

PASCO COUNTY, FLORIDA  
INTEROFFICE MEMORANDUM

---

TO: Honorable Chairman and  
Members of the Board of  
County Commissioners

DATE: 2/8/08

FILE: UTD08-619

THRU: Bruce E. Kennedy, P.E.  
Assistant County Administrator  
(Utilities Services)

SUBJECT: Release of Maintenance Guarantee -  
Cardel Master Builders, Inc.; Country  
Walk Developers, Inc.; and Standard  
Pacific of Tampa - Country Walk,  
Phase 2 (PCU99-236.07)

FROM: A. Glenn Greer, P.E.  
Utilities Engineering Director

REFERENCES: Comm. Dist. 2

---

It is recommended that the data herein presented be given formal consideration by the Board of County Commissioners (BCC).

DESCRIPTION AND CONDITIONS:

On August 8, 2006, the BCC accepted a cash bond maintenance guarantee (as submitted by Palm Pointe, LLC), in the amount of \$149,680.50, for the subject project. This cash bond was provided in accordance with Pasco County's ordinances and policies to provide for maintenance of the project's utility improvements for a period of one year.

The maintenance guarantee has been satisfied, and the Utilities Services Branch has determined that the cash bond can be released in accordance with Pasco County's ordinances and policies.

Palm Point, LLC, has issued Assignment of Declarant's Rights (attached) to Country Walk Developers, LLC; Cardel Master Builders, Inc.; and Standard Pacific of Tampa, f.k.a. Westfield Homes of Florida.

ALTERNATIVES AND ANALYSIS:

1. Approve the release of the maintenance guarantee, in the amount of \$149,680.50, for Country Walk, Phase 2.
2. Deny the release of the maintenance guarantee, in the amount of \$149,680.50, for Country Walk, Phase 2.

RECOMMENDATION AND FUNDING:

The Utilities Construction and Contract Management Department recommends that the BCC approve Alternative No. 1 and authorize the Chairman to direct the Clerk's Office to refund and return the following amounts to:

Cardel Master Builders, Inc. 3160 S. Falkenburg Rd. Riverview, FL 33569 Telephone (813) 812-8001	Country Walk Developers, Inc. 12610 Race Track Road Tampa, FL 33626 Telephone (813) 749-1001	Standard Pacific of Tampa 5100 W. Lemon St., S-306 Tampa, FL 33609 Telephone (813) 282-1616
Amount: \$24,040.05	Amount: \$72,297.60	Amount: \$53,342.85

Funds are contained in Account No. B603-220717.

The above project action is in substantial conformance with the Pasco County standards, approvals of the BCC, and any variances from the standards approved by the BCC. This action is based on field and office review of the available documentation and certifications of the Engineer of Record.

ATTACHMENTS:

1. Assignment of Declarant's Rights in Country Walk (Cardell Master Buildings, Inc.)
2. Assignment of Declarant's Rights in Country Walk (Country Walk Developers, Inc.)
3. Assignment of Declarant's Rights in Country Walk (Standard Pacific of Tampa)