

**SUBJECT:** Knanaya Homes Two **PI#6693**  
**DEPARTMENT:** Development Review Division of Development Services Department  
**SECTION:** Project Review & Processing  
**BOARD DATE:** October 7, 2025  
**CONTACT:** Lee Ann Kennedy

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**RECOMMENDATION:**

Authorize the Development Services Department, as the administrative authority designated by Resolution R25-042 to receive, review and process plat or replat submittals, to accept the dedications to Hillsborough County as reflected on the attached plat for the Knanaya Homes Two, located in Section 09, Township 30 and Range 20. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (water and wastewater) for maintenance 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 \$436.00 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements.

School Concurrence does not apply for this project as it is a 55+ Community.

**BACKGROUND:**

On July 1, 2024, Permission to Construct was issued for Knanaya Homes Two, after construction plan review was completed on May 1, 2024. The developer has submitted the required Check, which the County Attorney's Office has reviewed and approved. The developer is Knanaya Homes Tampa, Inc. and the engineer is Aspire Engineering, Inc.

# LOCATION MAP

NTS



## SUBDIVIDER'S AGREEMENT FOR WARRANTY OF REQUIRED IMPROVEMENTS - ON SITE

This Agreement made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by and between KNANAYA HOMES TAMPA INC., 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**, the Subdivider has completed certain improvements within the Subdivision KNANAYA HOMES -REVISIONS (PID 6693) (hereafter, the "Subdivision"); and

**WHEREAS**, the Subdivider has filed with the Hillsborough County Development Review Division of Development Services Department drawings, plans, specifications and other information relating to the construction, of roads, grading, sidewalks, stormwater drainage systems, water, wastewater and reclaimed water systems and easements and rights-of-way as shown on the plat for the Subdivision, in accordance with the specifications found in the aforementioned LDC and required by the County; and

**WHEREAS**, the Subdivider has built and constructed the aforementioned improvements in the platted area; and

**WHEREAS**, pursuant to the LDC, the Subdivider requests the County to accept the improvements for maintenance as listed below and identified as applicable to this project:

Roads/Streets	<input checked="" type="checkbox"/> Water Mains/Services	Stormwater Drainage Systems
<input checked="" type="checkbox"/> Sanitary Gravity Sewer Systems	Sanitary Sewer Distribution System	Bridges
Reclaimed Water Mains/Services	Sidewalks	

Other: \_\_\_\_\_; and

**WHEREAS**, the County requires the Subdivider to warranty the aforementioned improvements against any defects in workmanship and materials and agree to correct any such defects which arise during the warranty period; and

**WHEREAS**, the County requires 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, 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 warranty all improvement facilities located in 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.



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 Warranty Bond, number \_\_\_\_\_ dated, \_\_\_\_\_ with \_\_\_\_\_ as Principal, and \_\_\_\_\_ as Surety, or
  - c. Escrow Agreement, dated \_\_\_\_\_ between \_\_\_\_\_ and the County or,
  - d. Cashier/Certified Check, number 5509806261, dated 8-21-2025 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 letters of credit, warranty bonds, escrow agreements, or cashier/certified checks is/are attached hereto and by reference made a part hereof.

4. 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 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.
5. 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 Review Division of Development Services Department, and the submittal and approval of all documentation required by this Agreement and the LDC.
6. 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 the Engineer-of-Records Certification, signed and sealed, stating that the improvements have been completed in accordance with the plans, drawings and specifications submitted to and approved by the County's Development Review Division of the Development Services Department, in accordance with all applicable County regulations relating to the construction of the improvement facilities.
7. If any article, section, clause or provision of this agreement is 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 will remain in full force and effect.
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:

Biju Francis  
Witness Signature

BIJU FRANCIS  
Printed Name of Witness

[Signature]  
Witness Signature

Stephen Chummar  
Printed Name of Witness

Subdivider:

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

STEPHEN THEVERKAT  
Name (typed, printed or stamped)

PRESIDENT  
Title

6637 ALAFAYA LYNCH COURT, RIVERVIEW  
Address of Signer FL 33578

845-521-1266  
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL  
(When Appropriate)

ATTEST:

VICTOR D. CRIST  
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

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this  
21 day of August, 2025, by Stephen J. Theverkat as  
(day) (month) (year) (name of person acknowledging)  
President for Knanaya Homes Tampa Inc.  
(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

7LT162-790-54-324-0  
Type of Identification Produced

[Signature]

(Signature of Notary Public - State of Florida)

MARIA M. GARCIA

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



MARIA M. GARCIA  
Commission # HH 479227  
Expires May 6, 2028

HH 479227  
(Commission Number)

5-6-2028  
(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

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

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

(Notary Seal)

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

\_\_\_\_\_  
(Expiration Date)



# CASHIER'S CHECK

08/21/2025

61-1/620

5509806261

KNANAYA HOMES TAMPA INC /

Purchaser / Purchased For

FOUR HUNDRED THIRTY SIX DOLLARS AND 00 CENTS

PAY TO THE ORDER OF: HILLSBOROUGH COUNTY BOCC

\$436.00

Regions Bank

  
Authorized Signature


Branch FL00074  
CC074100



⑈5509806261⑈ ⑆062000019⑆ 0000742651⑈

APPROVED BY THE COUNTY ATTORNEY

BY

  
Approved As To Form And Legal  
Sufficiency.



## ENGINEER'S CERTIFICATION TOTAL COST AND QUANTITIES

## WATER AND SEWER

**PROJECT NAME: KNANAYA HOMES -REVISIONS**

ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL CONST. COST
SANITARY SEWER GRATIVITY				
6" PVC SS (SDR 35)	170	LF	\$ 20.00	\$ 3,400.00
SUBTOTAL				\$ 3,400.00
WATER LINE				
1" BLUE PE	80	LF	\$ 12.00	\$ 960.00
SUBTOTAL				\$ 960.00
TOTAL AMOUNT				\$ 4,360.00

WARRANTY AMOUNT (10%)

**\$436.00**

**#50583**

**RAVI ALUR, P.E.**  
**PRESIDENT**  
**ASPIRE ENGINEERING, INC.**

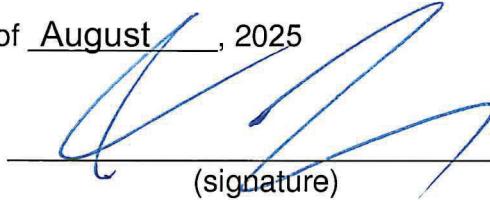




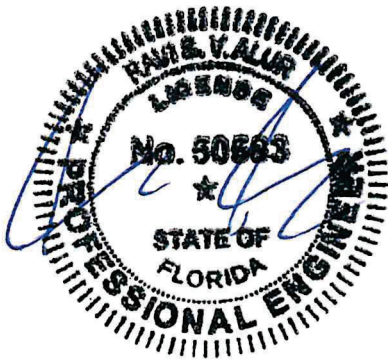
ENGINEER OF RECORD CERTIFICATION  
OF CONSTRUCTION COMPLETION

I, RAVI ALUR, hereby certify that I am associated with  
the firm of ASPIRE ENGINEERING, INC. I certify that construction  
of the Improvement Facilities, at KNANAYA HOMES -REVISIONS (PID 6693) 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 20th day of August, 2025

  
(signature)

Florida Professional Engineer No. 50583



Affix Seal

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



# CROW & ASSOCIATES<sub>INC.</sub>

## PROFESSIONAL SURVEYING AND MAPPING

509-B W. Alexander St – Plant City, FL 33563 (813) 754-0505

July 21, 2025

### SURVEYOR'S CERTIFICATE

I, Michael D. Crow, hereby certify that I am associated with the firm of MICHAEL D. CROW & ASSOCIATES, INC, which has been retained by Knanaya Homes Tampa, Inc.

I further certify that I have been functioning as the surveyor responsible for the platting of Knanaya Homes Two, as recorded in the Public Records of Hillsborough County, Florida. I further certify that the Lot Corners shown on the above referenced plat as required by the subdivision regulations have been set and were established on August 16<sup>th</sup>, 2022.

MICHAEL D. CROW & ASSOCIATES, INC.

**MICHAEL  
D CROW**

Digitally signed by MICHAEL D CROW  
DN: cn=MICHAEL D CROW,  
o=Unaffiliated,  
email=CROWSURVEYING@GMAIL.COM  
Date: 2025.07.22 10:54:48 -04'00'

Michael D. Crow

Florida Registered Land Surveyor No. 5761

mike@crowssurveying.com

813-754-0505