

**SUBJECT:** Ruskin Reserve North **PI#6513**  
**DEPARTMENT:** Development Review Division of Development Services Department  
**SECTION:** Project Review & Processing  
**BOARD DATE:** September 10, 2024  
**CONTACT:** Lee Ann Kennedy

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**RECOMMENDATION:**

Accept the plat for recording for Ruskin Reserve North, located in Section 08, Township 32, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Off-Site Improvement Facilities (roads, drainage, water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and 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 Performance Bond in the amount of \$625,862.23, a Warranty Bond in the amount of \$45,731.90 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$4,500.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concurrency was approved for this project based on a Developer Agreement and a payment of \$145,722.00 was made on July 18, 2024.

**BACKGROUND:**

On March 21, 2024, Permission to Construct Prior to Platting was issued for Ruskin Reserve North, after construction plan review was completed on January 2, 2024. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Jdg Ruskin Reserve, LLC and the engineer is Tampa Civil Design.

# SUBDIVIDER'S AGREEMENT FOR CONSTRUCTION AND WARRANTY OF REQUIRED OFF-SITE IMPROVEMENTS

This Agreement made and entered into this      day of     , 2024 by and between Jdg Ruskin Reserve, LLC, hereinafter referred to as the "Subdivider" 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 established a Land Development Code, hereinafter referred to as "LDC", pursuant to the authority contained in Chapters 125, 163 and 177, Florida Statutes; and

**WHEREAS**, the LDC affects the subdivision of land within the unincorporated areas of Hillsborough County; and

**WHEREAS**, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Ruskin Reserve - North (hereafter, the "Subdivision"); and

**WHEREAS**, a final plat of a subdivision within the unincorporated areas of Hillsborough County shall not be approved and recorded until the Subdivider has guaranteed to the satisfaction of the County that the required off-site improvements will be installed; and

**WHEREAS**, the off-site improvements required by the LDC in the subdivision are to be installed after recordation of said plat under guarantees posted with the County; and

**WHEREAS**, the Subdivider has or will file with the Hillsborough County Development Services Department drawings, plans, specifications and other information relating to the construction of off-site roads, streets, grading, sidewalks, stormwater drainage systems, water, wastewater and reclaimed water systems and easements and rights-of-way, in accordance with the specifications found in the aforementioned LDC and required by the County; and

**WHEREAS**, the Subdivider agrees to build and construct the aforementioned off-site improvements; and

**WHEREAS**, pursuant to the LDC, the Subdivider will request the County to accept, upon completion, the off-site improvements for maintenance as listed below and identified as applicable to this project:

- |                                                                    |                                                             |                                                                 |
|--------------------------------------------------------------------|-------------------------------------------------------------|-----------------------------------------------------------------|
| <input checked="" type="checkbox"/> Roads/Streets                  | <input checked="" type="checkbox"/> Water Mains/Services    | <input checked="" type="checkbox"/> Stormwater Drainage Systems |
| <input checked="" type="checkbox"/> Sanitary Gravity Sewer Systems | <input type="checkbox"/> Sanitary Sewer Distribution System | <input type="checkbox"/> Bridges                                |
| <input type="checkbox"/> Reclaimed Water Mains/Services            | <input type="checkbox"/> Sidewalks                          |                                                                 |
| <input type="checkbox"/> Other: _____; and                         |                                                             |                                                                 |

**WHEREAS**, the County required the Subdivider to warranty the aforementioned off-site improvements against any defects in workmanship and materials and agrees to correct any such defects which arise during the warranty period; and

**WHEREAS**, the County required the Subdivider to submit to the County an instrument guaranteeing the performance of said warranty and obligation to repair.

**NOW, THEREFORE**, in consideration of the intent and desire of the Subdivider as set forth herein, to gain approval of the County to record said plat, and to gain acceptance for maintenance by the County of the aforementioned off-site improvements, the Subdivider and the County agree as follows:

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.

2. The Subdivider agrees to well and truly build, construct and install all off-site improvements required in connection with development of the Subdivision within <sup>Six</sup> \_\_\_\_\_ (6) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 4 below, to be built and constructed in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Services Department by the Subdivider.
3. The Subdivider agrees to warranty all off-site improvement facilities required for the construction of the Subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the improvements so that said improvements thereafter comply with the technical specifications contained in the LDC established by the County.
4. The Subdivider agrees to, and in accordance with the requirements of the LDC, does hereby deliver to the County, an instrument ensuring the performance and a separate instruments providing a warranty of the obligations described in paragraph 2 and 3 above, specifically identified as:
  - a. Letter of Credit, number \_\_\_\_\_, dated \_\_\_\_\_, with \_\_\_\_\_ by order of \_\_\_\_\_, or
  - b. A Performance Bond, number 101179106 dated, July 15th, 2024 with \_\_\_\_\_ JRG Rustin Reserve, LLC as Principal, and Merchants National Bonding, INC. as Surety, or  
A Warranty Bond, number 101179105 dated, \_\_\_\_\_ July 15th 2024 with \_\_\_\_\_ JRG Rustin Reserve, LLC as Principal, and Merchants National Bonding, INC as Surety, or
  - c. Cashier/Certified Check, number \_\_\_\_\_, dated \_\_\_\_\_ which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

Copies of said letter of credit, performance and warranty bonds, escrow agreements, or cashier/certified checks are attached hereto and by reference made a part hereof.

5. Once construction is completed, the Subdivider shall submit a written certification, signed and sealed by the Engineer-of-Record, stating that the off-site improvements are constructed in accordance with:
  - a. The plans, drawings, and specifications submitted to and approved by the County's Development Services Department; and
  - b. All applicable County regulations relating to the construction of improvement facilities.

An authorized representative of the County's Development Services Department will review the Engineer's Certification and determine if any discrepancies exists between the constructed improvements and said certifications.

6. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of time period established for construction of those improvements described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion



- of said improvements within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check, as required by the LDC.
7. In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement as set forth in paragraph 2 and as required by the LDC, the Subdivider shall be liable to pay for the cost of reconstruction and installation of the improvements 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 failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
  8. In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement as set forth in paragraph 3 and as required by the LDC, the Subdivider shall be liable to pay for the cost of reconstruction of defective improvements 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 Subdivider's failure or neglect to perform.
  9. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the Subdivision at such time as the plat complies with the provisions of the LDC and has been approved in the manner prescribed therein.
  10. The County agrees, pursuant to the terms contained in the LDC, to accept the improvement facilities for maintenance upon proper completion, approval by the County's Development Services Department, and the submittal and approval of all documentation required by this Agreement and the LDC.
  11. The County agrees, pursuant to the terms contained in the LDC, to issue a letter of compliance to allow the release of certificates of occupancy upon receipt of all of the following:
    - a. The Engineer-of-Record's Certification referred to in paragraph 5 above; and
    - b. Acknowledgement by the Development Services Department that all necessary inspections have been completed and are satisfactory, and that no discrepancies exist between the constructed improvements and the Engineer's Certification; and
    - c. Provided that all applicable provisions of the LDC have been met.
  12. In the event that the improvement facilities are completed prior to the end of the construction period described in paragraph 2, the Subdivider may request that the County accept the improvements for maintenance at the time of completion. In addition to the submittal, inspections, and approvals otherwise required by this Agreement and the LDC, the Subdivider shall accompany its request for acceptance with a new or amended warranty instrument, in a form prescribed by the LDC, guaranteeing the obligations set forth in paragraph 3 for a period of two (2) years from the date of the final inspection approval. Provided that said warranty instrument is approved as to form and legal sufficiency by the County Attorney's Office, the County's Development Services Department may accept the new or amended warranty instrument on behalf of the County, and release the original warranty instrument received pursuant to this Agreement, where appropriate. All portions of this Agreement pertaining to the warranty shall apply to any new or amended warranty instrument accepted pursuant to this paragraph.
  13. If any article, section, clause or provision of this Agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remaining portions of this Agreement, which shall remain in full force and effect.
  14. This document contains the entire agreement of these 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:

Subdivider:

Alex Han  
Witness Signature

By [Signature]  
Authorized Corporate Officer or Individual  
(Sign before Notary Public and 2 Witnesses)

Alex Han  
Printed Name of Witness

Anand Jobalia  
Name (typed, printed or stamped)

[Signature]  
Witness Signature

CEO  
Title

Logan Carter  
Printed Name of Witness

444 Seabreeze Blvd, Suite 805, Daytona Beach, FL 32118  
Address of Signer

386-310-4948  
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL  
(When Appropriate)

ATTEST:

CINDY STUART  
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY, FLORIDA

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Chair

APPROVED BY THE COUNTY ATTORNEY  
BY [Signature]  
Approved As To Form And Legal  
Sufficiency.

**Representative Acknowledgement**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH *Volusia*

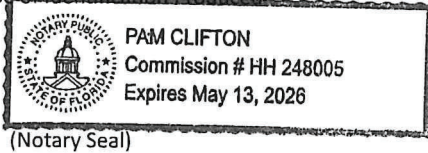
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this

22<sup>nd</sup> day of July, 2024, by Anand Jobalia as  
(day) (month) (year) (name of person acknowledging)  
Manager for JDG Ruskin Reserve, 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

*Pam Clifton*  
(Signature of Notary Public - State of Florida)

Type of Identification Produced



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

\_\_\_\_\_  
(Commission Number) (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

\_\_\_\_\_  
(Signature of Notary Public - State of Florida)

Type of Identification Produced

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

(Notary Seal)

\_\_\_\_\_  
(Commission Number) (Expiration Date)



## SUBDIVISION PERFORMANCE BOND - OFF-SITE

KNOW ALL MEN BY THESE PRESENTS, That we Jdg Ruskin Reserve, LLC

\_\_\_\_\_ called the Principal, and MERCHANTS NATIONAL BONDING, INC.  
\_\_\_\_\_ called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Six Hundred Twenty Five Thousand Eight Hundred Sixty-Two & 23/100 (\$ 625,862.23 ) Dollars for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

**WHEREAS**, the Board of County Commissioners of Hillsborough County has adopted land development regulations in its Land Development Code pursuant to the authority granted to it in Chapters 125, 163 and 177, Florida Statutes, which regulations are by reference hereby incorporated into and made a part of this performance bond; and

**WHEREAS**, these regulations affect the subdivision of land within the unincorporated areas of Hillsborough County; and

**WHEREAS**, these regulations require the construction of off-site improvements in connection with the platting of a subdivision; and

**WHEREAS**, the Principal has filed with the Development Review Division of the Development Services Department of Hillsborough County, Florida, drawings, plans and specifications and other data and information relating to construction, grading, paving and curbing of streets, alleys and other rights-of-way, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, in accordance with the specifications found in the aforementioned subdivision regulations and required by the Board of County Commissioners of Hillsborough County, Florida, and the County Engineer in connection with the platting of the Ruskin Reserve - North subdivision; and

**WHEREAS**, the aforementioned subdivision regulations require the Principal to submit an instrument ensuring completion of construction of the aforementioned improvements within a time period established by said regulations; and

**WHEREAS**, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider's Agreement, the terms of which Agreement require the Principal to submit an instrument ensuring completion of construction of required improvements; and

**WHEREAS**, the terms of said Subdivider's Agreement are by reference, hereby, incorporated into and made a part of this Subdivision Performance Bond.

NOW THEREFORE, the conditions of this obligation are such, that:

A. If the Principal shall well and truly build, construct, and install in connection with the platted area known as Ruskin Reserve - North subdivision all grading, paving, curbing of streets, alleys or other rights-of-way, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, to be built and constructed in connection with the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of the Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within Six (6) months from the date that the Board of County Commissioners approves the final plat and accepts this performance bond; and


B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL April 10, 2025.

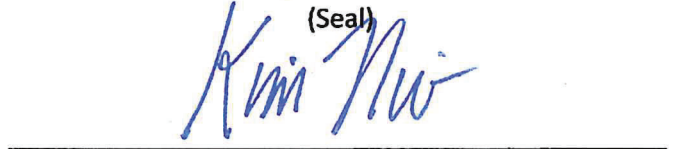
SIGNED, SEALED AND DATED this 15TH day of JULY, 2024.

ATTEST: JDG RUSKIN RESERVE, LLC

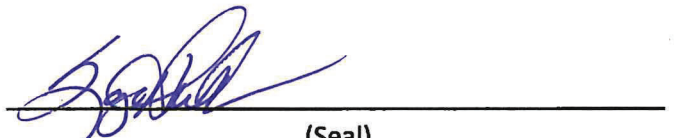
  
Principal Signature

  
(Seal)

MERCHANTS NATIONAL BONDING, INC  
  
Surety Signature  
KIM E NIV


  
(Seal)

ATTEST:   
Attorney-in-fact Signature

  
(Seal)

SONJA AMANDA FLOREE HARRIS

APPROVED BY THE COUNTY ATTORNEY

BY   
Approved As To Form And Legal Sufficiency.



# MERCHANTS BONDING COMPANY™

## POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Cheryl A Foley; Emily J Golecki; Jeffrey W Reich; Kim E Niv; Lisa A Roseland; Nathan K Reich; Robert P OLinn; Sarah K OLinn; Sonja Amanda Floree Harris; Susan L Reich; Teresa L Durham

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 3rd day of February, 2024.



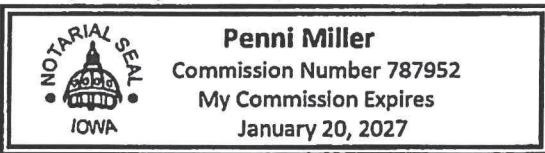
MERCHANTS BONDING COMPANY (MUTUAL)  
MERCHANTS NATIONAL BONDING, INC.  
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By

*Larry Taylor*  
President

STATE OF IOWA  
COUNTY OF DALLAS ss.

On this 3rd day of February 2024, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



*Penni Miller*  
Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 15TH day of JULY, 2024



*William Warner Jr.*  
Secretary



**SUBDIVISION WARRANTY BOND - OFF-SITE**

**KNOW ALL MEN BY THESE PRESENTS**, that we Jdg Ruskin Reserve, LLC

\_\_\_\_\_ called the Principal, and MERCHANTS NATIONAL BONDING, INC.

\_\_\_\_\_ called the Surety, are held and firmly bound unto the

**BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of Forty-Five Thousand Seven Hundred Thirty One & 90/100 (\$ 45,731.90 ) Dollars for the payment of which

we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

**WHEREAS**, the Board of County Commissioners of Hillsborough County has adopted land development regulations in its Land Development Code pursuant to the authority granted to it in Chapters 125, 163 and 177, Florida Statutes, which regulations are by reference hereby incorporated into and made a part of this warranty bond; and

**WHEREAS**, these subdivision regulations affect the subdivision of land within the unincorporated areas of Hillsborough County; and

**WHEREAS**, the Principal has requested that the Board of County Commissioners of Hillsborough County accept the following off-site improvement facilities (off-site Roads, Water Main/Services, Stormwater & Sanitary Gravity Sewer , hereafter referred to as the "Off-Site Improvement Facilities") constructed in conjunction with the platted subdivision known as Ruskin Reserve - North (hereafter, the "Subdivision"); and

**WHEREAS**, the subdivision regulations require as a condition of acceptance of the aforementioned Off-Site Improvement Facilities that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting said Off-Site Improvement Facilities in an amount prescribed by said subdivision regulations; and

**WHEREAS**, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider's Agreement, the terms of which agreement require the Principal to submit an instrument warranting the above- described improvements; and

**WHEREAS**, the terms of said Subdivider's Agreement are by reference, hereby, incorporated into and made a part of this Warranty Bond.

**NOW THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH THAT:**

- A. If the Principal shall warrant for a period of two years following the date of acceptance of the Off-Site Improvement Facilities for maintenance by the Board of County Commissioners of Hillsborough County, in the Subdivision against failure, deterioration, or damage resulting from defects in workmanship and/or materials, and;
- B. If the Principal shall correct within the above described warranty period any such failure, deterioration, or damage existing in the aforementioned improvements so that said improvements thereafter comply with the technical specifications contained in the subdivision regulations established by the Board of County Commissioners of Hillsborough County, and;




C. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL April 10, 2027

SIGNED, SEALED AND DATED this 15<sup>TH</sup> day of July, 2024.


ATTEST: JDG RUSKIN RESERVE, LLC

  
Principal Signature


  
(Seal)


MERCHANTS NATIONAL BONDING COMPANY, INC.

  
Surety Signature KIM E. NIV

  
(Seal)

ATTEST:

  
Attorney-in-fact Signature

  
(Seal)

SONJA AMANDA FLOREE HARRIS

APPROVED BY THE COUNTY ATTORNEY

BY   
Approved As To Form And Legal Sufficiency.

# MERCHANTS BONDING COMPANY™

## POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Cheryl A Foley; Emily J Golecki; Jeffrey W Reich; Kim E Niv; Lisa A Roseland; Nathan K Reich; Robert P OLinn; Sarah K OLinn; Sonja Amanda Floree Harris; Susan L Reich; Teresa L Durham

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 3rd day of February, 2024.

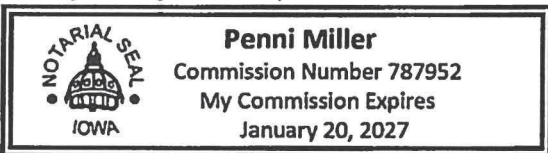


MERCHANTS BONDING COMPANY (MUTUAL)  
MERCHANTS NATIONAL BONDING, INC.  
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

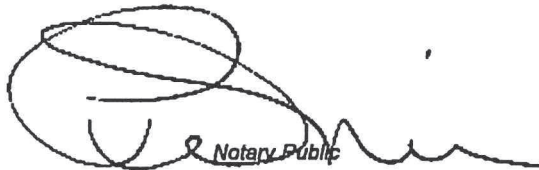
By   
President

STATE OF IOWA  
COUNTY OF DALLAS ss.

On this 3rd day of February 2024, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



(Expiration of notary's commission does not invalidate this instrument)

  
Notary Public

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 15TH day of JULY, 2024



  
Secretary



# TAMPA CIVIL DESIGN

SITE DESIGN AND CIVIL ENGINEERING

## RUSKIN NORTH

### Engineers Estimate of Construction Costs

Description	TOTAL	NOTES
GENERAL CONDITIONS (MOBILIZATION, SURVEY, COMPLIANCE)	\$36,917.12	66% Complete
EARTHWORK	\$30,676.29	56% Complete
ROADS, CURB, TRAFFIC	\$236,007.84	6% Complete
STORM DRAINAGE	\$27,966.00	75% Complete
SANITARY SEWER	\$101,578.18	74% Complete
WATER DISTRIBUTION	\$22,170.32	78% Complete
CHANGE ORDER	\$45,374.03	84% Complete
<b>TOTAL</b>	<b>\$500,689.78</b>	

**TOTAL ENGINEERS ESTIMATE FOR PERFORMANCE BOND (125%)**

**\$625,862.23**

Jeremy Couch, P.E.  
Tampa Civil Design



# TAMPA CIVIL DESIGN

SITE DESIGN AND CIVIL ENGINEERING

## RUSKIN NORTH

### Engineers Estimate of Construction Costs For Warrantied Construction Materials

Item No.	Description	Quantity	Unit	\$	TOTAL
<b>OFFSITE ROAD IMPROVEMENTS</b>					
1	1.5" ASPHALT, TYPE SP-9.5	541	SY	\$ 21.76	\$ 11,772.16
2	6" AGGREGATE BASE	541	SY	\$ 19.18	\$ 10,376.38
3	12" STABILIZED SUBGRADE (LBR 40)	855	SY	\$ 9.15	\$ 7,823.25
4	GUARDRAIL WITH END ANCHORS	196	LF	\$ 122.15	\$ 23,941.40
5	2" ASPHALT	65	SY	\$ 21.38	\$ 1,389.70
6	3' CONCRETE VALLEY GUTTER	75	LF	\$ 34.00	\$ 2,550.00
7	MIAMI CURB	241	LF	\$ 25.84	\$ 6,227.44
8	TYPE F CURB	248	LF	\$ 25.84	\$ 6,408.32
9	ADA RAMPS	2	EA	\$ 1,420.94	\$ 2,841.88
10	CURB TRANSITION	6	LF	\$ 39.52	\$ 237.12
11	DROP CURB	16	LF	\$ 39.52	\$ 632.32
12	4" SIDEWALK	8,127	SF	\$ 6.60	\$ 53,638.20
13	6" SIDEWALK	350	SF	\$ 7.95	\$ 2,782.50
14	12" STABILIZED SUBGRADE (98%) UNDER CONCRETE	942	SY	\$ 3.83	\$ 3,607.86
15	SIGNAGE AND PAVEMENT MARKINGS	1	LS	\$ 8,718.00	\$ 8,718.00
<b>OFFSITE ROAD IMPROVEMENTS TOTAL</b>					<b>\$ 142,946.53</b>
<b>OFFSITE DRAINAGE IMPROVEMENTS</b>					
1	RUBBLE RIP RAP	12	TON	\$ 103.50	\$ 1,242.00
2	18" CLASS III RCP	32	LF	\$ 135.70	\$ 4,342.40
3	24" CLASS III RCP	671	LF	\$ 166.40	\$ 111,654.40
4	18" MES	1	EA	\$ 3,253.79	\$ 3,253.79
5	24" MES	2	EA	\$ 3,765.10	\$ 7,530.20
6	6" UNDERDRAIN (ROADSIDE - GRANITE AGGREGATE)	196	LF	\$ 36.02	\$ 7,059.92
7	TYPE "1" CURB INLET	1	EA	\$ 10,560.17	\$ 10,560.17
8	FDOT DBI	4	EA	\$ 7,585.40	\$ 30,341.60
<b>OFFSITE DRAINAGE IMPROVEMENTS TOTAL</b>					<b>\$ 175,984.48</b>
<b>OFFSITE SANITARY IMPROVEMENTS</b>					
1	CONNECT TO EXISTING SANITARY MH	1	EA	\$ 16,619.15	\$ 16,619.15
3	08" PVC DR26 06'-08'	149	LF	\$ 74.79	\$ 11,143.71
4	08" PVC DR26 08'-10'	53	LF	\$ 122.84	\$ 6,510.52
5	4' MANHOLE 00'-06'	1	EA	\$ 5,952.97	\$ 5,952.97
6	4' MANHOLE 06'-08'	1	EA	\$ 7,053.00	\$ 7,053.00
11	OPEN CUT ASPHALT	69	SY	\$ 175.00	\$ 12,075.00
12	OVERLAY ASPHALT	223	SY	\$ 77.00	\$ 17,171.00
<b>OFFSITE SANITARY IMPROVEMENTS TOTAL</b>					<b>\$ 76,525.35</b>



**TAMPA CIVIL DESIGN**  
SITE DESIGN AND CIVIL ENGINEERING

**RUSKIN NORTH**

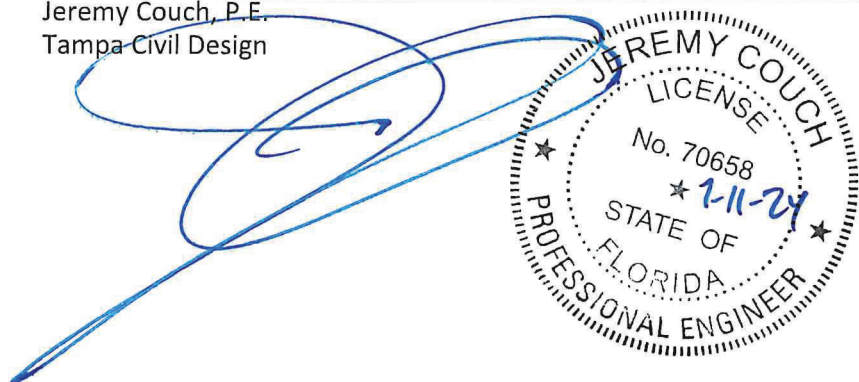
**Engineers Estimate of Construction Costs**

**For**

**Warrantied Construction Materials**

<u>Item No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>\$</u>	<u>TOTAL</u>
	<b>OFFSITE WATERMAIN IMPROVEMENTS</b>				
1	CONNECT TO EXISTING 06" WATER	1	EA	\$ 4,011.20	\$ 4,011.20
2	02" POLY DR9	4	LF	\$ 18.29	\$ 73.16
3	06" DUCTILE IRON PIPE	220	LF	\$ 79.75	\$ 17,545.00
4	FIRE HYDRANT ASSEMBLY	1	EA	\$ 10,143.48	\$ 10,143.48
5	06" MJ GATE VALVE AND BOX	9	EA	\$ 2,794.40	\$ 25,149.60
6	16" STEEL CASING	46	LF	\$ 218.00	\$ 10,028.00
7	06" X 02" TEE	1	EA	\$ 579.62	\$ 579.62
8	06" MJ BEND 45 DEG	6	EA	\$ 509.49	\$ 3,056.94
9	BLOW OFF (2")	1	EA	\$ 3,047.77	\$ 3,047.77
	<b>OFFSITE WATERMAIN IMPROVEMENTS TOTAL</b>				<b>\$ 73,634.77</b>
	<b>SUBTOTAL - OFFSITE ROAD IMPROVEMENTS</b>				<b>\$ 131,174.37</b>
	<b>SUBTOTAL - OFFSITE DRAINAGE IMPROVEMENTS</b>				<b>\$ 175,984.48</b>
	<b>SUBTOTAL - OFFSITE SANITARY IMPROVEMENTS</b>				<b>\$ 76,525.35</b>
	<b>SUBTOTAL - OFFSITE WATERMAIN IMPROVEMENTS</b>				<b>\$ 73,634.77</b>
	<b>TOTAL</b>				<b>\$ 457,318.97</b>
	<b>TOTAL WARRANTY BOND REQUIRED (10%)</b>				<b>\$ 45,731.90</b>

Jeremy Couch, P.E.  
Tampa Civil Design



**SUBDIVIDER'S AGREEMENT FOR PERFORMANCE  
- PLACEMENT OF LOT CORNERS**

This Agreement made and entered into this 1 day of July, 2024, by and between Jdg Ruskin Reserve, LLC, hereinafter referred to as the "Subdivider" 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 established a Land Development Code, hereinafter referred to as "LDC" pursuant to the authority contained in Chapters 125, 163 and 177, Florida Statutes; and

**WHEREAS**, the LDC affects the subdivision of land within the unincorporated areas of Hillsborough County; and

**WHEREAS**, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Ruskin Reserve - North (hereafter referred to as the "Subdivision"); and

**WHEREAS**, a final plat of a subdivision within the unincorporated area of Hillsborough County shall not be approved and recorded until the Subdivider has guaranteed to the satisfaction of the County that lot corners will be installed; and

**WHEREAS**, the lot corners required by Florida Statutes in the Subdivision are to be installed after recordation of said plat under guarantees posted with the County; and

**WHEREAS**, the Subdivider agrees to install the aforementioned lot corners in the platted area.

**NOW, THEREFORE**, in consideration of the intent and desire of the Subdivider as set forth herein, to gain approval of the County to record said plat, and to gain acceptance for maintenance by the County of the aforementioned Improvements, the Subdivider and County agree as follows:

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install in the Subdivision, within Six (6) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 3, below, all lot corners as required by Florida Statutes.
3. The Subdivider agrees to, and in accordance with the requirements of the LDC 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 \_\_\_\_\_,
  - b. A Performance Bond, number 101179104 dated, July 15th, 2024 with JDG Ruskin Reserve, LLC as Principal, and Merchants National Bonding, INC. as Surety, or
  - c. Escrow agreement, dated \_\_\_\_\_, between, \_\_\_\_\_ and the County, or
  - c. Cashier/Certified Check, number \_\_\_\_\_, dated \_\_\_\_\_, which shall be deposited by the County into a non-interest bearing



escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

Copies of said letter of credit, performance and warranty bonds, escrow agreements, or cashier/certified checks is attached hereto and by reference made a part hereof.

4. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of the time period established for installation of lot corners described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check as required by the LDC.
5. In the event the Subdivider shall fail or neglect to fulfill its obligations under this agreement and as required by the LDC, the Subdivider shall be liable to pay for the cost of installation of the lot corners to the final total cost including, but not limited to, surveying, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
6. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the Subdivision at such time as the plat complies with the provisions of the LDC and has been approved in a manner as prescribed therein.
7. If any article, section, clause or provision of this agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remainder of this Agreement, nor any other provisions hereof, or such judgment or decree shall be binding in its operation to the particular portion hereof described in such judgment and decree and held invalid.
8. This document 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:

Subdivider:

*Alex Han*

Witness Signature

By *[Signature]*

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

*Alex Han*

Printed Name of Witness

**Anand Jobalia**

Name (typed, printed or stamped)

*[Signature]*

Witness Signature

*CEO*

Title

*Logan Carter*

Printed Name of Witness

444 Seabreeze Blvd, Suite 805, Daytona Beach, FL 32118

Address of Signer

*386-310-4948*

Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL  
(When Appropriate)

ATTEST:

CINDY STUART  
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY, FLORIDA

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Chair

APPROVED BY THE COUNTY ATTORNEY

BY *[Signature]*  
Approved As To Form And Legal  
Sufficiency.



**Representative Acknowledgement**

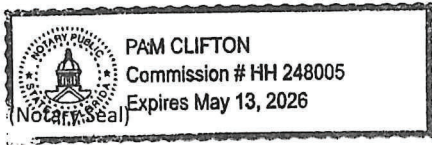
STATE OF FLORIDA  
COUNTY OF ~~HILLSBOROUGH~~ VOLUSIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this  
22<sup>nd</sup> day of July, 2024, by Anand Jobalia as  
(day) (month) (year) (name of person acknowledging)  
Manager for JDG Rustin Reserve, 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

Pam Clifton  
(Signature of Notary Public - State of Florida)

\_\_\_\_\_  
Type of Identification Produced



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

\_\_\_\_\_  
(Commission Number) (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

\_\_\_\_\_  
(Signature of Notary Public - State of Florida)

\_\_\_\_\_  
Type of Identification Produced

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

(Notary Seal)

\_\_\_\_\_  
(Commission Number) (Expiration Date)

**SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT**

KNOW ALL MEN BY THESE PRESENTS, That we Jdg Ruskin Reserve, LLC

\_\_\_\_\_ called the Principal, and MERCHANTS NATIONAL BONDING, INC.

\_\_\_\_\_ called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Four Thousand Five Hundred Dollars & 00/100 (\$4,500.00) Dollars for the payment of which sum,

well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has adopted subdivision regulations in its Land Development Code pursuant to the authority granted to it in Chapters 125, 163 and 177, Florida Statutes, which regulations are by reference hereby incorporated into and made a part of this performance bond; and

WHEREAS, these subdivision regulations affect the subdivision of land within the unincorporated areas of Hillsborough County; and

WHEREAS, pursuant to these subdivision regulations a final plat of the subdivision within the unincorporated areas of Hillsborough County shall not be approved and recorded until the Subdivider has guaranteed to the satisfaction of the County that lot corners will be installed; and

WHEREAS, the lot corners required by Florida Statutes in the subdivision known as Ruskin Reserve - North are to be installed after recordation of said plat under guarantees posted with the County; and

WHEREAS, said lot corners are to be installed in the aforementioned platted area; and

WHEREAS, the aforementioned subdivision regulations require the Principal to submit an instrument ensuring completion of installation of the aforementioned lot corners within a time period established by said regulations; and

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider’s Agreement for Performance – Placement of Lot Corners, the terms of which Agreement require the Principal to submit an instrument ensuring completion of installation of the required lot corners; and

WHEREAS, the terms of said Subdivider’s Agreement are by reference, hereby, incorporated into and made a part of this Subdivision Performance Bond.



NOW THEREFORE, the conditions of this obligation are such, that:

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Ruskin Reserve - North subdivision all lot corners as required by the State in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within Six (6) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL April 10, 2025.

SIGNED, SEALED AND DATED this 15th day of JULY, 2024.

ATTEST:

[Signature]

JDG RUSKIN RESERVE, LLC

BY: [Signature]

PRINCIPAL (SEAL)

MERCHANTS NATIONAL BONDING, INC

SURETY (SEAL)

ATTEST:

[Signature]

KIM E. NIV

[Signature]

ATTORNEY-IN-FACT (SEAL)

SONJA AMANDA FLOREE HARRIS

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]  
Approved As To Form And Legal Sufficiency.

# MERCHANTS BONDING COMPANY™

## POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Cheryl A Foley; Emily J Golecki; Jeffrey W Reich; Kim E Niv; Lisa A Roseland; Nathan K Reich; Robert P OLinn; Sarah K OLinn; Sonja Amanda Floree Harris; Susan L Reich; Teresa L Durham

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 3rd day of February, 2024.

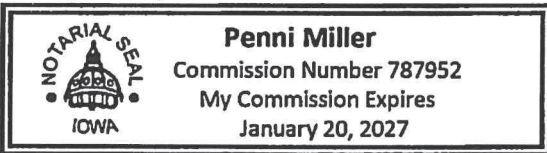


MERCHANTS BONDING COMPANY (MUTUAL)  
MERCHANTS NATIONAL BONDING, INC.  
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

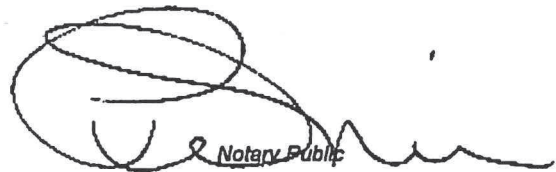
By   
President

STATE OF IOWA  
COUNTY OF DALLAS ss.

On this 3rd day of February 2024, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



(Expiration of notary's commission does not invalidate this instrument)

  
Notary Public

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 15TH day of JULY, 2024.



  
Secretary



# TAMPA CIVIL DESIGN

SITE DESIGN AND CIVIL ENGINEERING

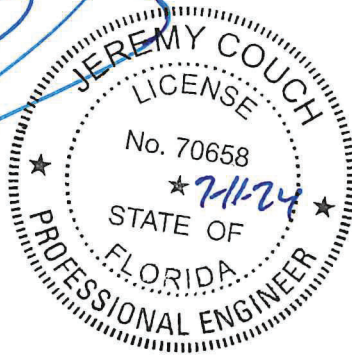
## Ruskin Reserve North Engineers Estimate of Lot Corners

<u>Description</u>	<u>TOTAL</u>
Set All Lot Corners ( lots @ \$150)	
24 Lots	\$3,600.00
<b>TOTAL</b>	<b>\$3,600.00</b>

**TOTAL ENGINEERS ESTIMATE FOR PERFORMANCE BOND (125%)**

**\$4,500.00**

Jeremy Couch, P.E.  
Tampa Civil Design



# RUSKIN RESERVE - NORTH

A REPLAT OF A PORTION OF TRACT 44, RUSKIN COLONY FARMS, AS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING WITHIN SECTION 8, TOWNSHIP 32 SOUTH, RANGE 19 EAST HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

## DEDICATION:

The undersigned, as owner of the lands platted herein does hereby dedicate this plot of Ruskin Reserve - North for record. Further, the undersigned hereby dedicates to public use Tracts "A" and "B" and all those easements designated on the plat as "Public". The undersigned further makes the following dedications and reservations:

Fee interest in Tracts "C", "D", "E", "F", "G" and "H" is hereby reserved by the owner for conveyance to a Homeowners' Association or other custodial and maintenance entity subsequent to the recording of this plat for the benefit of the lot owners within the subdivision. Said tracts are not dedicated to the public and will be privately maintained.

Said Tracts "C", "D", "E", "F", "G" and "H" and all private easements are subject to any and all easements dedicated to public use as shown on this plat. The maintenance of said private easements, if any, reserved by the owner will be the responsibility of the owner, its assigns, and its successors in title.

The Private Sidewalk Easements and Private Drainage Easements are hereby reserved by the owner for conveyance to a Homeowners' Association or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the subdivision. Said easements are not dedicated to the public and maintenance of said private easements will be the responsibility of the owner, its successors and assigns in title.

The private roads and rights of way shown hereon as Tract "C" are not dedicated to the public but are hereby reserved by owner for conveyance to a Homeowners' Association or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners in this development as described herein, as access for ingress and egress of lot owners and their guests and invitees. Said right of access for ingress and egress will extend to lot owners within all phases and units, both existing and future, of this development.

Owner hereby grants to Hillsborough County government and all providers of fire emergency, emergency medical, mail, package delivery, solid waste/sanitation, and other similar governmental and quasi-governmental services, a non-exclusive access easement over and across the private roads and rights of way within Tract "C" as shown hereon for ingress and egress for the performance of their official duties.

Owner does hereby grant, to Hillsborough County and all providers of street lights, telephone, utilities, electric utilities, water and sanitary sewer utilities, internet service providers and cable television utilities, a non-exclusive utility easement over and across the private roads and rights of way within Tract "C" as shown hereon for the construction, maintenance, and operation of underground utilities.

Owner does hereby grant, to providers of telephone, electric, cable television and cable data, water and sanitary sewer utilities, and other public and quasi-public utilities, a non-exclusive easement over and across the private roads and rights of way within Tract "C" as shown hereon for ingress and egress and for the construction, maintenance, and operation of utilities and related purposes as designated by owner for the benefit of the lot owners herein.

## OWNER:

JDC Ruskin Reserve, LLC, a Florida limited liability company  
 By: RS-JDC Fund I, LLC, a Florida limited liability company, its Manager  
 By: AJ-DJ Stokes, LLC, a Florida limited liability company, its Manager  
 Anand Jobola, Manager

WITNESS SIGNATURE \_\_\_\_\_ WITNESS PRINT \_\_\_\_\_  
 WITNESS SIGNATURE \_\_\_\_\_ WITNESS PRINT \_\_\_\_\_

## ACKNOWLEDGEMENT:

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ )

THIS IS TO CERTIFY, THAT ON \_\_\_\_\_, APPEARED BEFORE ME BY MEANS OF ( ) PHYSICAL PRESENCE OR ( )  
 TELEPHONE, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, ANAND JOBOLA, MANAGER OF  
 AJ-DJ STOKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF RS-JDC FUND I, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF  
 JDC RUSKIN RESERVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SIGNEDLY ACKNOWLEDGED THE EXECUTION HEREOF TO BE THEIR FREE ACT AND  
 DEED FOR THE USES AND PURPOSES HEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

## NOTARY PUBLIC:

SKN: \_\_\_\_\_ (SKN)  
 SKN: \_\_\_\_\_  
 TITLE OR NAME: \_\_\_\_\_  
 SERIAL NUMBER, IF ANY: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

## DESCRIPTION:

A portion of TRACT 44, RUSKIN COLONY FARMS, as recorded in Plat Book 5, Page 63 of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of said TRACT 44; thence N.89°29'11"W., 300.04 feet along the Southerly boundary line of said TRACT 44 to the Southwest corner thereof; thence N.00°04'47"W., 654.78 feet along the Westerly boundary line of said TRACT 44 to the Northwest corner thereof; thence S.89°30'42"E., 301.89 feet along the Northerly boundary line of said TRACT 44 to the Northeast corner thereof, said point being on the Westerly right-of-way line of 12th STREET S.E.; thence S.00°02'25"W., 201.14 feet along said Westerly right-of-way line to the Northeast corner of that property described in Official Records Book 10332, Page 1963 of the Public Records of Hillsborough County, Florida, thence N.89°22'06"W., 100.22 feet along the Northerly boundary line of said property described in Official Records Book 10332, Page 1963 to the Northwest corner thereof; thence S.00°04'16"W., 100.00 feet along the Southwest corner thereof; thence S.89°23'37"E., 100.00 feet along the Southerly boundary line of said property described in Official Records Book 10322, Page 1963 to the Southeast corner thereof, said point being on said Westerly right-of-way line of 12th STREET S.E.; thence S.00°04'10"W., 353.82 feet along said Westerly right-of-way line to the POINT OF BEGINNING.

Containing 4.29 Acres, More or Less.

## BOARD OF COUNTY COMMISSIONERS:

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

CHURMAN \_\_\_\_\_ DATE \_\_\_\_\_

## PLAT APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH THE FLORIDA STATUTES, SECTION 177.081 FOR CHARTER CONFORMITY. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

BY \_\_\_\_\_ SURVEYOR AND MAPPER, LICENSE # \_\_\_\_\_ OF THE FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LICENSE BOARD, HILLSBOROUGH COUNTY SURVEY SECTION, GEOSPATIAL & LAND ACQUISITION SERVICES DEPARTMENT, HILLSBOROUGH COUNTY

CLERK OF CIRCUIT COURT COUNTY OF HILLSBOROUGH STATE OF FLORIDA:  
 HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS, IN FORM OF CHAPTER 177 PART 7 OF FLORIDA STATUTES, IN THE PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_\_ OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY \_\_\_\_\_ CLERK OF CIRCUIT COURT BY \_\_\_\_\_ DEPUTY CLERK  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ THE \_\_\_\_\_  
 CLERK FILE NUMBER \_\_\_\_\_

## SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF THE FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE; THAT PERMANENT REFERENCE MARKS HAVE BEEN PLACED AT THE CORNERS AND INTERSECTIONS AS SHOWN HEREON; AND THAT PERMANENT CONTROL POINTS (PCPS) AND LOT CORNERS WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING.

SCOTT R. FOWLER, LS 5105  
 FLORIDA REGISTERED SURVEYOR  
 LANDMARK ENGINEERING & SURVEYING CORPORATION  
 8515 PALM RIVER ROAD, TAMPA, FLORIDA 33619  
 CERTIFICATE OF AUTHORIZATION NO. LD 3913



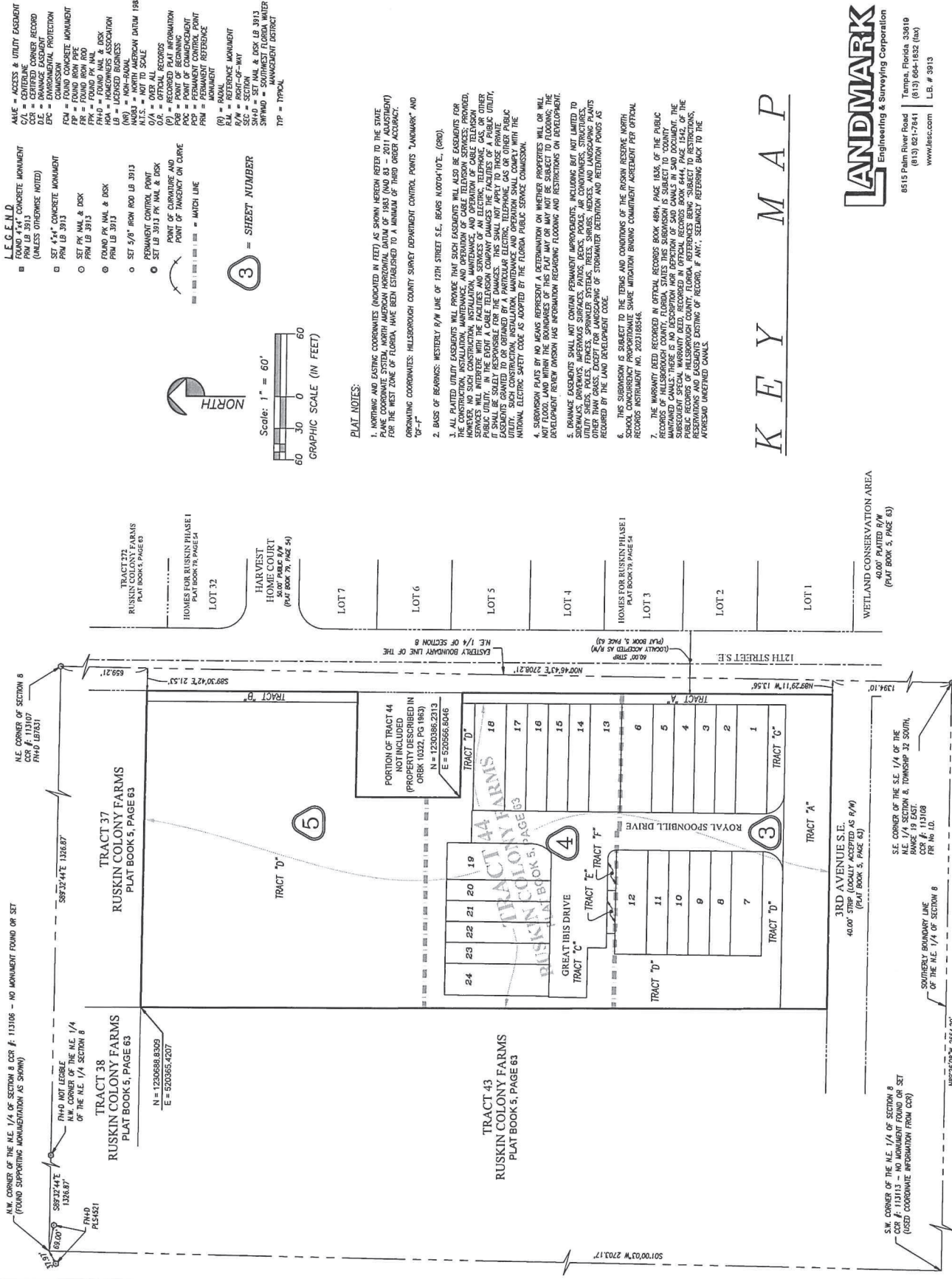
8515 Palm River Road | Tampa, Florida, 33619  
 (813) 664-1832 (fax)  
 www.lmesc.com | L.E. # 3913

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR INSTRUMENTAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



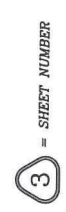
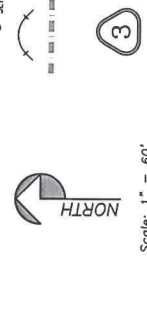
# RUSKIN RESERVE - NORTH

A REPLAT OF A PORTION OF TRACT 44, RUSKIN COLONY FARMS, AS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING WITHIN SECTION 8, TOWNSHIP 32 SOUTH, RANGE 19 EAST HILLSBOROUGH COUNTY, FLORIDA



- L.C.E.M.D.**  
 ■ FOUND 4"x4" CONCRETE MONUMENT FROM LB 3913  
 ■ SET 4"x4" CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)  
 □ SET 4"x4" CONCRETE MONUMENT FROM LB 3913  
 ○ SET PK. NAIL & DISK FROM LB 3913  
 ⊙ FOUND PK. NAIL & DISK FROM LB 3913  
 ○ SET 5/8" FROM ROD LB 3913 FROM PLAT BOOK 5, PAGE 63  
 ○ PERMANENT CONTROL POINT FROM LB 3913  
 ○ POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE  
 ○ MATCH LINE

- AKLE** = ACCESS & UTILITY EASEMENT  
**CL** = CENTERLINE  
**CR** = CURB RECORD  
**DE** = DRAINAGE EASEMENT  
**EP** = ENVIRONMENTAL PROTECTION  
**FM** = FOUND IRON PIPE  
**FP** = FOUND IRON PIPE  
**FHD** = FOUND NAIL & DISK  
**HM** = HOMEOWNERS ASSOCIATION  
**IAS** = ILLINOIS ASSOCIATION  
**MA** = NORTH AMERICAN DATUM 1983  
**NTS** = NOT TO SCALE  
**OR** = OFFICIAL RECORDS  
**PA** = PLAT INFORMATION  
**POB** = POINT OF BEGINNING  
**POC** = POINT OF COMMENCEMENT  
**PP** = PERMANENT CONTROL POINT  
**PRM** = PERMANENT REFERENCE MONUMENT  
**R** = REFERENCE MONUMENT  
**R/W** = RIGHT-OF-WAY  
**SA** = SET NAIL & DISK LB 3913  
**SWFMAD** = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT  
**TP** = TYPICAL



3 = SHEET NUMBER

**PLAT NOTES:**

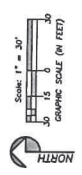
1. BEARINGS AND DISTANCE COORDINATES (AS SHOWN IN FEET) AS SHOWN HEREIN REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83). FOR THE WEST ZONE OF FLORIDA, HAVE BEEN ESTABLISHED TO A MINIMUM OF THIRD ORDER ACCURACY. OPERATING COORDINATES: HILLSBOROUGH COUNTY SURVEY DEPARTMENT CONTROL POINTS "LANDMARK" AND "OF-F".
2. BASIS OF BEARINGS: WESTERLY R/W LINE OF 12TH STREET S.E., BEARS M0004707E, (080).
3. ALL PLATTED UTILITY EASEMENTS WILL PROVIDE THAT SUCH EASEMENTS WILL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, THE UTILITIES SHALL MAINTAIN ACCESS TO AND OPERATION OF CABLE TELEVISION SERVICES WILL INTERFERE WITH THE FACILITIES AND SERVICES OF SUCH CABLE TELEVISION PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, SUCH DAMAGE SHALL BE THE RESPONSIBILITY OF SUCH COMPANY. THIS SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR FOR THE BENEFIT OF A PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
4. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING. DEVELOPMENT REVIEW DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
5. DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SUBIRRIGALS, DRAINAGE IMPROVEMENTS, PAVES, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, TERRACES, PATIOS, DRIVEWAYS, PATIOS, WALKWAYS, FENCES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORMWATER DETENTION AND RETENTION POUNDS AS REQUIRED BY THE LAND DEVELOPMENT CODE.
6. THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE RUSKIN RESERVE NORTH SCHOOL CONCURRENTLY PROPORTIONATE SHARE MITIGATION BONDING COMMITMENT AGREEMENT PER OFFICIAL RECORDS INSTRUMENT NO. 2023188546.
7. THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4884, PAGE 1836 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, STATES THIS SUBDIVISION IS SUBJECT TO "COUNTY SUBDIVISION SPECIAL WARRANTY DEED RECORDS" FOR THE PORTION OF SAID DOCUMENT, THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, REFERENCES BEING "SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS DURING OF RECORD, IF ANY", SEEMINGLY REFERRING BACK TO THE ADDRESS UNDEVELOPED CANAL.

# KEY MAP

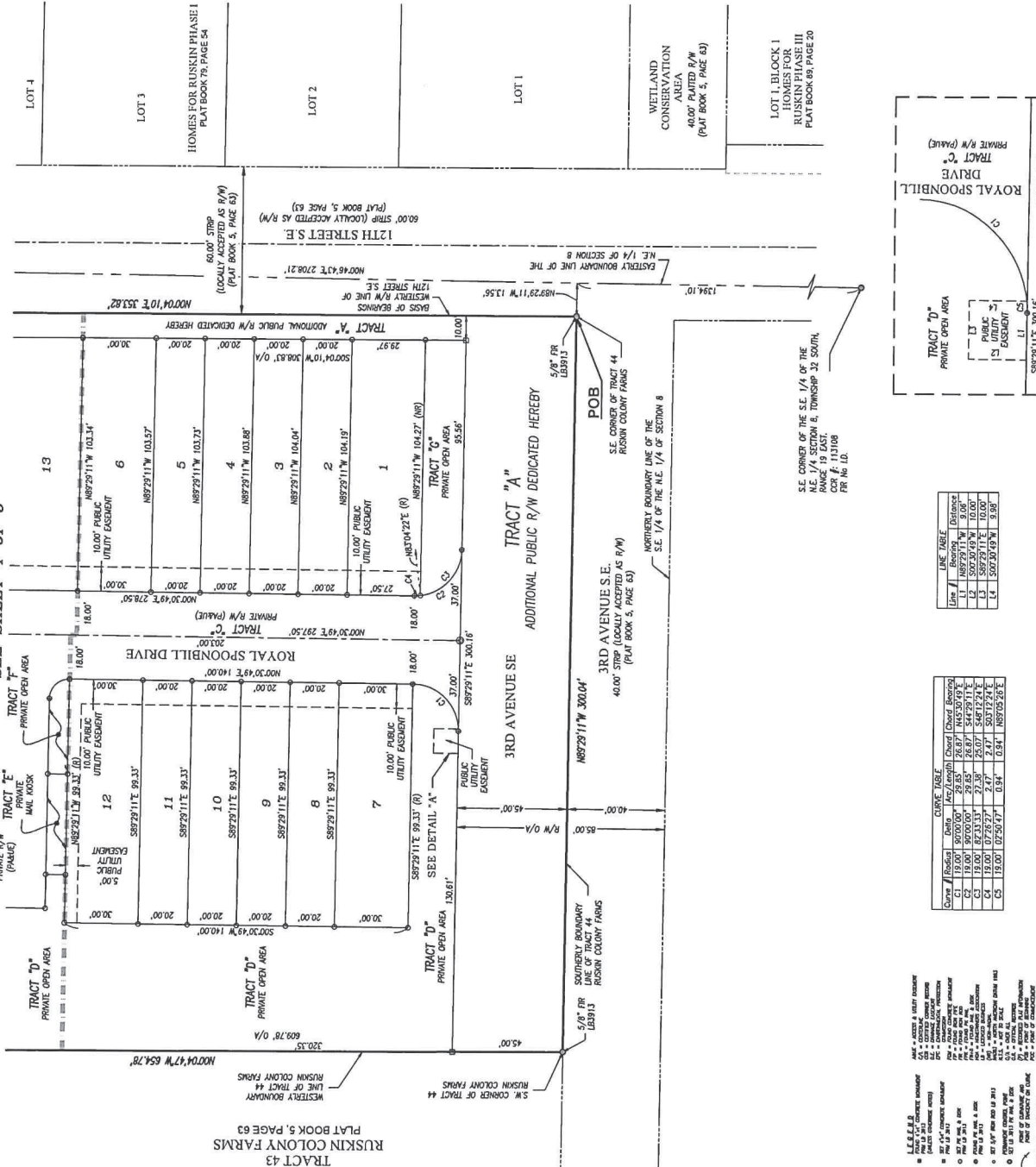
**LANDMARK**  
 Engineering & Surveying Corporation  
 8515 Palm River Road  
 Tampa, Florida 33610  
 (813) 664-17841  
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 L.B. # 3913

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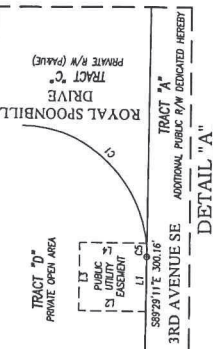


SEE SHEET 4 OF 5



Line	Bearing	Distance
LI	N89°29'11" W	9.08'
L2	S89°29'42" W	10.00'
L3	S89°29'42" W	10.00'
L4	S00°49'43" W	9.98'

Curve	Radius	Delta	Arc Length	Chord	Chord Bearing
C1	18.00'	59.80'	26.87'	26.87'	N43°30'41" E
C2	18.00'	59.80'	26.87'	26.87'	N43°30'41" E
C3	19.00'	62.33.31'	27.39'	25.07'	S48°12'24" E
C4	19.00'	67.67.77'	24.71'	21.47'	S03°12'24" E
C5	19.00'	62.33.31'	27.39'	25.07'	S48°12'24" E



- 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- 2. ALL LINES ARE TO BE PLACED AS SHOWN UNLESS OTHERWISE NOTED.
- 3. ALL CORNERS ARE TO BE BUILT AND CONVEYED AS SHOWN UNLESS OTHERWISE NOTED.
- 4. ALL LINES AND CORNERS ARE TO BE BUILT AND CONVEYED AS SHOWN UNLESS OTHERWISE NOTED.
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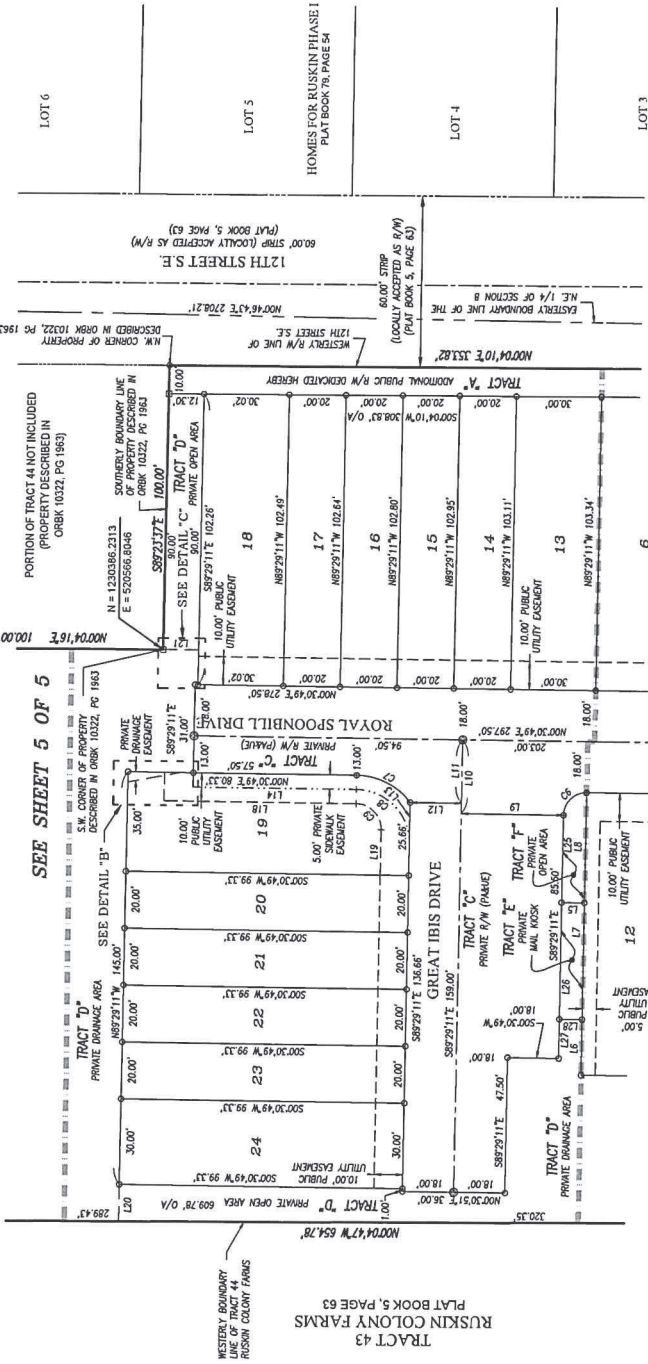
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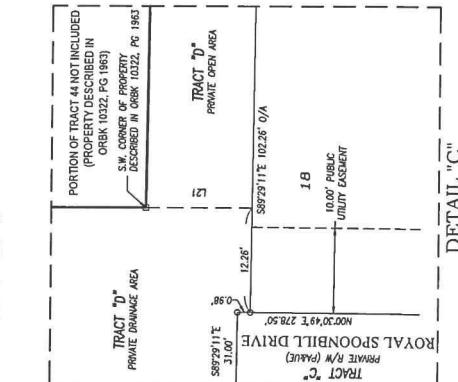
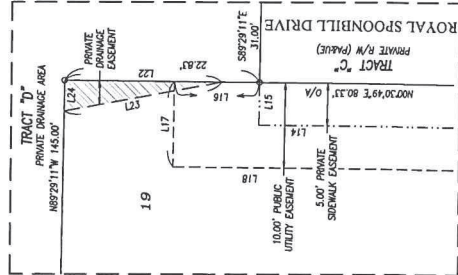
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PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_



SEE SHEET 3 OF 5



Line #	Bearing	Distance
L1	S89°29'11\"	18.00'
L2	S00°30'49\"	8.00'
L3	S89°29'11\"	18.00'
L4	S89°29'11\"	18.00'
L5	S89°29'11\"	18.00'
L6	S89°29'11\"	18.00'
L7	S89°29'11\"	18.00'
L8	S89°29'11\"	18.00'
L9	S89°29'11\"	18.00'
L10	S89°29'11\"	18.00'
L11	S89°29'11\"	18.00'
L12	S00°30'49\"	8.00'
L13	S89°29'11\"	18.00'
L14	S89°29'11\"	18.00'
L15	S89°29'11\"	18.00'
L16	S89°29'11\"	18.00'
L17	S89°29'11\"	18.00'
L18	S89°29'11\"	18.00'
L19	S89°29'11\"	18.00'
L20	S89°29'11\"	18.00'
L21	S00°30'49\"	8.00'
L22	S89°29'11\"	18.00'
L23	S89°29'11\"	18.00'
L24	S89°29'11\"	18.00'
L25	S89°29'11\"	18.00'
L26	S89°29'11\"	18.00'
L27	S89°29'11\"	18.00'
L28	S00°30'49\"	8.00'

Curve / Radius	Chord	Arc Length	Chord Bearing
C1	8.00'	9.970000'	12.57° 11.31'
C2	8.00'	9.970000'	12.57° 11.31'
C3	8.00'	9.970000'	12.57° 11.31'
C4	8.00'	9.970000'	12.57° 11.31'
C5	8.00'	9.970000'	12.57° 11.31'
C6	8.00'	9.970000'	12.57° 11.31'
C7	8.00'	9.970000'	12.57° 11.31'
C8	8.00'	9.970000'	12.57° 11.31'
C9	8.00'	9.970000'	12.57° 11.31'
C10	8.00'	9.970000'	12.57° 11.31'
C11	8.00'	9.970000'	12.57° 11.31'
C12	8.00'	9.970000'	12.57° 11.31'
C13	8.00'	9.970000'	12.57° 11.31'
C14	8.00'	9.970000'	12.57° 11.31'
C15	8.00'	9.970000'	12.57° 11.31'
C16	8.00'	9.970000'	12.57° 11.31'
C17	8.00'	9.970000'	12.57° 11.31'
C18	8.00'	9.970000'	12.57° 11.31'
C19	8.00'	9.970000'	12.57° 11.31'
C20	8.00'	9.970000'	12.57° 11.31'
C21	8.00'	9.970000'	12.57° 11.31'
C22	8.00'	9.970000'	12.57° 11.31'
C23	8.00'	9.970000'	12.57° 11.31'
C24	8.00'	9.970000'	12.57° 11.31'
C25	8.00'	9.970000'	12.57° 11.31'
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C28	8.00'	9.970000'	12.57° 11.31'
C29	8.00'	9.970000'	12.57° 11.31'
C30	8.00'	9.970000'	12.57° 11.31'
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C32	8.00'	9.970000'	12.57° 11.31'
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C42	8.00'	9.970000'	12.57° 11.31'
C43	8.00'	9.970000'	12.57° 11.31'
C44	8.00'	9.970000'	12.57° 11.31'
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C47	8.00'	9.970000'	12.57° 11.31'
C48	8.00'	9.970000'	12.57° 11.31'
C49	8.00'	9.970000'	12.57° 11.31'
C50	8.00'	9.970000'	12.57° 11.31'
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C62	8.00'	9.970000'	12.57° 11.31'
C63	8.00'	9.970000'	12.57° 11.31'
C64	8.00'	9.970000'	12.57° 11.31'
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C79	8.00'	9.970000'	12.57° 11.31'
C80	8.00'	9.970000'	12.57° 11.31'
C81	8.00'	9.970000'	12.57° 11.31'
C82	8.00'	9.970000'	12.57° 11.31'
C83	8.00'	9.970000'	12.57° 11.31'
C84	8.00'	9.970000'	12.57° 11.31'
C85	8.00'	9.970000'	12.57° 11.31'
C86	8.00'	9.970000'	12.57° 11.31'
C87	8.00'	9.970000'	12.57° 11.31'
C88	8.00'	9.970000'	12.57° 11.31'
C89	8.00'	9.970000'	12.57° 11.31'
C90	8.00'	9.970000'	12.57° 11.31'
C91	8.00'	9.970000'	12.57° 11.31'
C92	8.00'	9.970000'	12.57° 11.31'
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C97	8.00'	9.970000'	12.57° 11.31'
C98	8.00'	9.970000'	12.57° 11.31'
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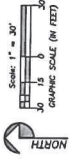
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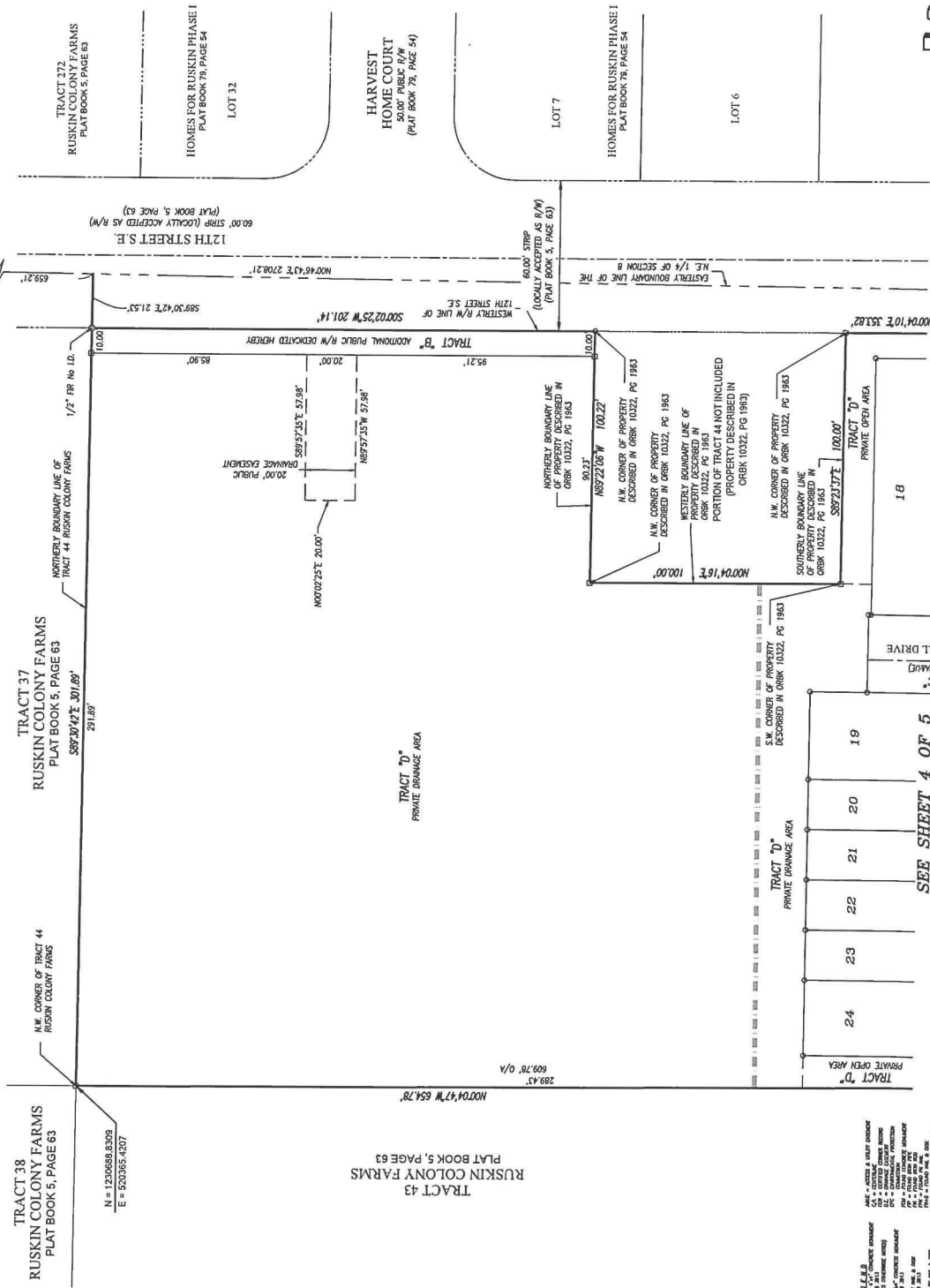
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PLAT BOOK: \_\_\_\_\_

PAGE: \_\_\_\_\_



N.E. CORNER OF SECTION 8, TOWNSHIP 32 SOUTH, RANGE 19 EAST. COR. F. 113.07 (P.V. 02/83)



NOTES IN THIS CASE HAVE THE CHARACTER OF A P.L.A. AND ARE NOT TO BE CONSIDERED AS A FINAL RECORD. THE INFORMATION CONTAINED HEREIN IS FOR YOUR INFORMATION ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER ACTION. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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www.lmrc.com | L.B. # 3913

**LEGEND**

- ███ = 1/4" CONCRETE CURB
- ███ = 1/2" CONCRETE CURB
- ███ = 3/4" CONCRETE CURB
- ███ = 1" CONCRETE CURB
- ███ = 1 1/2" CONCRETE CURB
- ███ = 2" CONCRETE CURB
- ███ = 3" CONCRETE CURB
- ███ = 4" CONCRETE CURB
- ███ = 6" CONCRETE CURB
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- ███ = 12" CONCRETE CURB
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- ███ = 16" CONCRETE CURB
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- ███ = 32" CONCRETE CURB
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- ███ = 36" CONCRETE CURB
- ███ = 38" CONCRETE CURB
- ███ = 40" CONCRETE CURB
- ███ = 42" CONCRETE CURB
- ███ = 44" CONCRETE CURB
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- ███ = 96" CONCRETE CURB
- ███ = 98" CONCRETE CURB
- ███ = 100" CONCRETE CURB





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Preparing Students for Life

**FINAL - Certificate of School Concurrency**

<b>Project Name</b>	Ruskin Reserve North
<b>Jurisdiction</b>	Hillsborough
<b>Jurisdiction Project ID Number</b>	6513
<b>HCPS Project ID Number</b>	SC-953
<b>Parcel / Folio Number(s)</b>	055237.0000
<b>Project Location</b>	College Avenue & 12 <sup>th</sup> Street SE, Ruskin
<b>Dwelling Units &amp; Type</b>	24 Single-Family Attached
<b>Applicant</b>	D. R. Horton

School Concurrency Analysis				
School Type	Elementary	Middle	High	Total Capacity Reserved
Students Generated	3	2	2	7

Pursuant to the Interlocal Agreement For School Planning, Siting & Concurrency, Section 5.5.2 Process for Determining School Facilities Concurrency: (h) The County will issue a School Concurrency Determination only upon: (1) the School Board's written determination that adequate school capacity will be in place or under actual construction within 3 years after the issuance of subdivision final plat or site development construction plan approval for each level of school without mitigation; or (2) the execution of a legally binding mitigation agreement between the School Board, the County and the applicant, as provided by this Agreement. At the time of application for preliminary plat approval, the Middle, and High school Concurrency Service Areas (CSA's) serving this site and the adjacent Middle, and High school CSA's did not have capacity to serve this project. A Conditional Certificate of School Concurrency was previously issued to allow the project to proceed through the preliminary plating process during the time Applicant, School Board, and County negotiated and entered into a legally binding mitigation agreement.

This Final Certificate of School Concurrency is being issued based on a fully executed, recorded, and legally binding Proportionate Share Binding Mitigation Agreement (DSC-953), the terms of which were recorded on May 3, 2023. The Applicant contributed funds on July 18, 2024, in the amount of \$145,722.00 thereby satisfying the requirement to construct 2 Middle, and 2 High school seats to accommodate the proposed development as more particularly described therein.

*Lori Belangia*

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July 18, 2024  
Date Issued



**Hillsborough County**  
**PUBLIC SCHOOLS**  
 Preparing Students for Life

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