

SUBJECT: Citrus Park Mini Storage Off-Site **PI#6833**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: March 10, 2026
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (turn lane extension) for Maintenance to serve Citrus Park Mini Storage Off-Site, located in Section 11, Township 28, and Range 17, 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 \$6,940.45 and authorize the Chairman to execute the Developer's Agreement for Warranty of Required Off-Site Improvements.

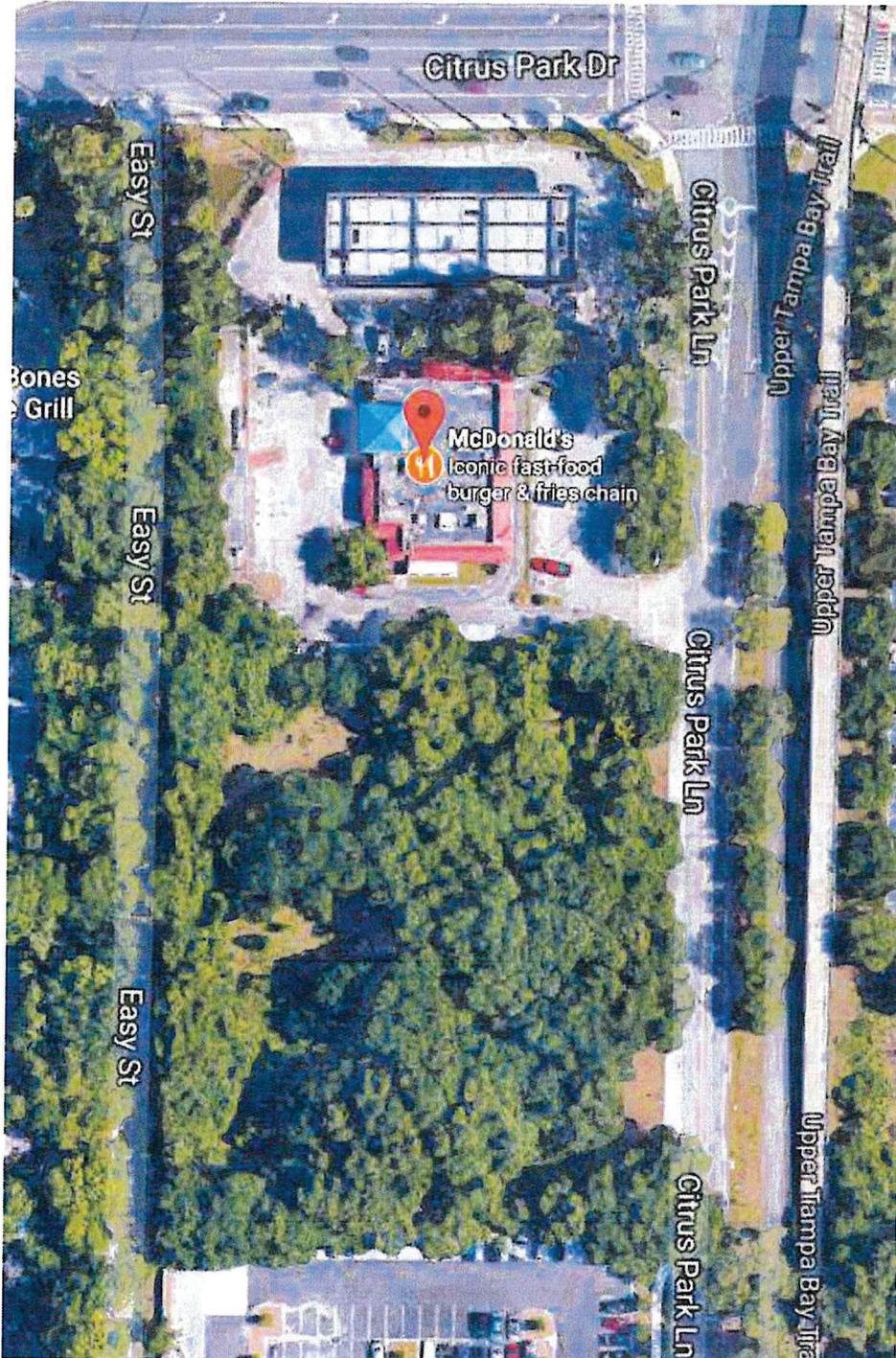
BACKGROUND:

On October 1, 2024, Permission to Construct was issued for Citrus Park Mini Storage Off-Site, after construction plan review was completed on July 12, 2024. The developer has submitted the required Bond, which the County Attorney's Office has reviewed and approved. The developer is NN Citrus Park Storage, LP and the engineer is Otero Engineering.



OTERO ENGINEERING

CIVIL ENGINEERS



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

This Agreement made and entered into this _____ day of _____, 20_____, by and between NN Citrus Park Storage, LP, 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 Citrus Park Self Storage (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:

Gunn Hwy Left Turn Lane to Citrus Park Lane Extension

3. The Owner/Developer agrees to, and in accordance with the requirements of the Site Development Regulations, does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2 above, specifically identified as:
- a. Letter of Credit, number _____, dated _____, with _____ by order of _____, or
 - b. A Warranty Bond, dated _____ with _____ as Principal, and _____ as Surety, and
 - c. Cashier/Certified Check, number 311703, dated 01/07/2026 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:

Veronica Dillard
 Witness Signature

Veronica Dillard
 Printed Name of Witness

Brandy Moreland
 Witness Signature

Brandy Moreland
 Printed Name of Witness

Owner/Developer:

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

Neil Sapra
 Printed Name of Signer

Manager
 Title of Signer

1447 Peachtree Street, Suite 470, Atlanta, GA 30309
 Address of Signer

678/701-9305
 Phone Number of Signer

CORPORATE SEAL
(When Appropriate)

VICTOR D. CRIST
Clerk of the Circuit Court

By: _____
 Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
 Chair

APPROVED BY THE COUNTY ATTORNEY
[Signature]
 BY _____
 Approved As To Form And Legal Sufficiency. 3 of 4

Representative Acknowledgement

STATE OF FLORIDA Georgia
COUNTY OF HILLSBOROUGH Fulton

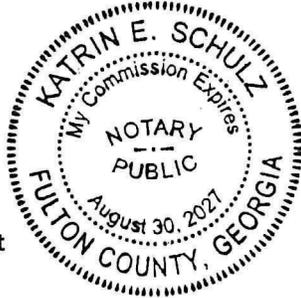
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7 day of January, 2026, by Neil Sapra as Manager for NN Citrus Park Storage, LP.

Personally Known OR Produced Identification

(Type of Identification Produced)

Katrin E. Schulz
(Signature of Notary Public - State of Florida) Georgia

Katrin E. Schulz
(Print, Type, or Stamp Commissioned Name of Notary Public)



(Notary Seal)

(Commission Number) 08-30-2027
(Expiration Date)

Individual Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

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)



Servis 1st Bank

Birmingham, Alabama
205-949-0302

Official Check

311703

Date: 1/07/26

Branch: 0010

REMITTER NN CITRUS PARK STORAGE LLC

**PAY
TO THE
ORDER OF**

EXACTLY **6,940 AND 45/100 DOLLARS

\$6,940.45

BOARD OF CO. COMMISSIONERS OF HILLSBOROUGH CO. FL

Suzanne J Pratt



⑈0000311703⑈ ⑆062006505⑆ 2000010⑈



Servis 1st Bank

Birmingham, Alabama
205-949-0302

Official Check

311703

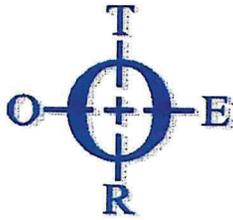
DATE: 1/07/26

REMITTER: NN CITRUS PARK STORAGE LLC

BRANCH: 0010
ORIGINATOR: B202380
TIME: 10:03:52
CK AMT: \$6,940.45
FEE AMT: \$.00

TO: BOARD OF CO. COMMISSIONERS OF HILLSBOROUGH CO. FL TOTAL: \$6,940.45

NON-NEGOTIABLE



OTERO ENGINEERING

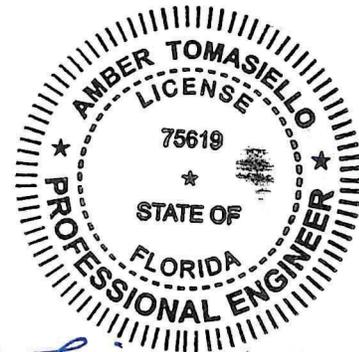
CIVIL ENGINEERS

ENGINEER'S COST ESTIMATE OEI Project # 23-063 Citrus Mini Park (PID 6833) SCHEDULE - Summary

SCHEDULE A - Off-site roadway

\$69,404.50

TOTAL COST OF IMPROVEMENTS	=	\$69,404.50
WARRANTY BOND AMOUNT 10% x \$69404.50	=	\$6,940.45



AT 11/15/2026

Amber Tomasiello, State of Florida, Professional Engineer, License No. 75619.

Engineers Estimate
SCHEDULE A - Off-site Roadway

General Conditions						
	Item #	Descripton	Quantity	Units	Unit Price	Price
A	1	MOT	17	DA	\$1,764.71	\$30,000.00
A	2	Mill 1"	533	SY	\$3.50	\$1,865.50
A	2	Overlay 1" FC 9.5 Asphalt	533	SY	\$ 25.00	\$13,325.00
A	3	Curb and Gutter Demo	196	LF	\$ 22.00	\$4,312.00
A	4	1" FC 9.5	182	SY	\$25.00	\$4,550.00
A	5	2.5" Aslphalt SP 9.5	182	SY	\$40.00	\$7,280.00
A	6	8" Limerock base	182	SY	\$15.00	\$2,730.00
A	7	12" Stabilized Subgrade	182	SY	\$ 15.00	\$2,730.00
A	8	6" Solid Yellow Stripping	194	LF	\$ 8.00	\$1,552.00
A	9	6" Solid White Stripping	112	LF	\$5.00	\$560.00
A	10	White Turn Arrows	2	EA	\$250.00	\$500.00
					Total	\$69,404.50

ENGINEER OF RECORD CERTIFICATION
OF CONSTRUCTION COMPLETION

I, Amber Tomasiello, hereby certify that I am associated with the firm of Otero Engineering, Inc.. I certify that construction of the Improvement Facilities, at Citrus Park Mini Storage 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 14 day of January, 2026

(signature)

Florida Professional Engineer No. 75619



This item has been digitally signed and sealed by Amber Tomasiello on the date adjacent to the seal.

Signature must be verified on any electronic copies.

Amber Tomasiello 01/14/26

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