

SUBJECT: Parsons Office Park Off-Site **PI#6507**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: November 12, 2025
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (waterline) for Maintenance to serve Parsons Office Park Off-Site, located in Section 10, Township 29, and Range 20, upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Warranty Check in the amount of \$7,041.06 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

BACKGROUND:

On April 3, 2024, Permission to Construct was issued for Parsons Office Park Off-Site, after construction plan review was completed on September 9, 2023. The developer has submitted the required Bond, which the County Attorney's Office has reviewed and approved. The developer is Parsons Office Park, LLC and the engineer is Beacon Civil Engineering.

FOLIO: 66184.0000
BRET MALCOLM HART

FOLIO: 66185.0000
JOE AND PATRICIA PRENSSELL

FOLIO: 66186.0000
JAMES R AND CLAUDIA M COKER

FOLIO: 66187.0000
LAWRENCE WILLIAM ALLEN

FOLIO: 66188.0000
R E A N D L O I S L E E

FOLIO: 66189.0000
ERSTON N AND
CARMEN SANCHEZ O'NEALE

FOLIO: 66041.0300
JACKSON L AND DELENA R COBB

FOLIO: 66041.0250
DAVID E AND BRENDA F YOUNG

FOLIO: 66041.0200
DAVID E AND BRENDA F YOUNG

FOLIO: 66302.0000
JERRY AND ROXANNE HUJAR

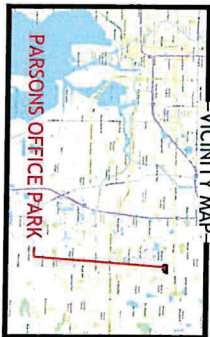
FOLIO: 66311.0100
JAMES L AND MARGUERITE C COCHRAN

FOLIO: 66310.0000
FAMILY GP CORP INC

FOLIO: 66318.0000
BHAVIK RESHMA LLC

FOLIO: 66043.0100
HILLSBOROUGH COUNTY

FOLIO: 66043.0000
LARRY T KERBY

W—BEACON—E
CIVIL ENGINEERING

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND

ISSUED FOR CONSTRUCTION				
VERTICALITY	AM	EXPIRATION	DATE	DATE: 12/17/2013
CHECKED BY:	TR	APPROVED BY:	LR	JOB NO.: 22-543
NO	BY	DATE	REVISION DESCRIPTION	
1	CR	04/11/14	DUPPETER ENCLOSURE & POH	
2	CR	05/10/14	TRUCK REPOSITIONING ADJUSTMENT	
3	CR	11/10/14	WATER TANK CONSTRUCTION ADJUSTMENT	
4	CR	12/18/14	WATER TANK CONSTRUCTION ADJUSTMENT	

BEACON
CIVIL ENGINEERING

LAND DEVELOPMENT ENGINEERS
8345 GUNN HIGHWAY
TAMPA, FL 33626

**PARSONS
OFFICE
PARK**

PARSONS
OFFICE PARK
SHEET NUMBER:
1 OF 1

OWNER/DEVELOPER'S AGREEMENT FOR WARRANTY OF REQUIRED OFF-SITE IMPROVEMENTS

This Agreement made and entered into this _____ day of _____, 20_____, by and between
Parsons Office Park LLC, hereinafter referred to as the "Owner/Developer" and
Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."

Witnesseth

WHEREAS, the Board of County Commissioners of Hillsborough County has adopted site development regulations which are set forth in the Land Development Code (hereafter the "Site Development Regulations"); and

WHEREAS, the Site Development Regulations authorize the County to accept ownership and/or maintenance responsibility of off-site improvement facilities constructed by the Owner/Developer in conjunction with site development projects in Hillsborough County, provided that the improvement facilities meet County standards and are warranted against defects in workmanship and materials for a period of two (2) years; and

WHEREAS, the Owner/Developer has completed certain off-site improvement facilities in conjunction with the site development project known as Parsons Office Park (hereafter referred to as the "Project"); and

WHEREAS, pursuant to the Site Development Regulations, the Owner/Developer has requested the County to accept the aforementioned off-site improvement facilities for ownership and/or maintenance; and

WHEREAS, the Owner/Developer has represented to the County that the completed improvement facilities have been constructed in accordance with the approved plans and all applicable County regulations and technical specifications; and

WHEREAS, the Owner/Developer has offered to warranty the off-site improvement facilities against any defects in workmanship and materials and to correct any such defects which arise during the warranty period.

NOW, THEREFORE, in consideration of the intent and desire of the Owner/Developer as set forth herein, and to gain acceptance for ownership and/or maintenance by the County of the aforementioned off-site improvement facilities, the Owner/Developer and the County agree as follows:

1. The terms, conditions and regulations contained in the Site Development Regulations are hereby incorporated by reference and made a part of this Agreement.
2. For a period of two (2) years following the date of acceptance of the off-site improvement facilities for ownership and/or maintenance by the County, the Owner/Developer agrees to warrant the off-site improvement facilities described below against failure, deterioration or damage resulting from defects in workmanship or materials. The Owner/Developer agrees to correct within the warranty period any such

failure, deterioration or damage existing in the improvement facilities so that said improvement facilities thereafter comply with the technical specifications contained in the approved plans and Site Development Regulations. The off-site improvement facilities to be warranted constructed in conjunction with the Project are as follows:

233 L.F of 6" DUCTILE IRON PIPE AND FITTINGS

3. The Owner/Developer agrees to, and in accordance with the requirements of the Site Development Regulations, does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2 above, specifically identified as:
- a. Letter of Credit, number _____, dated _____, with _____ by order of _____, or
 - b. A Warranty Bond, dated _____ with _____ as Principal, and _____ as Surety, and
 - c. Cashier/Certified Check, number 6092002172, dated 09/04/2025 be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Owner/Developer on funds received by the County pursuant to this Agreement.

A copy of said letter of credit, warranty bond, or cashier/certified check is attached hereto and by reference made a part hereof.

4. In the event the Owner/Developer shall fail or neglect to fulfill its obligations under this Agreement and as required by the Site Development Regulations, the Owner/Developer shall be liable to pay for the cost of reconstruction of defective off-site improvement facilities to the final total cost, including but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the Owner/Developer's failure or neglect to perform.
5. The County agrees, pursuant to the terms contained in the Site Development Regulations, to accept the off-site improvement facilities for maintenance, at such time as:
- a) The Engineer-of-Record for the Owner/Developer certifies in writing that said off-site improvement facilities have been constructed in accordance with:
 - (1) The plans, drawings, and specifications submitted to and approved by the County's Development Review Division of Development Services Department; and
 - (2) All applicable County regulations relating to the construction of the off-site improvement facilities; and
 - b) Authorized representatives of the County's Development Review Division of Development Services Department have reviewed the Engineer-of-Record's

certification and have not found any discrepancies existing between the constructed improvement facilities and said certification.

6. If any part of this Agreement is found invalid and unenforceable by any court of competent jurisdiction, such invalidity or unenforceability shall not affect the other parts of this Agreement if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties can be effectuated.
7. This document, including all exhibits and other documents incorporated herein by reference, contains the entire agreement of the parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date set forth above.

ATTEST:



Witness Signature

Vicki L. BAKER

Printed Name of Witness



Witness Signature

Eric Millburg

Printed Name of Witness

CORPORATE SEAL
(When Appropriate)

VICTOR D. CRIST
Clerk of the Circuit Court

By: _____
Deputy Clerk

APPROVED BY THE COUNTY ATTORNEY

BY 

Approved As To Form And Legal
Sufficiency.

Owner/Developer:

By 

Authorized Corporate Officer or Individual
(Sign before Notary Public and 2 Witnesses)

Erin Lykins

Printed Name of Signer

Owner

Title of Signer

8345 Gunn Hwy

Address of Signer Tampa, FL 33626

(813) 523-7377

Phone Number of Signer

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Chair

Representative Acknowledgement

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

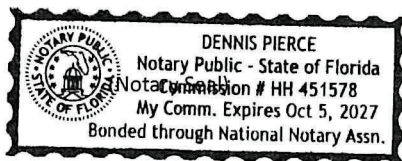
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this

9th day of September, 2025, by Erin Lykins as
(day) (month) (year) (name of person acknowledging)

owner for Parsons Office Park LLC
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

☒ Personally Known OR ☐ Produced Identification

Type of Identification Produced



[Signature]
(Signature of Notary Public - State of Florida)

Dennis Pierce
(Print, Type, or Stamp Commissioned Name of Notary Public)

HH 451578
(Commission Number)

Oct 5, 2027
(Expiration Date)

Individual Acknowledgement

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this

____ day of _____, _____, by _____
(day) (month) (year) (name of person acknowledging)

☐ Personally Known OR ☐ Produced Identification

Type of Identification Produced

(Notary Seal)

(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

(Commission Number)

(Expiration Date)

Notice to Purchaser - In the event that this check is lost, misplaced or stolen, a sworn statement and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days.

Cashier's Check - Customer Copy

No. 6092002172

Void After 90 Days

30-1/1140

Date 09/04/25 01:11:15 PM

GUNN HIGHWAY

756

0007076

042

NFL

Pay



Seven Thousand Forty One and 06/100 Dollars

****\$7,041.06****

To The
Order Of HILLSBOROUGH COUNTY BOCC

MEMO: PARSONS OFFICE PARK LL-PROJECT ID#6507-SR#22-0271

Remitter (Purchased By): PARSONS OFFICE PARK LLC

Bank of America, N.A.
SAN ANTONIO, TX

Not-Negotiable

Customer Copy
Retain for your Records

1641001973

BANK OF AMERICA

Cashier's Check

No. 6092002172

Notice to Purchaser - In the event that this check is lost, misplaced or stolen, a sworn statement and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days.

Void After 90 Days

30-1/1140

Date 09/04/25 01:11:15 PM

GUNN HIGHWAY

756

0007076

042

Pay



Seven Thousand Forty One and 06/100 Dollars

****\$7,041.06****

To The
Order Of HILLSBOROUGH COUNTY BOCC

MEMO: PARSONS OFFICE PARK LL-PROJECT ID#6507-SR#22-0271

Remitter (Purchased By): PARSONS OFFICE PARK LLC

Bank of America, N.A.
SAN ANTONIO, TX

Sanctuary Insurance
AUTHORIZED SIGNATURE

⑈6092002172⑈ ⑆114000019⑆ 1641001973⑈

THE ORIGINAL DOCUMENT HAS A WHITE REFLECTIVE WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW WHEN CHECKING THE ENDORSEMENTS.

APPROVED BY THE COUNTY ATTORNEY

BY

Approved As To Form And Legal
Sufficiency.



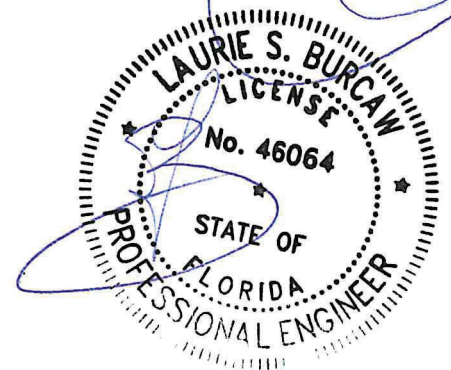
8345 Gunn Hwy

Tampa, Florida 33626

Warranty Cost Estimate

Project Name: Parsons Office Park LLC– Project ID# 6507 – SR# 22-0271
Parcel ID: U-10-29-20-ZZZ-000002-42790.0
S/T/R: 10/29/20
Description of Work: Construction of Water Line

Item #	Item Description	Quantity	Units	Unit Price	Total
1	6" - REDUCED PRESSURE DETECTOR ASSEMBLY W/ CONC. PAD & BOLLARDS	1	LS	\$ 21,367.50	\$ 21,367.50
2	6" DIP CLASS 350	260	LF	\$ 54.60	\$ 14,196.00
3	6" GATE VALVE & BOX	6	EA	\$ 1,590.75	\$ 9,544.50
4	6" CROSS AND TEE	1	LS	\$ 4,895.36	\$ 4,895.36
5	6" x 6" TAPPING SADDLE	1	EA	\$ 5,355.00	\$ 5,355.00
6	2" - BACKFLOW METER ASSEMBLY W/ CONC. PAD & BOLLARDS	1	LS	\$ 9,787.25	\$ 9,787.25
7	16" STEEL CASING AND 6" COURIER PIPE	26	LF	\$ 202.50	\$ 5,265.00
				Subtotal	\$ 70,410.61
				Subtotal x 10% Contingency	\$ 7,041.06
				TOTAL WARRANTY AMOUNT	\$ 7,041.06





**Hillsborough
County Florida**
Development Services

Engineer of Record Certification of Construction Completion

I, Laurie S. Burcaw, P.E., hereby certify that I am associated with the firm of Beacon Civil Engineering. I certify that construction of the Improvement Facilities, at Parsons Office Park have been completed in substantial compliance with the current Hillsborough County Regulations and in substantial compliance with the approved plans and specifications. I certify that these Record plans have recorded any design deviations due to field conflicts.

Signed and sealed this 4th day of September, 2025

Laurie S Burcaw

Digitally signed by Laurie S Burcaw
DN: cn=Laurie S Burcaw
Reason: I am the author of this document
Location:
Date: 2025.09.04 15:22:44-04'00'
File: PDF-Letter Version: 2025.2.0

(signature)

Florida Professional Engineer No. 46064



**This item has been digitally signed
and sealed by Laurie Burcaw,
PE, on 08/04/2025**

**Printed copies of this document
are not considered signed and
sealed and the signature must
be verified on any electronic
copies.**

Affix Seal

No County agreement, approval or acceptance is implied by this Certification.