

SUBJECT: Lone Pine RV Park Expansion Off-Site **PI#5823**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: January 13, 2026
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (water and wastewater) for Maintenance to serve Lone Pine RV Park Expansion Off-Site, located in Section 06, Township 32, and Range 19, 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 Bond in the amount of \$10,000.00 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

BACKGROUND:

On September 23, 2025, Permission to Construct was issued for Lone Pine RV Park Expansion Off-Site, after construction plan review was completed on September 15, 2025. The developer has submitted the required Bond, which the County Attorney's Office has reviewed and approved. The developer is Lone Pine Florida Estates, and the engineer is Environmental Engineering Consultants, Inc.



Aerial Exhibit – Lone Pine RV Park Expansion
NE Corner of 11th Ave NW and 4th NW in Ruskin, FL

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

This Agreement made and entered into this _____ day of _____, 20_____, by and between Lone Pine Florida Estates, 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 Lone Pine RV Park Expansion (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:

64.5 LF 6" DIP water main and connection

335 LF 4" sewer force main, jack and bore, and connection

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 11/18/2025 with Lone Pine Florida Estates as Principal, and Allegheny Casualty Company as Surety, and
 - c. Cashier/Certified Check, number _____, dated _____ 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

Michael Nolan

Printed Name of Witness



Witness Signature

Kelly Ladd


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.

3 of 4

Owner/Developer:



By

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

Richard Stanley

Printed Name of Signer

Owner

Title of Signer

805 Dunfer Rd, Severna Park, MD 21146

Address of Signer

813-568-2124

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
14th day of November, 2025, by Richard Stanley as
(day) (month) (year) (name of person acknowledging)
Manager member for Lone Pine Florida Estate 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

Maryland Drivers License
Type of Identification Produced



Kristoffer Caldwell

(Signature of Notary Public - State of Florida)

Kristoffer Caldwell

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

HH 506485

(Commission Number)

6/30/28

(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)

SITE DEVELOPMENT WARRANTY BOND - OFF-SITE IMPROVEMENTSKNOW ALL MEN BY THESE PRESENTS, that we Lone Pine Florida Estatescalled the Principal, and Allegheny Casualty Companycalled the Surety, are held and firmly bound unto the**BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of
Ten-Thousand dollars and 00/100 (\$ 10,000.00) 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 site development regulations affect the development of land within the unincorporated areas of Hillsborough County; and

WHEREAS, in connection with the development of the project known as Lone Pine RV Park Expansion, hereafter referred to as the "Project", the Principal has made the request that the Board of County Commissioners of Hillsborough County accept the following off-site improvements for maintenance: Water main Connection and sewer force main extension (hereafter, the "Off-Site Project Improvements"); and

WHEREAS, the aforementioned site development regulations require as a condition of acceptance of the Off-Site Project Improvements that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting the the Off-Site Project Improvements for a definite period of time in an amount prescribed by the aforementioned site development regulations; and

WHEREAS, the Principal, pursuant to the terms of the aforementioned site development regulations has entered into a site development agreement, hereafter the "Owner/Developer Agreement", the terms of which agreement require the Principal to submit an instrument warranting the above- described improvements; and

WHEREAS, the terms of said Owner/Developer 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 Project Improvements for maintenance by the Board of County Commissioners of Hillsborough County, 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 Site Development Regulations established by the Board of County Commissioners of Hillsborough County, and;
- C. If the Principal shall faithfully perform the Owner/Developer Agreement at the times and in the manner prescribed in said Agreement;

Corrected Original

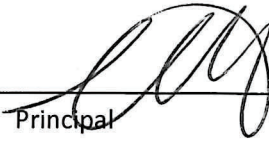
THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND
EFFECT UNTIL 11/17/2028

SIGNED, SEALED AND DATED this 18th day of November, 2025.

ATTEST:



By


Principal

Seal

Allegheny Casualty Company

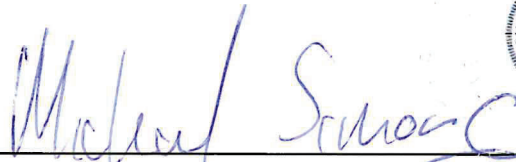
Surety

Seal

ATTEST:



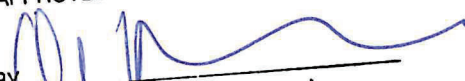
By


Attorney-In-Fact

Seal



APPROVED BY THE COUNTY ATTORNEY


BY _____
Approved As To Form And Legal
Sufficiency.



Corrected Original

Bond #: ACC006A003196

One Newark Center, 20th. Floor, Newark, New Jersey, 07102-5207
PHONE: (973) 624-7200

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That **ALLEGHENY CASUALTY COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, having its principal office in the City of Newark, New Jersey, does hereby constitute and appoint

Susan Bulman-Ditchkus, Daryl LaForge, John P. Hyland, Thomas J. Henn, Michael D. Lapre, Phillip Simons, Esteban Flores, Rosita Friedik, Belinda Johnson, Michelle Eldridge, Michael Simons, J.C. Shively, Renee A. Manny, Jennifer S. Vanat, Casey W. LaChapelle, Maddalena Bucciero, Thomas R. Tyrrell, Christopher Terzian, David W. Cooper, Ihab Loubieh, Lisa Betancur, Donna M. Borja, Maria D. Rufino, Lauren Casey Alexander, Taryn Chester, Artyce Johnson, Denise Dingus, Justin Brewer, Jessica M Greene, Tiffany Gocha, Eric S. Sutter, John Daniel Williams Jr.

its true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **ALLEGHENY CASUALTY COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **ALLEGHENY CASUALTY COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **ALLEGHENY CASUALTY COMPANY** at a meeting duly held on the 13th day of December, 2018.

"RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-Fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

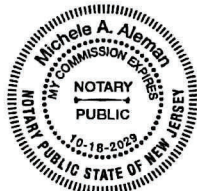
IN WITNESS WHEREOF, **ALLEGHENY CASUALTY COMPANY** has executed and attested these presents on this 31st day of December 2021



STATE OF NEW JERSEY
County of Essex

Robert Kersnick
Vice President, **ALLEGHENY CASUALTY COMPANY**

On this 31st day of December, 2021, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **ALLEGHENY CASUALTY COMPANY**; that the seal affixed to said instrument is the Corporate Seal of said Company; that the said Corporate Seal and his signature were duly affixed by order of the Boards of Directors of said Company.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written

Michele A. Aleman, a Notary Public of New Jersey

CERTIFICATION

I, the undersigned officer of **ALLEGHENY CASUALTY COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Company as set forth in said Power of Attorney, with the originals on file in the home office of said company, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this 18th day of November 2025

James Portman, Secretary

November 15, 2025



Ms. Lee Ann Kennedy
Manager, Site and Subdivision Intake
Hillsborough County
601 E Kennedy Blvd, Tampa, FL 33602

**RE: As-Built Certification Submittal, Cost Breakdown
Lone Pine RV Park | PI# 5823**

Dear Ms. Kennedy,

Please accept this letter as documentation of the costs associated with off-site infrastructure for the referenced project. Utilities to be maintained by the county include 335 LF 4" sewer force main, and 64.5 LF 6" DIP water service connection and meter assembly, plus associated appurtenances.

Water:

Connection:	\$4,875.00
6" DIP:	\$4,836.80
Fittings /restraints:	\$3,538.00
Meter Assembly:	\$31,458.00

Forcemain

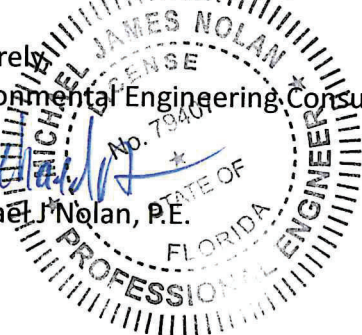
Connection:	\$2,675.00
4" DR 18 FM:	\$6,834.00
Misc fittings and restraints.	\$4,319.00
Jack and bore (inc. casing):	\$29,500.00
MOT:	\$2,860.00

Total Cost: \$90,895.80

I you have any questions regarding this cost breakdown, please contact me at 813-237-3781.

Sincerely,
Environmental Engineering Consultants, Inc.

Michael J. Nolan, P.E.





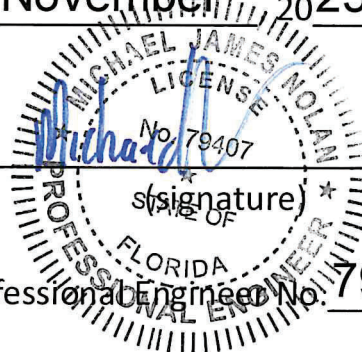
**Hillsborough
County Florida**
Development Services

Engineer of Record Certification of Construction Completion

I, Michael J Nolan, hereby certify that I am associated with the firm of Environmental Engineering Consultants, Inc. I certify that construction of the Improvement Facilities, at Lone Pine RV Park Expansion 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 17 day of November, 2025

Florida Professional Engineer No. 79407



Affix Seal

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



**Hillsborough
County Florida**
Development Services

Contractor Affidavit

I/We as contractor for the construction of the improvement facilities Lone Pine RV Park Expansion
for Lone Pine Florida Estates LLC, having been first duly sworn, depose and say: That all the
material used in the construction of the facilities meet the requirements of the Hillsborough County Water
and Wastewater Technical Manual Specifications, the Highway and Bridge Technical Manual, and the Florida
Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition.

By: [Signature]
Signature

Print name and title Glenn Cutts
President

Company: CPI Land Development

Address: 343 W Central Ave

STATE OF FLORIDA Polk
COUNTY OF ~~HILLSBOROUGH~~

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
17 day of November, 2025, by Glenn Cutts.
(day) (month) (year) (name of person acknowledging)

☒ Personally Known OR ☐ Produced Identification

Type of Identification Produced

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

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

(Notary Seal)

(Commission Number)

(Expiration Date)

