLAGE I, according to the plat thereof, as recorded in Plat Book 142, Page 146, all of the Public Records of Hillsborough County, Florida; together with parcels of land lying in Sections 19, 29 & 30, Township 32 South, Range 20 East, and being more particularly described as follows:

BEGIN at the Easternmost corner of said BERRY BAY SUBDIVISION VILLAGES E, G, AND L; thence along the East boundary of said BERRY BAY SUBDIVISION VILLAGES E, G, AND L; S 32°10'01" W, a distance of 4154.11 feet to a point on the Northeasterly Right of Way of SAFFOLD ROAD, also known as DUG CREEK ROAD, as shown on said BERRY BAY SUBDIVISION VILLAGES E, G, AND L; thence along said Northeasterly Right of Way, N 55°47'49" W, a distance of 197.84 feet; thence N 49°03'15" W, a distance of 1261.99 feet to a point on the West boundary of Section 29, Township 32 South, Range 20 East; thence along said West boundary, N 00°22'43" E, a distance of 485.09 feet to the centerline of an existing creek known as Dug Creek, said point hereafter known as "Reference Point A"; thence meander along said centerline of Dug Creek the following twenty one (21) courses: 1) N 71°49'58" W, a distance of 111.12 feet; 2) N 79°21'50" W, a distance of 154.07 feet; 3) S 72°16'36" W, a distance of 79.75 feet; 4) N 48°28'53" W, a distance of 100.66 feet; 5) N 51°16'33" W, a distance of 99.97 feet; 6) N 64°24'08" W, a distance of 92.10 feet; 7) S 89°07'11" W, a distance of 87.67 feet; 8) N 56°04'50" W, a distance of 109.62 feet; 9) N 65°15'10" W, a distance of 103.68 feet; 10) N 87°23'56" W, a distance of 96.93 feet; 11) N 40°50'03" W, a distance of 149.63 feet; 12) N 65°11'31" W, a distance of 109.43 feet; 13) N 84°41'38" W, a distance of 101.73 feet; 14) S 87°13'30" W, a distance of 100.15 feet; 15) N 63°17'24" W, a distance of 111.58 feet; 16) S 38°55'28" W, a distance of 160.48 feet; 17) N 73°11'24" W, a distance of 104.26 feet; 18) N 66°39'45" W, a distance of 108.59 feet; 19) N 56°04'33" W, a distance of 118.40 feet; 20) S 57°25'23" W, a distance of 114.36 feet; 21) S 56°58'16" W, a distance of 107.26 feet; thence departing said Centerline of Dug Creek, S 00°22'43" W, a distance of 174.00 feet to a point on aforesaid Northeasterly Right of Way of SAFFOLD ROAD; thence along said Northeasterly Right of Way, 218.98 feet along the arc of a non-tangent curve to the right having a radius of 637.11 feet and a central angle of 19°41'34" (chord bearing N 50°13'31" W, 217.90 feet); thence N 40°24'48" W, a distance of 219.00 feet; thence departing said North Right of Way, N 49°35'12" E, a distance of 254.78 feet to the Centerline of aforesaid existing creek; thence along said centerline, the following nine (9) courses: 1) N 19°00'36" E, a distance of 230.00 feet; 2) N 42°21'34" W, a distance of 108.06 feet; 3) N 16°25'27" W, a distance of 118.21 feet; 4) N 22°41'16" W, a distance of 113.38 feet; 5) N 18°00'39" W, a distance of 116.82 feet; 6) N 26°15'44" W, a distance of 111.38 feet; 7) N 43°51'27" W, a distance of 108.20 feet; 8) N 46°55'35" W, a distance of 108.70 feet; 9) S 82°51'08" W, a distance of 196.89 feet to a point on the Easterly boundary of that certain property as described in Official Records Instrument 2021583880, of said Public Records; thence along said Easterly boundary, S 49°35'09" W, a distance of 420.00 feet to aforesaid Northeasterly Right of Way of SAFFOLD ROAD; thence along said Northeasterly Right of Way, N 40°24'48" W, a distance of 194.94 feet; thence northwesterly, 990.29 feet along the arc of a tangent curve to the left having a radius of 8134.68 feet and a central angle of 06°58'30" (chord bearing N 43°54'03" W, 989.68 feet); thence N 47°23'18" W, a distance of 821.43 feet to the East Right of Way of US HIGHWAY NO. 301 (State Road 43); as shown on said BERRY BAY SUBDIVISION VILLAGES E, G AND L; thence along said East Right of Way, northeasterly, 312.66 feet along the arc of a non-tangent curve to the left having a radius of 1433.59 feet and a central angle of 12°29'46" (chord bearing N 23°51'47" E, 312.04 feet); thence N 18°14'37" E, a distance of 807.69 feet to a point on the Westerly extension of the North boundary of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 19; thence along said Westerly extension, N 89°37'18" E, a distance of 672.80 feet to the Northeast corner of the Southwest 1/4 of said Southeast 1/4 of the Southwest 1/4; thence along the East line of said Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4, S 00°25'15" E, a distance of 660.70 feet to the Southeast corner thereof, said point also being on the Northerly boundary of said BERRY BAY SUBDIVISION VILLAGES E, G, AND L; thence along said Northerly boundary, N 89°37'02" E, a distance of 666.48 feet to the Southeast corner of said Southwest 1/4 of Section 19;

Continued on Sheet 2.

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	LS5246	Revisions															
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John D. Weigle		 GeoPoint Surveying, Inc.															
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EXHIBIT B

New District Boundaries

Description Sketch (Not A Survey)

Continued from Sheet 1.

thence along the East boundary of said Southwest 1/4, N 00°23'43" W, a distance of 1291.61 feet to a point on the South Right of Way of Bonita Drive, according to Official Records Instrument # 2021436196, of said Public Records; thence N 89°40'55" E, a distance of 406.84 feet; thence S 00°18'37" E, a distance of 609.95 feet; thence N 89°43'38" E, a distance of 373.11 feet; thence N 59°20'55" E, a distance of 87.13 feet; thence N 89°40'35" E, a distance of 477.22 feet to a point on the West boundary of the Southeast 1/4 of the Southeast 1/4 of said Section 19; thence along said West boundary, N 00°13'33" W, a distance of 565.79 feet to a point on aforesaid South Right of Way of Bonita Drive; thence along said South Right of Way, N 89°42'25" E, a distance of 60.00 feet; thence departing said South Right of Way, S 00°15'50" E, a distance of 620.11 feet to a point on a line 660.00 feet South and parallel with the North boundary of said Southeast 1/4 of the Southeast 1/4; thence continue along said line, N 89°42'33" E, a distance of 300.33 feet; thence N 00°12'23" W, a distance of 440.22 feet; thence N 89°25'38" E, a distance of 135.00 feet; thence N 00°09'28" W, a distance of 4.11 feet; thence N 89°41'11" E, a distance of 165.33 feet; thence N 00°17'50" W, a distance of 174.92 feet to aforesaid South Right of Way of Bonita Drive; thence along said South Right of Way, N 89°42'33" E, a distance of 691.04 feet to a point on the West boundary of the Southwest 1/4 of said Section 20; thence along said West boundary S 00°12'00" E, a distance of 639.44 feet, thence leaving said West line S 89°33'38" W, a distance of 330.28 feet to the West boundary of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 & Southerly extension thereof thence along said Westerly boundary and the Southerly extension thereof, S 00°12'59" E, a distance of 639.83 feet to a point on aforesaid Northerly boundary of BERRY BAY SUBDIVISION VILLAGES E, G, AND L; thence along said Northerly boundary, N 89°25'38" E, a distance of 330.12 feet to the Southeast corner of said Section 19; thence along said North boundary of said BERRY BAY SUBDIVISION VILLAGES E, G, AND L, the following three (3) courses: 1) S 89°55'05" E, a distance of 1979.38 feet; 2) S 00°05'40" E, a distance of 1050.69 feet; 3) S 89°56'45" E, a distance of 1325.96 feet to the **POINT OF BEGINNING**.

Containing 488.931 acres, more or less.

LESS & EXCEPT:

DESCRIPTION: A parcel of land lying in Section 29, Township 32 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

BEGIN at aforesaid Reference Point "A"; thence along the West boundary of said Section 29; N 00°22'44" E, a distance of 469.72 feet to the Southwest corner of the Northwest 1/4 of said Section 29; thence continue along said West boundary, N 00°19'20" E, a distance of 498.49 feet; thence S 89°35'23" E, a distance of 658.93 feet; thence S 00°26'55" E, a distance of 329.48 feet; thence S 89°38'18" E, a distance of 35.51 feet; thence S 23°46'27" E, a distance of 376.27 feet; thence S 58°52'30" W, a distance of 353.16 feet; thence S 69°26'38" W, a distance of 169.65 feet; thence S 83°08'26" W, a distance of 396.27 feet to the **POINT OF BEGINNING**.

Containing 14.974 acres, more or less.

Total containing 473.947 acres, more or less.

NOTES:

1.) Bearings shown hereon are based on the West Line of the Southwest 1/4 of Section 20, having a Grid bearing of N.00°12'00"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

2.) This Description and Sketch has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by John D. Weigle, LS5246. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

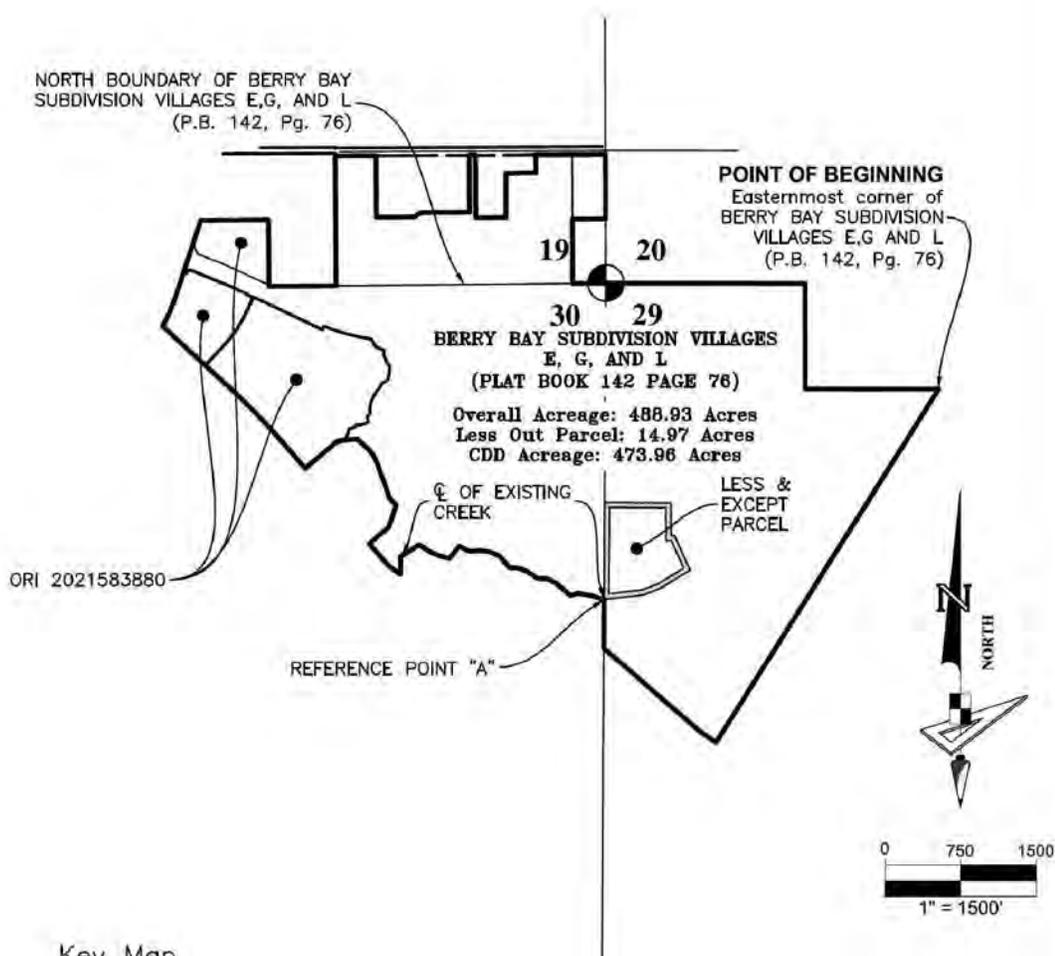
See Sheet 1 for Signature & Revisions

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB7768

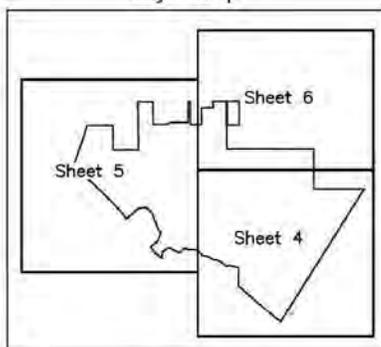
GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)



Key Map



LEGEND

- P.B. - - - Plat Book
- Pg.(s) - - Page(s)
- - Less Out Parcel Boundary

See Sheet 1 for Signature & Revisions

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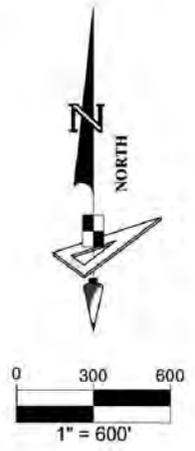
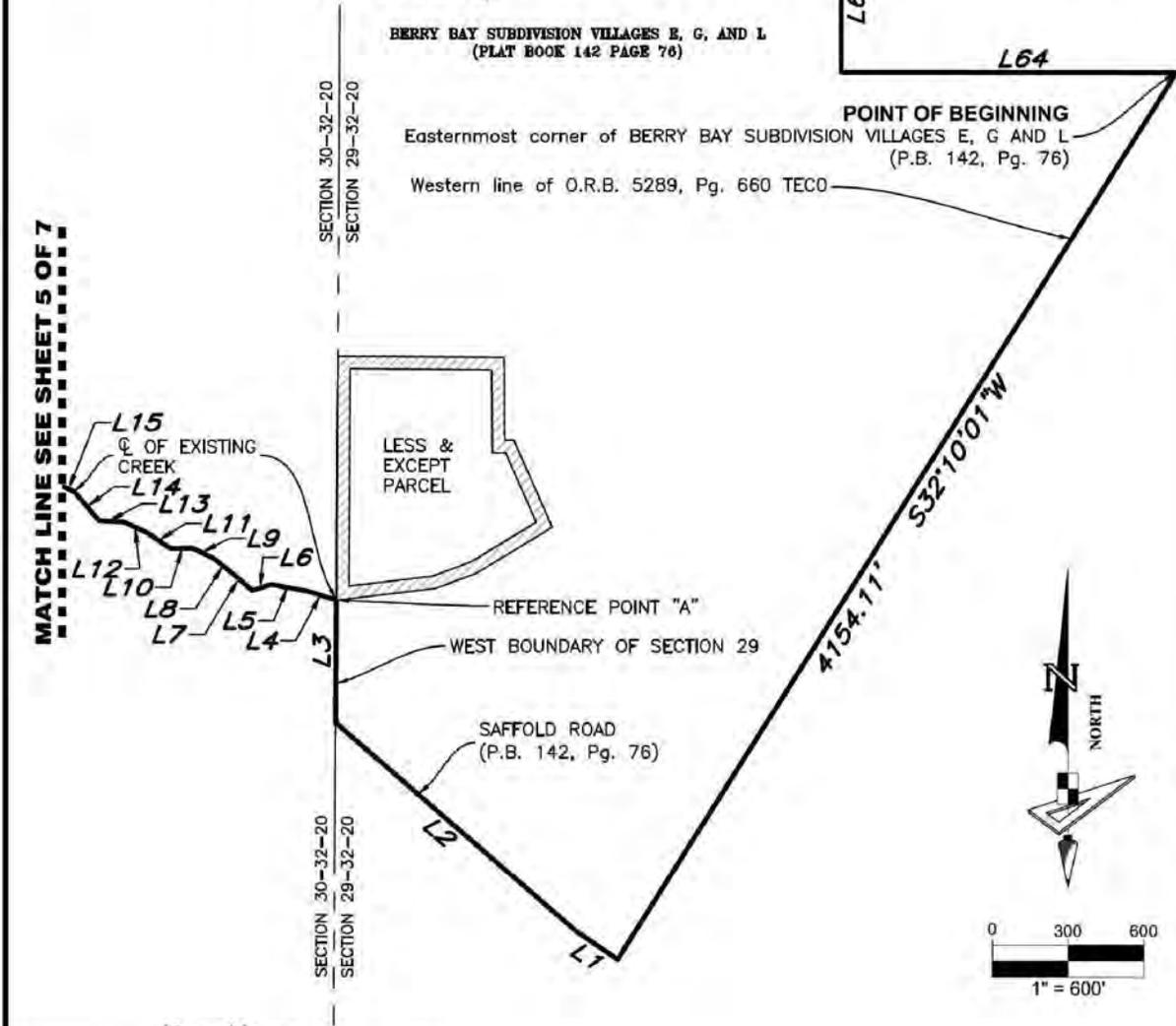


GeoPoint
Surveying, Inc.

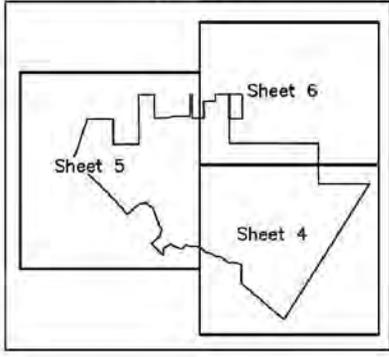
Description Sketch

MATCH LINE SEE SHEET 6 OF 7

(Not A Survey)



Key Map



LEGEND
 O.R.B. --- Official Records Book
 P.B. --- Plat Book
 Pg.(s) --- Page(s)
 [Hatched Box] --- Less Out Parcel Boundary

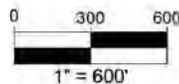
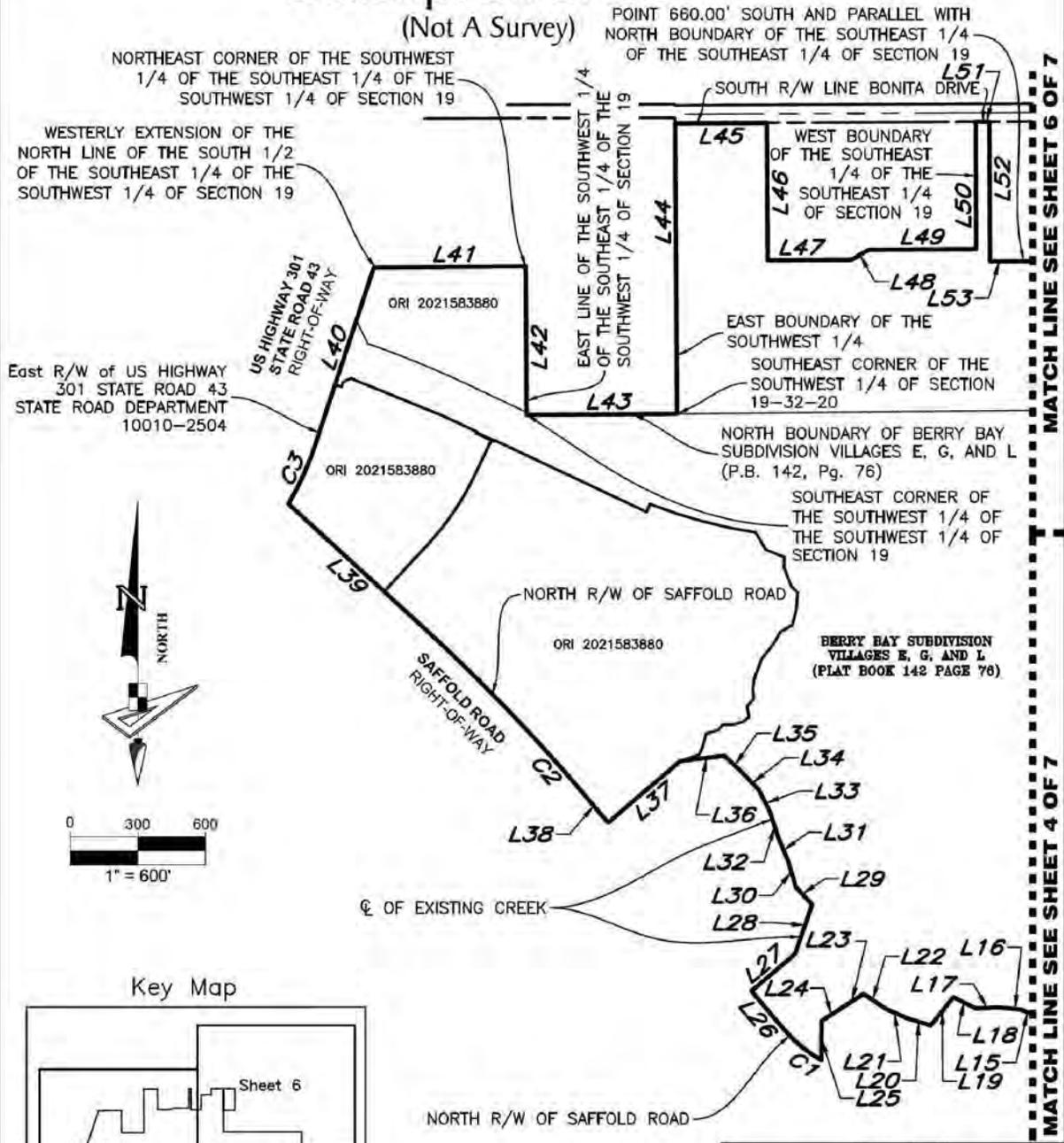
See Sheet 1 for Signature & Revisions
 See Sheet 7 for Line and Curve Tables

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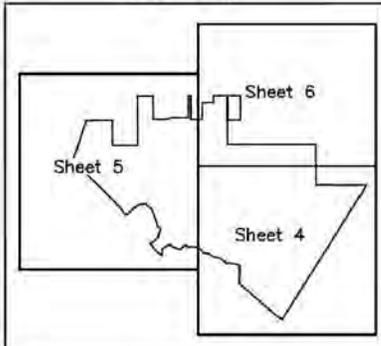
GeoPoint
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Description Sketch

(Not A Survey)



Key Map



LEGEND
 P.B. --- Plat Book
 Pg(s) --- Page(s)
 R/W --- Right-of-Way

See Sheet 1 for Signature & Revisions
 See Sheet 7 for Line and Curve Tables

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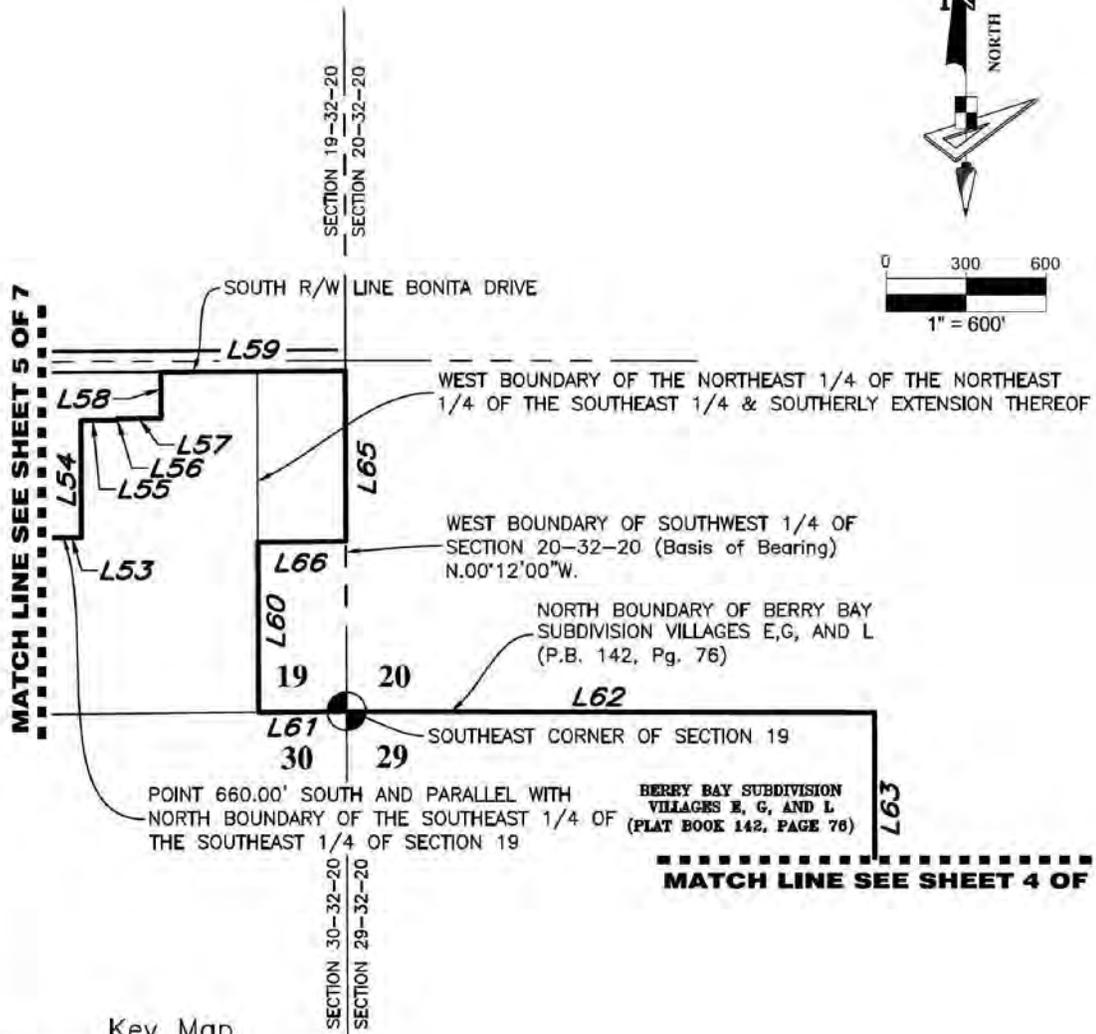
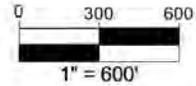
GeoPoint
 Surveying, Inc.

MATCH LINE SEE SHEET 6 OF 7

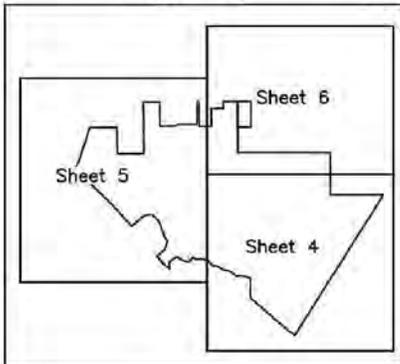
MATCH LINE SEE SHEET 4 OF 7

Description Sketch

(Not A Survey)



Key Map



LEGEND

20-32-20 — Section-Township-Range
P.B. --- Plat Book
Pg.(s) --- Page(s)
R/W --- Right-of-Way

See Sheet 1 for Signature & Revisions
See Sheet 7 for Line and Curve Tables

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Line Data Table		
No.	Bearing	Length
L1	N55°47'49"W	197.84'
L2	N49°03'15"W	1261.99'
L3	N00°22'43"E	485.09'
L4	N71°49'58"W	111.12'
L5	N79°21'50"W	154.07'
L6	S72°16'36"W	79.75'
L7	N48°28'53"W	100.66'
L8	N51°16'33"W	99.97'
L9	N64°24'08"W	92.10'
L10	S89°07'11"W	87.67'
L11	N56°04'50"W	109.62'
L12	N65°15'10"W	103.68'
L13	N87°23'56"W	96.93'
L14	N40°50'03"W	149.63'
L15	N65°11'31"W	109.43'
L16	N84°41'38"W	101.73'
L17	S87°13'30"W	100.15'
L18	N63°17'24"W	111.58'
L19	S38°55'28"W	160.48'
L20	N73°11'24"W	104.26'
L21	N66°39'45"W	108.59'
L22	N56°04'33"W	118.40'
L23	S57°25'23"W	114.36'
L24	S56°58'16"W	107.26'
L25	S00°22'43"W	174.00'

Line Data Table		
No.	Bearing	Length
L26	N40°24'48"W	219.00'
L27	N49°35'12"E	254.78'
L28	N19°00'36"E	230.00'
L29	N42°21'34"W	108.06'
L30	N16°25'27"W	118.21'
L31	N22°41'16"W	113.38'
L32	N18°00'39"W	116.82'
L33	N26°15'44"W	111.38'
L34	N43°51'27"W	108.20'
L35	N46°55'35"W	108.70'
L36	S82°51'08"W	196.89'
L37	S49°35'09"W	420.00'
L38	N40°24'48"W	194.94'
L39	N47°23'18"W	821.43'
L40	N18°14'37"E	807.69'
L41	N89°37'18"E	672.80'
L42	S00°25'15"E	660.70'
L43	N89°37'02"E	666.48'
L44	N00°23'43"W	1291.61'
L45	N89°40'55"E	406.84'
L46	S00°18'37"E	609.95'
L47	N89°43'38"E	373.11'
L48	N59°20'55"E	87.13'
L49	N89°40'35"E	477.22'
L50	N00°13'33"W	565.79'

Line Data Table		
No.	Bearing	Length
L51	N89°42'25"E	60.00'
L52	S00°15'50"E	620.11'
L53	N89°42'33"E	300.33'
L54	N00°12'23"W	440.22'
L55	N89°25'38"E	135.00'
L56	N00°09'28"W	4.11'
L57	N89°41'11"E	165.33'
L58	N00°17'50"W	174.92'
L59	N89°42'33"E	691.04'
L60	S00°12'59"E	639.83'
L61	N89°25'38"E	330.12'
L62	S89°55'05"E	1979.38'
L63	S00°05'40"E	1050.89'
L64	S89°56'45"E	1325.96'
L65	S00°12'00"E	639.44'
L66	S89°33'38"W	330.28'

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C1	637.11'	218.98'	19°41'34"	N50°13'31"W	217.90'
C2	8134.68'	990.29'	6°58'30"	N43°54'03"W	989.68'
C3	1433.59'	312.66'	12°29'46"	N23°51'47"E	312.04'

See Sheet 1 for Signature & Revisions
See Sheets 3 through 5 for Sketch

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

DESCRIPTION: BERRY BAY Village O (Plat Parcel) (Prepared by GeoPoint Surveying, Inc)

A parcel of land lying in the Southeast 1/4 of Section 19, Township 32 South, Range 20 East, Hillsborough County, Florida, said parcel being more particularly described as follows:

COMMENCE at the Southeast corner of said Southeast 1/4 of Section 19, thence along the South boundary of said section, also being the North boundary of Berry Bay Subdivision Villages E, G, and L, according to the plat thereof, as recorded in Plat Book 142, Page 76, of the Public Records of Hillsborough County, Florida, S 89°25'38" W, a distance of 330.12 feet to the **POINT OF BEGINNING**, thence continuing along said North boundary of said Berry Bay Subdivision Villages E, G, and L, S 89°25'38" W, a distance of 1026.79 feet; thence leaving said North boundary, N.00°34'22"W., a distance of 665.21 feet; thence N.89°42'33"E., a distance of 370.17 feet; thence N.00°12'23"W., a distance of 440.22 feet; thence N.89°25'38"E., a distance of 135.00 feet; thence N.00°09'28"W., a distance of 4.11 feet; thence N.89°41'11"E., a distance of 165.33 feet; thence N.00°17'50"W., a distance of 174.92 feet to the South Right of Way of Bonita Drive, according to Official Records Instrument # 2021436196, of said Public Records; thence along said South Right of Way N.89°42'33"E., a distance of 691.04 feet; thence leaving said South Right of Way, S.00°12'00"E., a distance of 639.44 feet; thence S.89°33'38"W., a distance of 330.28 feet; thence S.00°12'59"E., a distance of 639.83 feet to the **POINT OF BEGINNING**.

Containing 28.688 acres, more or less.

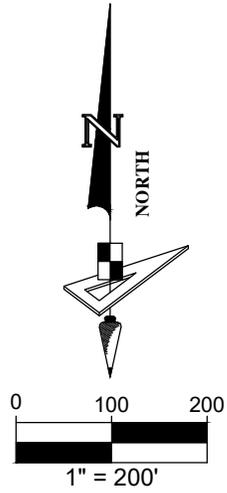
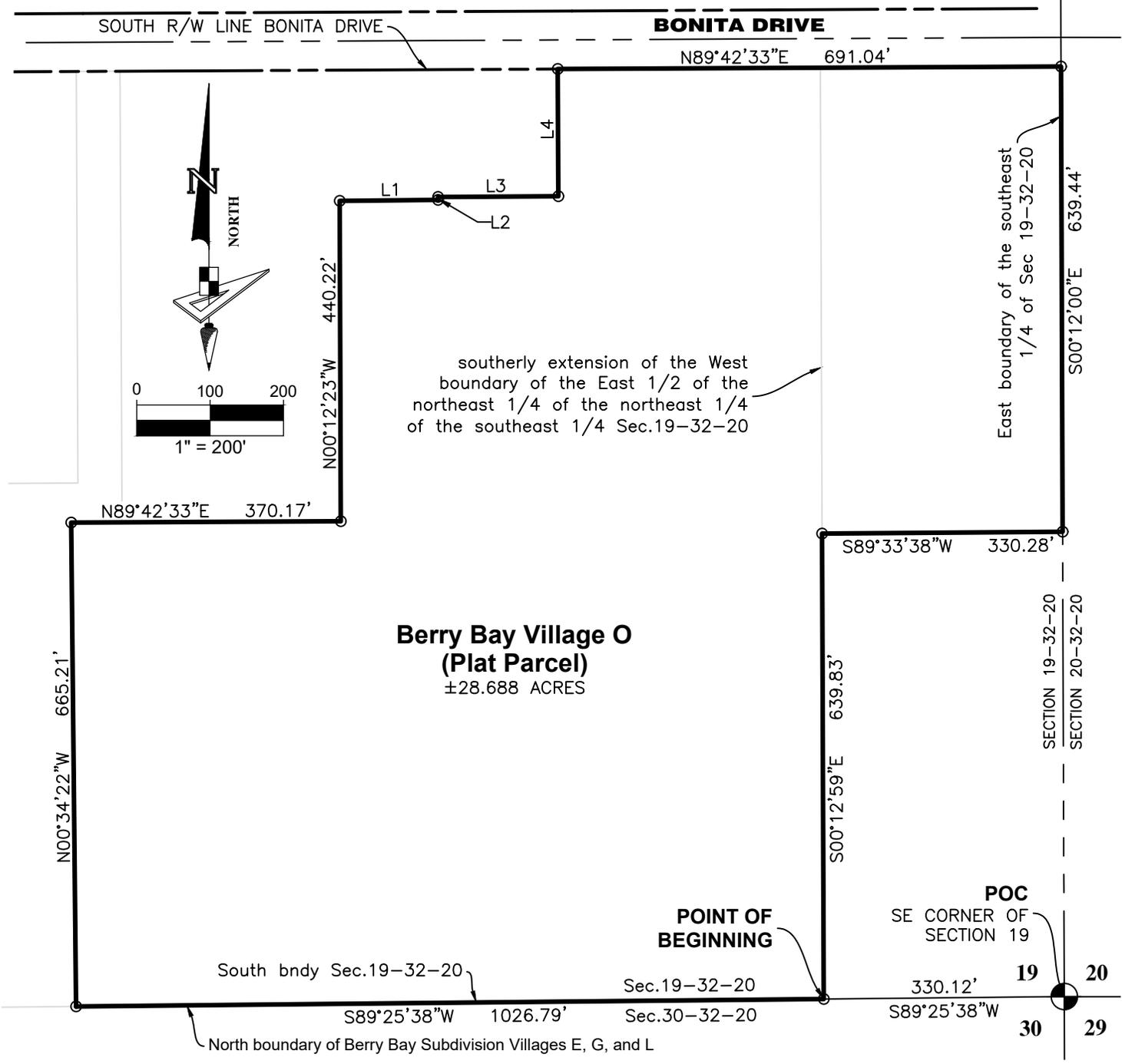
NOTES:

- 1.) Bearings shown hereon are based on the East Line of the Southeast 1/4 of Section 19, having a Grid bearing of S.00°12'00"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- 2.) This Description and Sketch has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by John D. Weigle, LS5246. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

John D. Weigle LS5246	JOB #: Berry Bay Village O (Plat DS)	www.GeoPoint.org Licensed Business No.: LB 7768  213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266																		
	DRAWN: DMM DATE: 09/05/2025 CHECKED: JDW																			
	Prepared For: Eisenhower Property Group																			
	Revisions																			
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">DATE</th> <th style="width: 60%;">DESCRIPTION</th> <th style="width: 25%;">DRAWN</th> </tr> </thead> <tbody> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> </tbody> </table>		DATE	DESCRIPTION	DRAWN	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
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Description Sketch

(Not A Survey)



Line Data Table		
No.	Bearing	Length
L1	N89°25'38\"E	135.00'
L2	N00°09'28\"W	4.11'
L3	N89°41'11\"E	165.33'
L4	N00°17'50\"W	174.92'

LEGEND

POC - - - Point of Commencement
P.B. - - - Plat Book
Pg.(s) - - Page(s)
R/W - - Right-of-Way

www.GeoPoint.org Licensed Business
No.: LB 7768

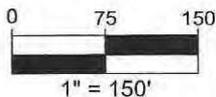
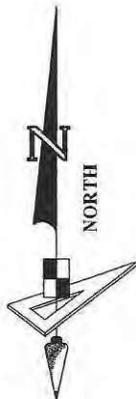
GeoPoint
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266

FILE PATH: P:\BERRY BAY SUBDIVISION\VILLAGE O\DESCRIPTION SKETCH\BERRY BAY VILLAGE O PLAT BNDY DS.DWG LAST SAVED BY: DAVIDM

Description Sketch

329.79' **BONITA DRIVE**
 S89°56'07"E (33' R/W) (O.R. Inst.#2021166958) L4

South R/W Bonita Drive



S00°09'33"E
267.00'

L1

L2

L3

290.40'
N00°09'33"W

DESCRIPTION: BERRY BAY "Inxs Parcel"
 (Prepared by GeoPoint Surveying, Inc)

A parcel of land lying in the Southwest 1/4 of Section 20, Township 32 South, Range 20 East, Hillsborough County, Florida, said parcel being more particularly described as follows:

BEGINNING at the Southwest corner of said Southwest 1/4 of Section 20, thence along the West boundary thereof, N.00°12'00"W., a distance of 1285.54 feet to the South Right of Way of Bonita Drive, according to Official Records Instrument # 2021166958, of said Public Records, thence along said South Right of Way S.89°56'07"E., a distance of 329.79 feet; thence leaving said South Right of Way S.00°09'33"E., a distance of 267.00 feet; thence S.89°56'07"E., a distance of 150.00 feet; thence S.00°09'33"E., a distance of 23.40 feet; thence S.89°56'07"E., a distance of 150.00 feet; thence N.00°09'33"W., a distance of 290.40 feet to said South Right of Way of Bonita Drive, thence along said South Right of Way, S.89°56'05"E., a distance of 29.09 feet; thence leaving said South Right of Way, S.00°07'30"E., a distance of 1285.71 feet to the South boundary of said Southwest 1/4 of Section 19, also being said North boundary of Berry Bay Subdivision Villages E, G, And L, thence along said North boundary N.89°55'12"W., a distance of 657.20 feet to the **POINT OF BEGINNING**.

Containing 17.501 acres, more or less.

Berry Bay "Inxs" Parcel
 (Area = 17.501 acres±)

SW 1/4 20-32-20

No.	Bearing	Length
L1	S89°56'07"E	150.00'
L2	S00°09'33"E	23.40'
L3	S89°56'07"E	150.00'
L4	S89°56'05"E	29.09'

LEGEND

- O.R. --- Official Records
- bndy --- Boundary
- Inst. --- Instrument
- P.B. --- Plat Book
- Pg.(s) --- Page(s)
- Sec. --- Section

(Not A Survey)

www.GeoPoint.org Licensed Business
 No.: LB 7768

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 213 Hobbs Street
 Tampa, Florida 33619
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SHEET: 03 of 03



BERRY BAY CDD

Supplemental Report of the District Engineer – Assessment Area Four
March 5, 2026

Appendix B SITE PLAN OF VILLAGE O

WETLAND CONSERVATION AREA NOTE

THE WETLAND CONSERVATION AREA SHALL BE RETAINED IN A NATURAL STATE PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) AS AMENDED, THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 84-446, AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION. IN ADDITION, A 30 FOOT SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.



WETLAND/OSW NOTE

REFER TO SHEET C-05 FOR WETLAND AND OSW IMPACT ACERAGES

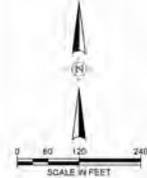
FUTURE ACCESS CONNECTION

FUTURE ACCESS CONNECTIONS MAY STOP SHORT OF THE PROPERTY LINE DUE TO INABILITY TO CONSTRUCT BECAUSE OF ADVERSE SLOPES. FOR FUTURE CONNECTIONS, ALL RIGHTS-OF-WAY / CDD TRACTS WITH PUBLIC ACCESS EASEMENTS ARE EXTENDED TO THE PROPERTY LINE.

TYPICAL 50' LOT TYPICAL 60' LOT

*FRONT LOADED HOUSES SHALL MAINTAIN A 20 FOOT MINIMUM SETBACK TO THE GARAGE (IRREGULAR STANDARDS SAME AS REGULAR)

- NOTES:
 1. REFER TO PD 24-0044 ZONING CONDITION 3 FOR ANY ADDITIONAL TYPICAL LOT DETAIL REQUIREMENTS NOT SHOWN.
 2. REQUIRED BUILDING FRONTAGE OF 30% - 50%

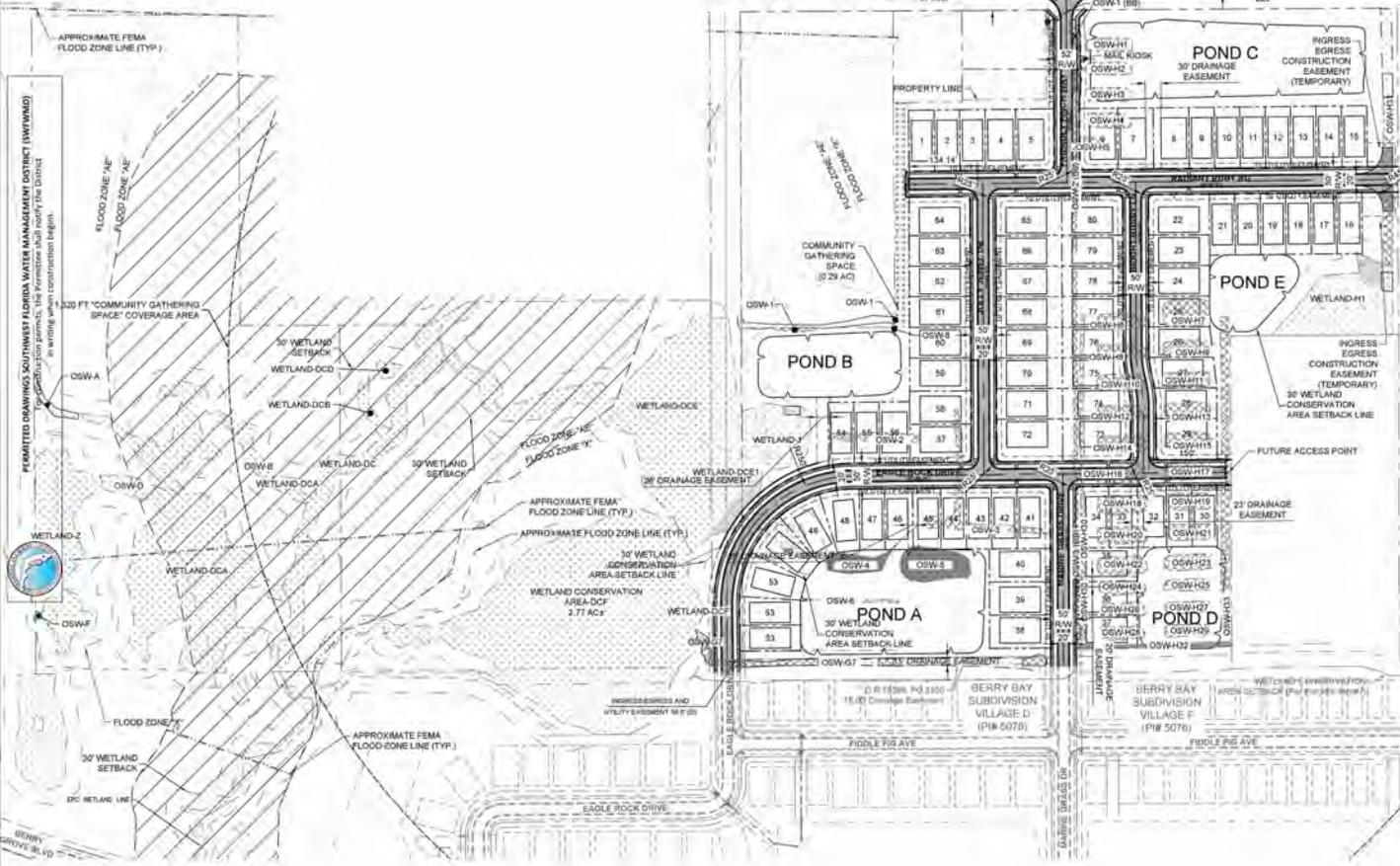


LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- FEMA FLOODWAY ZONE
- WETLAND / OSW EXEMPT IMPACT AREA
- COMMUNITY GATHERING SPACE
- WETLAND CONSERVATION AREA / OSW NO IMPACT AREA
- SECONDARY WETLAND CONSERVATION AREA IMPACT
- WETLAND CONSERVATION AREA / OSW PERMANENT IMPACTED AREAS

SITE DATA TABLE

PARCEL ID #	11-19-32-20-ZZZ-00003-2370 0 11-19-32-20-ZZZ-00003-2371 0 11-19-32-20-ZZZ-00003-2372 0
FOLIO #	079036.01500, 079036.006, 079036.0065, 079036.0000 & 079036.0020
ZONING	RZ-PD 24-0044
PROJECT AREA	58.38 ± ACRES
LOT COUNT	46/ LOT 44 58/ LOT 46 TOTAL 80
PARKING	STANDARD SPACES 2 ADA SPACE 1 USPS SPACE 4 TOTAL 7
GROSS RESIDENTIAL DENSITY	1.42 ± UNITS/ACRE (80 LOTS/56.38 AC)
EXISTING LAND-USE	STORAGE WAREHOUSE B, SINGLE FAMILY RES
PROPOSED LAND-USE	SINGLE FAMILY RESIDENTIAL
SETBACKS	SEE TYPICAL LOT DETAILS ON THIS SHEET
COMMUNITY GATHERING SPACE	58 SF/LOT + 4,000 ± SF REQUIRED 12,800 ± SF PROVIDED
SMALLEST LOT (REGULAR)	0.009 SF (MULTIPLE 50'x120' LOTS)
MAXIMUM BUILDING HEIGHT	35 FEET/2 STORIES
ROADWAYS	ALL ROADWAYS TO BE PUBLIC. ALL INTERNAL ROADS WILL NOT BE GATED.
FLOODPLAIN	THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AND "AE". ELEVATION VARIES FROM 25 FT TO 26 FT AS DEPICTED ON FLOOD INSURANCE RATE MAP NO. 13052G000H HILLSBOROUGH COUNTY, FLORIDA EFFECTIVE DATE OF AUGUST 28, 2009
BASIN NAME	LITTLE MANATEE RIVER
UTILITIES	PUBLIC WATER & WASTEWATER BY HILLSBOROUGH COUNTY
ENGINEER	HALF 1200 NORTH ASHLEY DRIVE, SUITE 200 TAMPA, FLORIDA 33622 (813) 624-4500 ATtn: ALBERT R. BRICE, P.E.
DEVELOPER	EPG1, LLC 111 S. ARMENIA AVE SUITE 201 TAMPA, FL 33606-3337 PHONE: (813) 443-0000



FILE NAME: A:\300000\3007\001\DCADD\Drawings\CPLAN\SITE\3007-001.dwg DATE: August 28, 2023, TIME: 12:00 PM, USER: h-h473

BERRY BAY VILLAGE O
 HILLSBOROUGH COUNTY, FLORIDA
 EPG1, LLC
 111 S. ARMENIA AVE, SUITE 201
 TAMPA, FLORIDA 33609



NO.	DATE	DESCRIPTION

THE SEAL APPEARING ON THIS DOCUMENT HAS AUTHORITY BY:
 ALBERT R. BRICE, P.E. STATE
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 12000
 EXPIRES DATE: 12/31/2025
 THE ENGINEER OR P.E. HAS REVIEWED THIS DRAWING IN HIS OR HER ENTIRETY AND IS NOT PROVIDING ANY OTHER SERVICES.
 HALF GROUP, INC.
 1200 NORTH ASHLEY DRIVE, SUITE 200
 TAMPA, FLORIDA 33622
 (813) 624-4500

PROJECT NO: 39807-007
 ISSUED: AUG 2023
 DRAWN BY: RJK
 CHECKED BY: MJA
 SCALE: 1" = 120'
 SHEET TITLE: OVERALL SITE PLAN



BERRY BAY CDD

Supplemental Report of the District Engineer – Assessment Area Four
March 5, 2026

Appendix C CONSTRUCTION COST ESTIMATE OF THE PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES FOR ASSESSMENT AREA FOUR

Berry Bay Community Development District

Construction Cost Estimate

Assessment Area Four

Number of Single Family Detached Units

80

47

127

<u>Infrastructure</u>	<u>Master Costs</u>	<u>Village O</u>	<u>Village P</u>	<u>Total Costs</u>
Roads		\$800,000	\$460,000	\$1,260,000
Water Management and Control		\$1,900,000	\$1,300,000	\$3,200,000
Sewer and Wastewater Management		\$600,000	\$350,000	\$950,000
Water Supply		\$700,000	\$400,000	\$1,100,000
Undergrounding of Electric Service		\$40,000	\$25,000	\$65,000
Hardscape and Landcape Buffers		\$100,000	\$60,000	\$160,000
Environmental		\$100,000	\$100,000	\$200,000
Offsite Improvements	\$1,700,000			\$1,700,000
Professional and Permit Fees		\$500,000	\$250,000	\$750,000
Total	\$1,700,000	\$4,740,000	\$2,945,000	\$9,385,000