



Agenda Item Cover Sheet

Agenda Item No. _____

Meeting Date June 13, 2023

☐ Consent Section ☐ Regular Section ☒ Public Hearing

Subject: Public Hearing – Vacating Petition by Mondragon’s Carpet and Rug Installers, Corp. and Cayman Properties, Inc. to vacate a portion of a 10-foot-wide unimproved platted public right-of-way within Folio No. 36093-0000, in University Area Community.			
Department Name: Facilities Management & Real Estate Services Department			
Contact Person: Anne-Marie Lenton (C. Allen)		Contact Phone: 813-272-5810	
Sign-Off Approvals:			
N/A		John Muller <i>John Muller</i> 5/9/2023	
<small>Assistant County Administrator</small>		<small>Department Director</small>	
N/A		Todd Sobel <i>Todd Sobel</i> 5/5/2023	
<small>Management and Budget – Approved as to Financial Impact Accuracy</small>		<small>County Attorney – Approved as to Legal Sufficiency</small>	
<small>Date</small>		<small>Date</small>	

Staff's Recommended Board Motion:

Adopt a resolution vacating a portion of a 10-foot-wide unimproved platted public right-of-way, lying between Lots 16-24 and 25-33, Block 16, within the plat of Flora Park, as recorded in Plat Book 21, Page 13, of the public records of Hillsborough County, and being more particularly described in the Resolution. The proposed vacate area is located within Folio No. 36093-0000, generally lying east of Nebraska Avenue, between Fletcher Avenue and Fowler Avenue, in University Area Community, and consists of approximately 2,250 square feet (0.052 acres). The Petitioners, Mondragon’s Carpet and Rug Installers, Corp. and Cayman Properties, Inc., have submitted this request to allow a warehouse to be constructed on the property of Mondragon’s Carpet and Rug Installers, Corp. The platted right-of-way was originally intended for a service alleyway which has no current or future use. In addition, the platted rights-of-way immediately east and west of the vacate area were previously vacated and therefore the subject right-of-way provides no connectivity. The Planning Commission finds the proposed vacating consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County. Reviewing departments, agencies, and utility providers have raised no objections. The financial impact associated with this item consists of required advertising per statute, recording fees and processing, estimated to be less than \$175.00, which are paid for by the Petitioners.

Financial Impact Statement:

The financial impact associated with this item consists of required advertising per statute, recording fees and processing, estimated to be less than \$175.00, which are paid by the Petitioners.

Background:

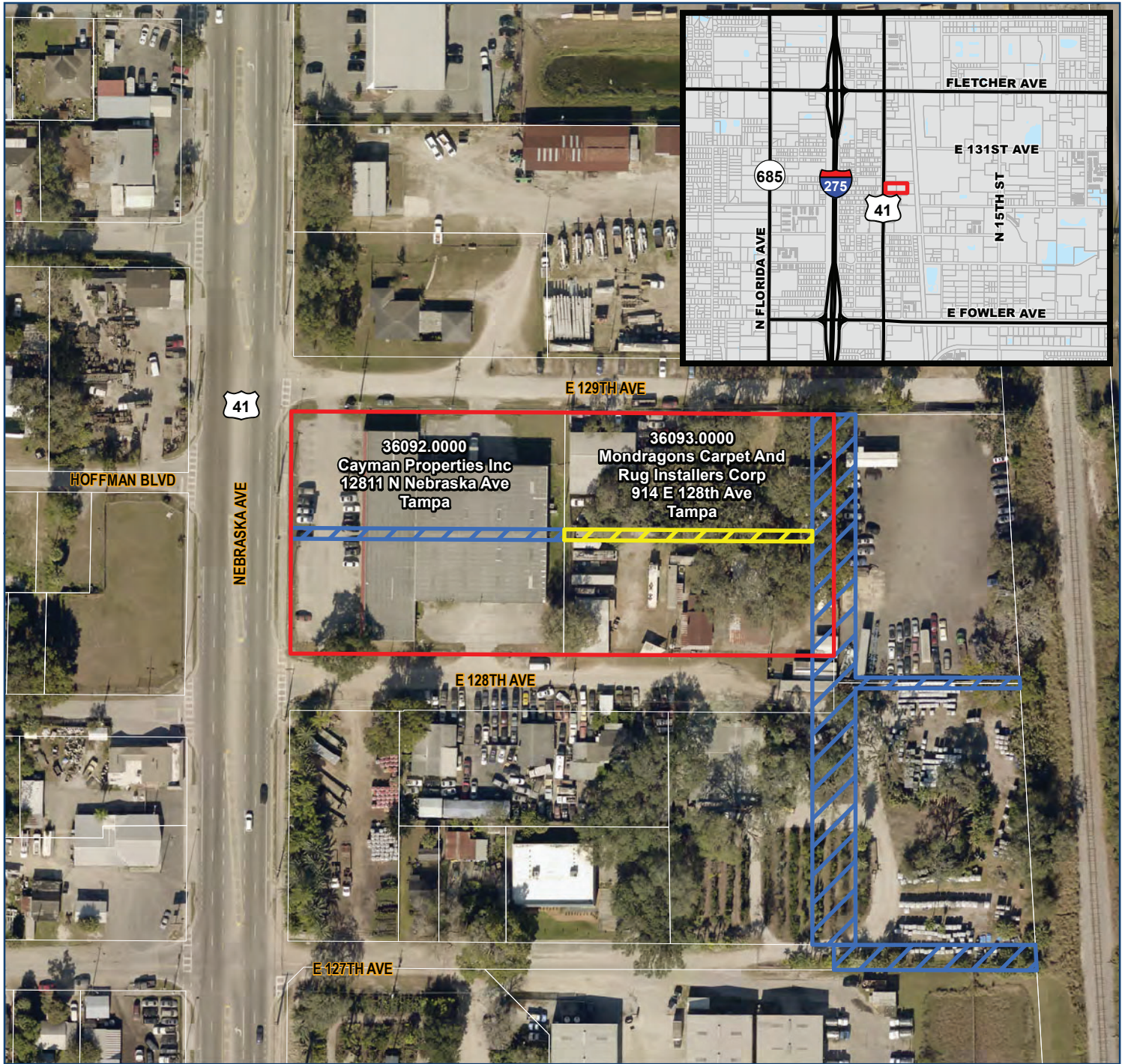
This petition is submitted by Mondragon’s Carpet and Rug Installers, Corp. and Cayman Properties, Inc., as owners of the properties abutting the proposed vacate area, to vacate a portion of a 10-foot-wide unimproved platted public right-of-way located within Folio No. 36093-0000. This right-of-way was established in 1925 by virtue of the plat of Flora Park, as recorded in Plat Book 21, Page 13, of the public records of Hillsborough County. Mondragon’s Carpet and Rug Installers, Corp. purchased Folio 36093-0000 in 2022 with the intent to construct a warehouse on the property. The petition is being submitted to vacate the platted right-of-way that bisects the property and allow construction of the warehouse. Petitioner Cayman Properties, Inc. has joined in support of this petition since the vacation of the right-of-way could impact its convenient right of access as an owner abutting the vacate area. Reviewing departments, agencies, and utility providers have raised no objections to this request. Pursuant to F.S. 177.101(4) and F.S. 336.10, Public Notice of this public hearing was published in *La Gaceta* on May 19, 2023, and May 26, 2023.

Staff Reference: V23-0003 Vacate Portion of Platted ROW, Flora Park (Mondragon’s, Cayman)

List Attachments: Location Map, Overview Map, Resolution, Plat Excerpt, Review Summary and Comments, Petition.

V23-0003

Vacate Portion of Platted ROW, Flora Park (Mondragon's, Cayman)



LEGEND

- Petitioners' Property
- Right-of-Way to be Vacated 2,250 SF (0.052 Ac)
- Previously Vacated Right-of-Way

SEC 07 TWP 28S RNG 19E



**Hillsborough
County Florida**

Geospatial Services Division
601 E Kennedy Blvd, Tampa, FL 33602

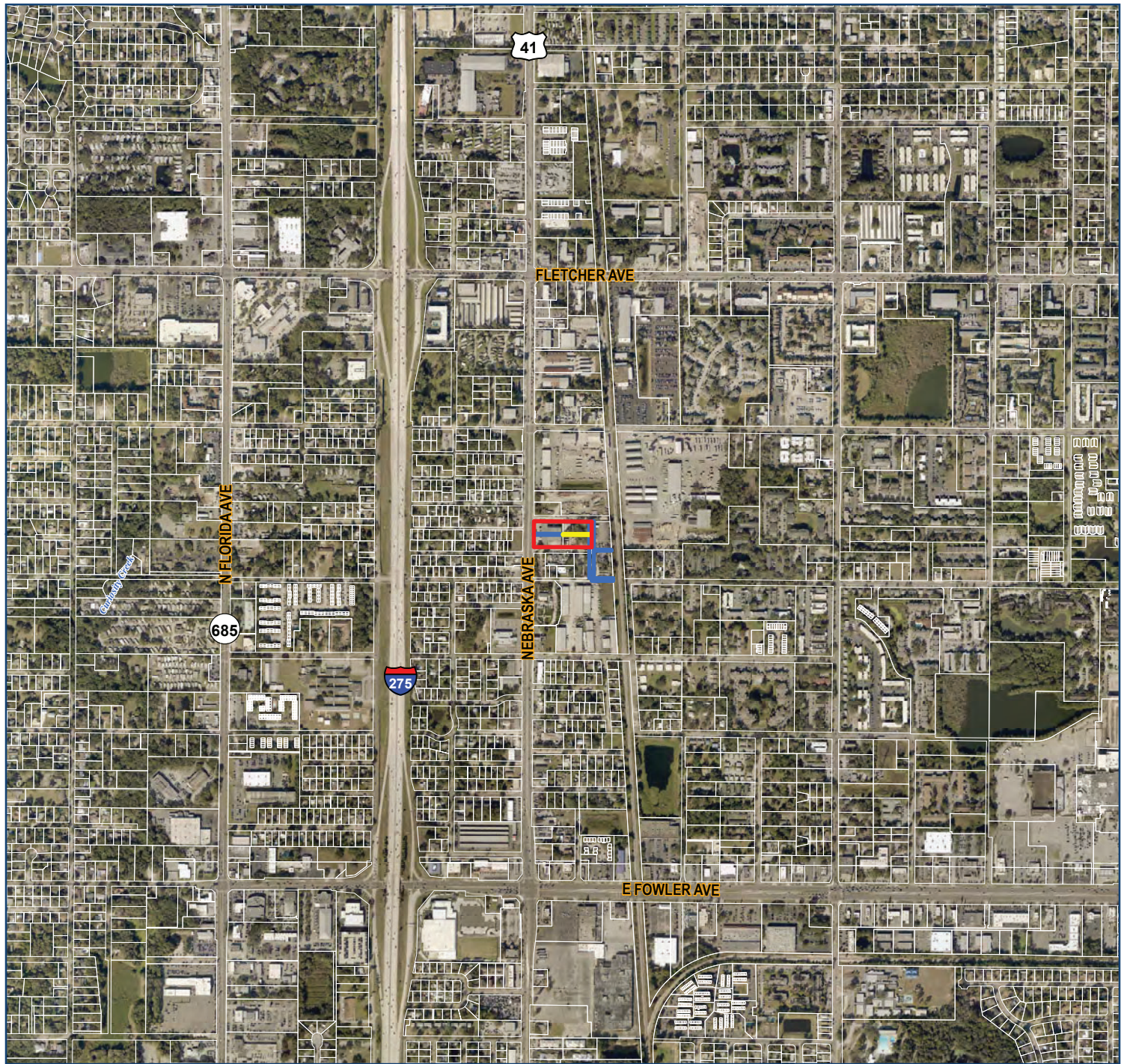
NOTE: Every reasonable effort has been made to assure the accuracy of this map; Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records; it has been based on BEST AVAILABLE data.




Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

V23-0003

Vacate Portion of Platted ROW, Flora Park (Mondragon's, Cayman)



LEGEND

-  Petitioners' Property
-  Right-of-Way to be Vacated 2,250 SF (0.052 Ac)
-  Previously Vacated Right-of-Way



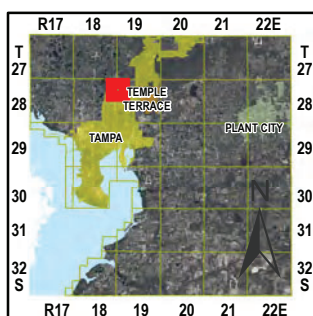
Hillsborough County Florida

Geospatial Services Division
601 E Kennedy Blvd, Tampa, FL 33602

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SEC 07 TWP 28S RNG 19E

Vacating Petition V23-0003
Project Lead: Cari Allen
Mondragon's Carpet and Rug Installers, Corp.
and Cayman Properties, Inc.- Petitioners
Portion of a 10-foot-wide
unimproved platted public right-of-way
Flora Park, PB 21, PG 13
Folio: 36093-0000
Section 7, Township 28 South, Range 19 East

RESOLUTION NUMBER R23-_____

Upon motion by Commissioner _____, seconded by Commissioner _____, the following resolution was adopted by a vote of _____ to _____, Commissioner(s) _____ voting no.

WHEREAS, Mondragon's Carpet and Rug Installers, Corp., a Florida corporation, and Cayman Properties, Inc., a Florida corporation, have petitioned the Board of County Commissioners of Hillsborough County, Florida, in which petition said Board is asked to close, vacate, and abandon a portion of a 10-foot-wide unimproved platted public right-of-way described as follows:

**LANDS DESCRIBED IN EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.
SKETCHES ATTACHED HERETO FOR ILLUSTRATIVE PURPOSES ONLY**

WHEREAS, it appears that said property affected by such closure is owned by the above-named petitioners; and,

WHEREAS, the Board of County Commissioners finds that granting the petition to vacate the portion of a 10-foot-wide unimproved platted public right-of-way is in the best interest of the general public and does not violate any individual property rights; and,

WHEREAS, there is attached Proof of Publication and Notice of Hearing of said request; and,

WHEREAS, said petition came on for hearing before this Board of County Commissioners on June 13, 2023, and the same having been investigated and considered, and it is appearing that the representations and statements contained therein are true:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, IN REGULAR MEETING ASSEMBLED THIS 13th day of June 2023:

1. That the above-described portion of platted right-of-way, is hereby closed, vacated, and abandoned, and the right of the public and the County in and to that portion of the right-of-way as shown on the plat of said subdivision is hereby renounced, disclaimed, and terminated.
2. That the petitioners and successors in title shall indemnify and hold harmless Hillsborough County from any claims, damages, expenses, and costs that result from damage to or destruction of any improvement, structure or property located within the above-described right-of-way being vacated herein as a result of the exercise by Hillsborough County of its rights within any remaining platted interests way not vacated herein.
3. That notice of said adoption of this Resolution be published in one issue of a newspaper of general circulation published in Hillsborough County, Florida, such publication to be made within thirty days of the adoption of this Resolution.
4. That this Resolution shall be filed in the offices of the Circuit Court Clerk and duly recorded on the public records of Hillsborough County, Florida.

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I, Cindy Stuart, Clerk of the Circuit Court and Ex Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of a resolution adopted by the Board at its regular meeting of June 13, 2023, as the same appears of record in Minute Book _____, of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this _____ day of _____, 2023.

Cindy Stuart, CLERK

APPROVED BY COUNTY ATTORNEY

BY: Todd Sobel
Approved as to Form and Legal
Sufficiency

BY: _____
Deputy Clerk

SKETCH OF DESCRIPTION

(NOT A BOUNDARY SURVEY)

EXHIBIT "A"

LEGAL DESCRIPTION:

THAT PART OF THE 10' ALLEY LYING BETWEEN LOTS 16-24 AND 25-33, BLOCK 16, FLORA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 13, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

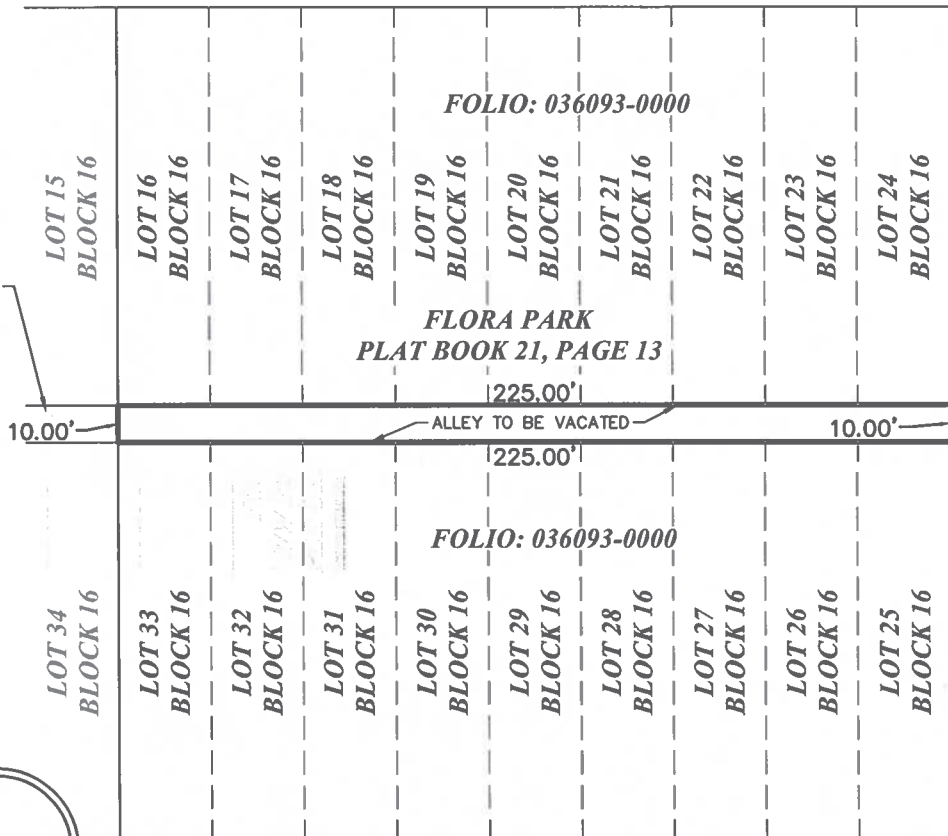
CONTAINS: 2,250 SQUARE FEET (0.052 ACRES) MORE OR LESS.

EAST 129TH AVENUE



VACATED ALLEY
PER ORB 4850, PAGE 1946
FOLIO: 036092-0000

FOLIO: 036092-0000
INCLUDES LOTS 1-15
AND 34-39, BLOCK 16
& VACATED ALLEYS



FLORA STREET
(50' R/W PER PLAT / VACATED
PER ORB 2821, PAGE 52)

EAST 128TH AVENUE

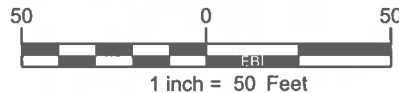
LEGEND

ABBREVIATIONS

ID	IDENTIFICATION
LB	LICENSED BUSINESS NUMBER
LS	LICENSED SURVEYOR
ORB	OFFICIAL RECORDS BOOK
(P)	PER PLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R/W	RIGHT-OF-WAY

NOTE:
PARCEL LIES WITHIN SECTION 7,
TOWNSHIP 28 SOUTH, RANGE 19 EAST

GRAPHIC SCALE



SHEET NO.

1
OF 1



EBI Surveying

8415 Sunstate Street
Tampa, Florida 33634

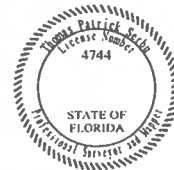
Phone: (813) 886-6080 / Fax: (813) 886-6081

Certificate of Authorization Number: LB-7652

SURVEY REPORT:

1. UNLESS DIGITALLY SIGNED AND SEALED, THIS SKETCH OF DESCRIPTION AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION WAS MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE REQUIREMENTS OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.



Digitally signed
by Thomas Serbu
Date: 2023.03.09
15:52:08 -05'00'

THOMAS PATRICK SERBU
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS-4744
EMAIL: thomas@ebisurvey.com
DATE SIGNED: 3/9/23

SKETCH OF DESCRIPTION

ALLEY VACATION

PART OF BLOCK 16

FLORA PARK

HILLSBOROUGH COUNTY, FLORIDA

PROJECT NUMBER:

MMPA0028

DATE: 3/9/2023
DRAWN: EWB
CHECKED: TPS
REVISION:
FILE: MM28SODX.dwg

Placeholder for Notice of Hearing Affidavit

A notice of the hearing will be published on May 19, 2023, and May 26, 2023.

NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida, at 9:00 A.M., Tuesday, June 13, 2023, to determine whether or not:

Vacating Petition V23-0003, vacate a portion of a 10-foot-wide unimproved platted public right-of-way, lying between Lots 16-24 and 25-33, Block 16, within the plat of Flora Park, as recorded in Plat Book 21, Page 13, of the public records of Hillsborough County, Florida, located in Section 07, Township 28S, Range 19E, within folio number 36093-0000

shall be closed, vacated, discontinued and abandoned, and any rights of Hillsborough County, Florida, and the public in and to any lands in connection therewith renounced and disclaimed.

PARTICIPATION OPTIONS. In response to the COVID-19 pandemic, Hillsborough County is making it possible for interested parties to participate in this public hearing by means of communications media technology or in person.

Virtual Participation: In order to participate virtually, you must have access to a communications media device that will enable you to be heard (audio) during the public hearing. Additionally, should you opt to participate virtually in this public hearing, you will be able to provide oral testimony, but you will be unable to submit documentation during the public hearing. Therefore, if you opt to participate virtually in this public hearing, you must submit any documentation you wish to be considered by the Board of County Commissioners to the staff of the Facilities Management & Real Estate Services Department at least two business days prior to the Land Use Meeting so that it may be included in the record for the hearing.

Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at: **HillsboroughCounty.org/SpeakUp**. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio conferencing process. The Chair will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

In Person: While virtual participation is being offered, standard in-person participation is still available. The format and procedures for in-person participation may differ from a traditional hearing. For the safety of participants and staff, social distancing will be properly adhered to at all times. For planning purposes, parties wishing to participate in person are encouraged to sign up ahead of time at **HCFLGov.net/SpeakUp**.

The BOCC fully encourages public participation in its communications media technology hearing in an orderly and efficient manner. For more information on how to view or participate in a virtual meeting, visit: <https://www.hillsboroughcounty.org/en/government/meeting-information/speak-at-a-virtual-meeting>.

You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chair will call on speakers by name in the order in which they have completed the online Public Comment Signup Form. Prioritization is on a first-come, first-served basis. An audio call-in number will be provided

The public can listen and view the public hearing live in the following ways:

- Hillsborough County's Facebook page: HillsboroughFL
- The County's official YouTube channel: YouTube.com/HillsboroughCounty
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "Live Meeting" button
- Listen to the meeting on smart phones by going to the above Facebook or YouTube link.

Participants are encouraged (whenever possible) to submit questions related to vacating petitions to Facilities Management & Real Estate Services Department in advance of the meeting by email to RP-Vacating@hcflgov.net or by calling (813) 307-1059. To best facilitate advance public comments, visit <https://hillsboroughcounty.org/en/government/board-of-county-commissioners> to leave comments with the Commissioners who represents your district.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to contact the Hillsborough County ADA Officer Carmen LoBue at lobuec@hcflgov.net or 813-276-8401; TTY: 7-1-1. For individuals who require hearing or speech assistance, please call the Florida Relay Service Numbers, (800) 955-8771 (TDD) or (800) 955-8700 (v) or Dial 711 no later than 48 hours prior to the proceedings. All BOCC meetings are closed captioned.

The Notice of Hearing Publication Affidavit will be inserted prior to execution of the Resolution.

FLORA PARK

plat Book 21 pg 13

LOCATION BEING LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SEC. 7 TWP. 28S. R. 19E. OF HILLSBOROUGH COUNTY, FLORIDA.

DESCRIPTION BEING A SUBDIVISION OF THE SW 1/4 OF THE NW 1/4 OF SEC. 7, TWP. 28S. R. 19E. LESS THE 100' RIGHT OF WAY OF THE SMITH NORTHERN RAILROAD.

ENGINEER'S REPORT THAT THIS IS A CORRECT REPRODUCTION OF THE ORIGINAL PLAT. THE PLAT HAS BEEN PLACED AS CALLED FOR IN SEC. 7 OF THE FLORIDA SURVEY LAWS OF 1925.

H.E. Freeman
SURVEYOR

RECORDING THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD AND THE STREETS AND ALLEYS SHOWN ARE DEDICATED TO THE PUBLIC USE.

L.M. Bryan STAFFORD

And Harold Munkel Lemmon

A. C. Jones

H.E. Freeman

Anna M. Jones

Charles H. Freeman

STATE OF FLORIDA

ON THIS DAY, PERSONALLY APPEARED BE

FORE ME, THE UNDERSIGNED AUTHORITY, T.A.D.

CARROLL M. JONES, BEING DULY SWORN IN

AS ATTORNEY IN FACT FOR C. C. JONES AND ANNA

M. JONES, HIS WIFE AND IN HIS OWN RIGHT AND TO

ME ACKNOWLEDGED THAT HE FREELY AND VOLUN-

TARILY EXECUTED SAID DEDICATION AS ATTORNEY

EXPRESS AND THE SAID T.A.D. CHAPMAN, ATTORNEY

IN FACT FOR ANNA M. JONES, ACKNOWLEDGED THAT

HE EXECUTED THE SAID DEDICATION FOR THE PURPOSES

OF RECONSTRUCTING ALL HER KNITS, TITLES AND INTERESTS

IN FACT WITHOUT ANY COMPULSION, CONSTRAINT,

APPEALATION OR FEAR ON HER PART OR FROM

HER SAID HUSBAND PERSONALLY APPEARED

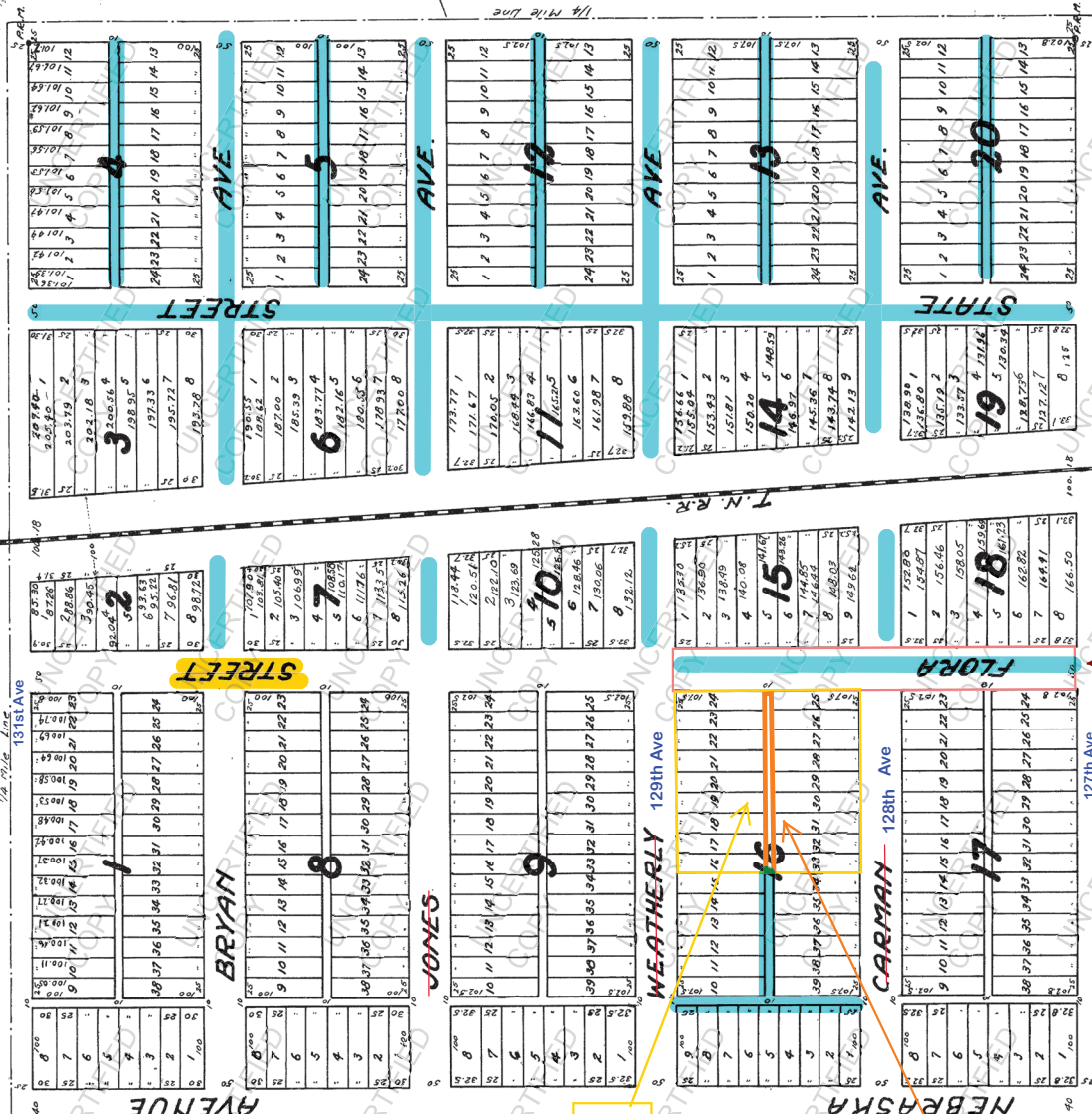
MABEL CHAPMAN, WIFE OF SAID T.A.D. CHAPMAN,

AND UPON AN EXAMINATION TAKEN SEPARATE

LY THAT SHE EXECUTED THE SAME FREELY AND

CONSENTED TO THE DEDICATION OF HER 0.1%

PROFIT HER SAID HUSBAND



Folio
36093-0000

Subject
Vacate
Area

SCALE 1" = 100'

Prior Vacatings

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH
NOTARY PUBLIC
I HEREBY CERTIFY THAT THIS PLAT WAS
RECORDED IN THE PUBLIC RECORDS OF THE
COUNTY OF HILLSBOROUGH, FLORIDA, IN
PLAT BOOK 21, PAGE 13, AND IS A TRUE
AND CORRECT COPY OF THE ORIGINAL
PLAT AS SUBMITTED TO THE CLERK OF THE
COUNTY FOR RECORDATION.

NOTARY PUBLIC
L.M. Bryan
MY COMMISSION EXPIRES April 2, 1929

THIS PLAT IS APPROVED AND ACCEPTED FOR
RECORD BY THE COUNTY COMMISSIONERS
#240
BY W.B. Freeman
COUNTY ENGINEER



PLAT ON JULY 1925 AND RECORDED
IN PLAT BOOK 21, PAGE 13
PUBLIC RECORDS OF HILLSBOROUGH COUNTY,
FLORIDA

BY W.B. Freeman
CLERK OF COUNTY COURT

Vacating Petition V23-0003

Vacate a portion of a 10-foot-wide
unimproved platted public right-of-way
Flora Park (Plat Book 21, Page 13)
Section 07 – Township 28 S – Range 19 E
Within Folio 36093-0000

Petitioners – Mondragon's Carpet and Rug Installers, Corp. and Cayman Properties, Inc.

☒ 1ST FEE (\$169.00) REC'D

☒ 2ND FEE (\$250.00) REC'D

☒ NOTICE OF HEARING AD PUBL'D

☒ NOTICE OF HEARING SIGN PST'D

REVIEWING DEPARTMENTS

- | | |
|--------------------------------------|----------------|
| • HC DEVELOPMENT SERVICES | – NO OBJECTION |
| • HC WATER RESOURCES | – NO OBJECTION |
| • HC PUBLIC WORKS-STORMWATER | – NO OBJECTION |
| • HC PUBLIC WORKS-CIP TRANSPORTATION | – NO OBJECTION |
| • HC PUBLIC WORKS-SYSTEMS PLANNING | – NO OBJECTION |
| • HC PUBLIC WORKS-STREET LIGHTING | – NO OBJECTION |
| • HC PUBLIC WORKS-SERVICE UNIT | – NO OBJECTION |
| • HC FIRE RESCUE | – NO OBJECTION |
| • HC COMMUNITY & INFRASTRUCTURE | – NO OBJECTION |
| • HC ENVIRONMENTAL PROTECTION | – NO OBJECTION |
| • HC ADDRESSING/E 911 | – NO OBJECTION |
| • HC PLANNING COMMISSION | – CONSISTENT |

REVIEWING AGENCIES

- | | |
|--------------------------|-----------|
| • CHARTER/SPECTRUM | – CONSENT |
| • PEOPLES GAS | – CONSENT |
| • TAMPA ELECTRIC COMPANY | – CONSENT |
| • FRONTIER | – CONSENT |

VACATING REVIEW COMMENT SHEET

DATE: 05/02/23

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V23-0003 (Mondragon's, Cayman) portion of platted ROW within Block 16, plat of Flora Park, PB 21-13
located in Sec 7, Twp 28S, Rge 19E, Folio 36093-0000

Reviewing Agency: Development Services Department

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.



NO OBJECTION by this agency to the vacating as petitioned.



OBJECTION (If you have objections, check here, complete and sign below.

1) Do you currently use or have facilities in said area to be vacated? ☐ YES ☒ NO
If YES, please explain:

2) Do you foresee a need for said area in the future? ☐ YES ☒ NO
IF YES, please explain:

3) IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES";
A) Could any portion of said area be vacated? ☐ YES ☐ NO
If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an
easement over all or part of area to be vacated? ☐ YES ☐ NO

4) If there are facilities in said area to be vacated, could they be
moved at petitioner's expense if they so desire? ☐ YES ☐ NO

Additional Comments: _____

Reviewed By: Mike Williams / Brian Grady

Date: 5/02/2023

Email: williamsm@hillsboroughcounty.org / gra

Phone: 307-1707

VACATING REVIEW COMMENT SHEET

DATE: 4/10/2023

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V23-0003 (Mondragon's, Cayman) portion of platted ROW within Block 16, plat of Flora Park, PB 21-13
located in Sec 7, Twp 28S, Rge 19E, Folio 36093-0000

Reviewing Agency: Water Resources Department

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.



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If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an
easement over all or part of area to be vacated? ☐ YES ☐ NO

4) If there are facilities in said area to be vacated, could they be
moved at petitioner's expense if they so desire? ☐ YES ☐ NO

Additional Comments: Hillsborough County Water Resources Department has no existing water, wastewater, or reclaimed water facilities located within the area to be vacated, therefore we have no
objections to the proposed vacating request.

Reviewed By: Clay Walker, E.I.

Date: 4/10/2023

Email: walkerck@hillsboroughcounty.org

Phone: 813-751-5178

VACATING REVIEW COMMENT SHEET

DATE: 4/27/2023

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V23-0003 (Mondragon's, Cayman) portion of platted ROW within Block 16, plat of Flora Park, PB 21-13
located in Sec 7, Twp 28S, Rge 19E, Folio 36093-0000

Reviewing Agency: Hillsborough County Stormwater Planning, Engineering & Operati

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IF YES, please explain:

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A) Could any portion of said area be vacated? ☐ YES ☐ NO
If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an
easement over all or part of area to be vacated? ☐ YES ☐ NO

4) If there are facilities in said area to be vacated, could they be
moved at petitioner's expense if they so desire? ☐ YES ☒ NO

Additional Comments: Due to previous vacates, we cannot access or utilize this right-of-way. We have no facilities
in the alley and do not foresee a need in the future. We have no objection to this vacate request.

Reviewed By: Ayse Figanmese

Date: 4/27/2023

Email: figanmesea@hillsboroughcounty.org

Phone: 813-480-4960

VACATING REVIEW COMMENT SHEET

DATE: 04/20/23

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V23-0003 (Mondragon's, Cayman) portion of platted ROW within Block 16, plat of Flora Park, PB 21-13
located in Sec 7, Twp 28S, Rge 19E, Folio 36093-0000

Reviewing Agency: Public Works - Technical Services Division - Transportation Design

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.



NO OBJECTION by this agency to the vacating as petitioned.



OBJECTION (If you have objections, check here, complete and sign below.

1) Do you currently use or have facilities in said area to be vacated? ☐ YES ☒ NO
If YES, please explain:

2) Do you foresee a need for said area in the future? ☐ YES ☒ NO
IF YES, please explain:

3) IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES";
A) Could any portion of said area be vacated? ☐ YES ☐ NO
If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an
easement over all or part of area to be vacated? ☐ YES ☐ NO

4) If there are facilities in said area to be vacated, could they be
moved at petitioner's expense if they so desire? ☐ YES ☒ NO

Additional Comments: Transportation Review Team has no Objection to the platted ROW vacate request.

Reviewed By: Marcia Bento

Date: 04/20/23

Email: PW-CIPTransportationReview <PW-CIP@hillsboroughcounty.org>

Phone: _____

VACATING REVIEW COMMENT SHEET

DATE: 04/07/23

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V23-0003 (Mondragon's, Cayman) portion of platted ROW within Block 16, plat of Flora Park, PB 21-13
located in Sec 7, Twp 28S, Rge 19E, Folio 36093-0000

Reviewing Agency: Systems Planning Stormwater Team

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.



NO OBJECTION by this agency to the vacating as petitioned.



OBJECTION (If you have objections, check here, complete and sign below.

1) Do you currently use or have facilities in said area to be vacated? ☐ YES ☒ NO
If YES, please explain:

2) Do you foresee a need for said area in the future? ☐ YES ☒ NO
IF YES, please explain:

3) IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES";
A) Could any portion of said area be vacated? ☐ YES ☐ NO
If YES, please specify which portion may be vacated:

n/a

B) Could said area be vacated subject to reserving an
easement over all or part of area to be vacated? ☐ YES ☐ NO

n/a

4) If there are facilities in said area to be vacated, could they be
moved at petitioner's expense if they so desire? ☒ YES ☐ NO

Additional Comments:

Reviewed By: William Hand, PE

Date: 04/07/23

Email: handwt@hillsboroughcounty.org

Phone: 813-635-5404

VACATING REVIEW COMMENT SHEET

DATE: 04/14/2023

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V23-0003 (Mondragon's, Cayman) portion of platted ROW within Block 16, plat of Flora Park, PB 21-13
located in Sec 7, Twp 28S, Rge 19E, Folio 36093-0000

Reviewing Agency: Hillsborough County Residential Street Lighting Program

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.



NO OBJECTION by this agency to the vacating as petitioned.



OBJECTION (If you have objections, check here, complete and sign below.

1) Do you currently use or have facilities in said area to be vacated? ☐ YES ☒ NO
If YES, please explain:

2) Do you foresee a need for said area in the future? ☐ YES ☒ NO
IF YES, please explain:

3) IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES";
A) Could any portion of said area be vacated? ☐ YES ☐ NO
If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an
easement over all or part of area to be vacated? ☐ YES ☐ NO

4) If there are facilities in said area to be vacated, could they be
moved at petitioner's expense if they so desire? ☐ YES ☐ NO

Additional Comments: _____

Reviewed By: Landon Hamilton

Date: 04/14/2023

Email: HamiltonL@HCFLGov.net

Phone: (813) 538-5452

VACATING REVIEW COMMENT SHEET

DATE: 4/11/23

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V23-0003 (Mondragon's, Cayman) portion of platted ROW within Block 16, plat of Flora Park, PB 21-13
located in Sec 7, Twp 28S, Rge 19E, Folio 36093-0000

Reviewing Agency: Public Works Department, Traffic Maintenance Division (TMD)

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.

1)	<input checked="" type="checkbox"/> NO OBJECTION by this agency to the vacating as petitioned.		
	<input type="checkbox"/> OBJECTION (If you have objections, check here, complete and sign below.		

1)	Do you currently use or have facilities in said area to be vacated? If YES, please explain:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

2)	Do you foresee a need for said area in the future? IF YES, please explain:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

3)	IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES";		
	A) Could any portion of said area be vacated?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	If YES, please specify which portion may be vacated:		

	B) Could said area be vacated subject to reserving an easement over all or part of area to be vacated?	<input type="checkbox"/> YES	<input type="checkbox"/> NO

4)	If there are facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire?	<input type="checkbox"/> YES	<input type="checkbox"/> NO

Additional Comments: No objections to vacate. PW does not have any assets at this location.

Reviewed By: Glen Foster, Project Manger, TMD

Date: 4/11/23

Email: fosterg@hillsboroughcounty.org

Phone: 813-298-3011

VACATING REVIEW COMMENT SHEET

DATE: April 10 2023

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V23-0003 (Mondragon's, Cayman) portion of platted ROW within Block 16, plat of Flora Park, PB 21-13
located in Sec 7, Twp 28S, Rge 19E, Folio 36093-0000

Reviewing Agency: Hillsborough County Fire Rescue

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.



NO OBJECTION by this agency to the vacating as petitioned.



OBJECTION (If you have objections, check here, complete and sign below.

1) Do you currently use or have facilities in said area to be vacated? ☐ YES ☒ NO
If YES, please explain:

2) Do you foresee a need for said area in the future? ☐ YES ☒ NO
IF YES, please explain:

3) IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES";
A) Could any portion of said area be vacated? ☐ YES ☐ NO
If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an
easement over all or part of area to be vacated? ☐ YES ☐ NO

4) If there are facilities in said area to be vacated, could they be
moved at petitioner's expense if they so desire? ☐ YES ☐ NO

N/A

Additional Comments: _____

Reviewed By: Ray Hansen, Deputy Fire Marshal

Date: April 10 2023

Email: hansenr@hcflgov.net

Phone: 813-744-5541

VACATING REVIEW COMMENT SHEET

DATE: 4/21/23

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V23-0003 (Mondragon's, Cayman) portion of platted ROW within Block 16, plat of Flora Park, PB 21-13
located in Sec 7, Twp 28S, Rge 19E, Folio 36093-0000

Reviewing Agency: Community & Infrastructure Planning

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.



NO OBJECTION by this agency to the vacating as petitioned.



OBJECTION (If you have objections, check here, complete and sign below.

1) Do you currently use or have facilities in said area to be vacated? ☐ YES ☒ NO
If YES, please explain:

2) Do you foresee a need for said area in the future? ☐ YES ☒ NO
IF YES, please explain:

3) IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES";
A) Could any portion of said area be vacated? ☐ YES ☐ NO
If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an
easement over all or part of area to be vacated? ☐ YES ☐ NO

4) If there are facilities in said area to be vacated, could they be
moved at petitioner's expense if they so desire? ☐ YES ☐ NO

Additional Comments: _____

Reviewed By: Sarah Caper

Date: 4/21/23

Email: capers@hillsboroughcounty.org

Phone: 813-807-0743

VACATING REVIEW COMMENT SHEET

DATE: 4/25/2023

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V23-0003 (Mondragon's, Cayman) portion of platted ROW within Block 16, plat of Flora Park, PB 21-13
located in Sec 7, Twp 28S, Rge 19E, Folio 36093-0000

Reviewing Agency: EPC

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.



NO OBJECTION by this agency to the vacating as petitioned.



OBJECTION (If you have objections, check here, complete and sign below.

1) Do you currently use or have facilities in said area to be vacated? ☐ YES ☒ NO
If YES, please explain:

2) Do you foresee a need for said area in the future? ☐ YES ☒ NO
IF YES, please explain:

3) IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES";
A) Could any portion of said area be vacated? ☐ YES ☐ NO
If YES, please specify which portion may be vacated:

n/a

B) Could said area be vacated subject to reserving an
easement over all or part of area to be vacated? ☐ YES ☐ NO

n/a

4) If there are facilities in said area to be vacated, could they be
moved at petitioner's expense if they so desire? ☐ YES ☐ NO

n/a

Additional Comments:

Reviewed By: Abbie Weeks

Date: 4/25/2023

Email: weeksa@epchc.org

Phone: 813-627-2600 ex1101

VACATING REVIEW COMMENT SHEET

DATE: 04/10/2023

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V23-0003 (Mondragon's, Cayman) portion of platted ROW within Block 16, plat of Flora Park, PB 21-13
located in Sec 7, Twp 28S, Rge 19E, Folio 36093-0000

Reviewing Agency: Streets & Addresses Unit

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.



NO OBJECTION by this agency to the vacating as petitioned.



OBJECTION (If you have objections, check here, complete and sign below.

1) Do you currently use or have facilities in said area to be vacated? ☐ YES ☒ NO
If YES, please explain:

2) Do you foresee a need for said area in the future? ☐ YES ☒ NO
IF YES, please explain:

3) IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES";
A) Could any portion of said area be vacated? ☐ YES ☐ NO
If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an
easement over all or part of area to be vacated? ☐ YES ☐ NO

4) If there are facilities in said area to be vacated, could they be
moved at petitioner's expense if they so desire? ☐ YES ☐ NO

Additional Comments: _____

Reviewed By: Deborah S. Franklin

Date: 04/10/2023

Email: franklinds@HCFLGov.net

Phone: 813--264-3050

VACATING REVIEW COMMENT SHEET

DATE: 4/20/2023

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V23-0003 (Mondragon's, Cayman) portion of platted ROW within Block 16, plat of Flora Park, PB 21-13
located in Sec 7, Twp 28S, Rge 19E, Folio 36093-0000

Reviewing Agency: Hillsborough County City-County Planning Commission

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.



NO OBJECTION by this agency to the vacating as petitioned.



OBJECTION (If you have objections, check here, complete and sign below.

1) Do you currently use or have facilities in said area to be vacated? ☐ YES ☒ NO
If YES, please explain:

2) Do you foresee a need for said area in the future? ☐ YES ☒ NO
IF YES, please explain:

3) IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES";
A) Could any portion of said area be vacated? ☐ YES ☐ NO
If YES, please specify which portion may be vacated:

N/A

B) Could said area be vacated subject to reserving an
easement over all or part of area to be vacated? ☐ YES ☐ NO

N/A

4) If there are facilities in said area to be vacated, could they be
moved at petitioner's expense if they so desire? ☐ YES ☐ NO

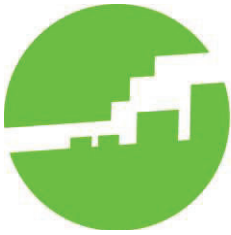
Additional Comments: _____

Reviewed By: Bryce Fehringer

Date: 4/20/2023

Email: fehingerb@plancom.org

Phone: 813-582-7359



Hillsborough County City-County Planning Commission

Memorandum

April 20, 2023

To: Cari Allen, J.D., Manager, Technical Services

From: Bryce Fehringer, Planner I

Re: VACATING PETITION: V23-0003 (Mondragon's, Cayman) portion of
platted ROW within Block 16, plat of Flora Park, PB 21-13, located in
Section 7, Township 28S, Range 19E, Folio 36093.0000.

Planning Commission staff has reviewed the requested petition to vacate a portion of a platted right-of-way (ROW) lying in Section 7, Township 28 South, Range 19 East, within Folios 36093.0000. The petitioner is requesting to vacate a portion of platted ROW totaling 0.052 +/- acres (2,250 square feet).

The subject site and its surrounding properties to the west, south, and east are designated as Office Commercial-20 (OC-20) on the Future Land Use Map. The property to the north is designated as Light Industrial (LI) on the Future Land Use Map. The site's OC-20 Future Land Use category permits up to a maximum of 20 dwelling units per gross acre or a general 0.75 FAR for non-residential development. Commercial components cannot exceed 350,000 square feet. The subject site is in the Urban Service Area and falls within the limits of the University Area Community Plan.

The request to vacate this portion of ROW should not have adverse impacts on the future development pattern of this area. The Planning Commission staff finds the proposed vacating CONSISTENT with the Goals, Objectives, and Policies of the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.

Thank you for the opportunity to review the vacating of the vacating petition. If you have any questions regarding these comments or need further information, please contact me at (813) 582-7359.



Plan Hillsborough
planhillsborough.org
planner@plancom.org
813- 272-5940
601 E Kennedy Blvd
18th Floor
Tampa, FL, 33602

VACATING REVIEW UTILITY COMMENT SHEET

DATE: 4/10/2023

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V23-0003 (Mondragon's, Cayman) portion of platted ROW within Block 16, plat of Flora Park, PB 21-13, located in Sec 7, Twp 28S, Rge 19E, Folio 36093-0000

Reviewing Agency: Spectrum Sunshine State LLC

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.

<input checked="checked" type="checkbox"/>	CONSENT by this agency to the vacating as petitioned.
<input type="checkbox"/>	OBJECTION by this agency to the vacating as petitioned

1) Do you currently use or have facilities in said area to be vacated? ☐ YES ☒ NO
If YES, please explain:

2) Is QUESTION #1 is "YES", answer question 2, otherwise skip.
A) Could any portion of said area be vacated? ☐ YES ☐ NO
If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an easement over **all or part of area** to be vacated? ☐ YES ☐ NO
If YES, please specify if easement should be over all or part of the area to be vacated:

C) If there are existing facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire? ☐ YES ☐ NO
If YES, please explain:

Additional Comments: _____

Reviewed By: Aaron SweetDate: 04/10/2023Email: Aaron.Sweet@Charter.comPhone: (813)927-1716

VACATING REVIEW UTILITY COMMENT SHEET

DATE: 04/10/23

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V23-0003 (Mondragon's, Cayman) portion of platted ROW within Block 16, plat of Flora Park, PB 21-13, located in Sec 7, Twp 28S, Rge 19E, Folio 36093-0000 914 E. 128th Ave E. 33612

Reviewing Agency: TECO-PGS

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/>	CONSENT by this agency to the vacating as petitioned.
<input type="checkbox"/>	OBJECTION by this agency to the vacating as petitioned

1) Do you currently use or have facilities in said area to be vacated? ☐ YES ☒ NO
If YES, please explain:

2) Is QUESTION #1 is "YES", answer question 2, otherwise skip.
A) Could any portion of said area be vacated? ☐ YES ☐ NO
If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an easement over **all or part of area** to be vacated? ☐ YES ☐ NO
If YES, please specify if easement should be over all or part of the area to be vacated:

C) If there are existing facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire? ☐ YES ☐ NO
If YES, please explain:

Additional Comments: _____

Joan A Domning

Reviewed By: Joan A Domning Sr. Admin Specialist

Date: 04/10/2023

Email: jdomning@tecoenergy.com

Phone: 813-275-3783

VACATING REVIEW UTILITY COMMENT SHEET

DATE: 4/24/2023

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V23-0003 (Mondragon's, Cayman) portion of platted ROW within Block 16, plat of Flora Park, PB 21-13, located in Sec 7, Twp 28S, Rge 19E, Folio 36093-0000

Reviewing Agency: Tampa Electric Company

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/>	CONSENT by this agency to the vacating as petitioned.
<input type="checkbox"/>	OBJECTION by this agency to the vacating as petitioned

1) Do you currently use or have facilities in said area to be vacated? ☐ YES ☒ NO
If YES, please explain:

2) Is QUESTION #1 is "YES", answer question 2, otherwise skip.
A) Could any portion of said area be vacated? ☐ YES ☐ NO
If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an easement over **all or part of area** to be vacated? ☐ YES ☐ NO
If YES, please specify if easement should be over all or part of the area to be vacated:

C) If there are existing facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire? ☐ YES ☐ NO
If YES, please explain:

Additional Comments: _____

Reviewed By: Joseph H. Williams

Date: 04/24/2023

Email: JHWilliams@tecoenergy.com

Phone: 813-2281405

VACATING REVIEW UTILITY COMMENT SHEET

DATE: 4/7/2023

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V23-0003 (Mondragon's, Cayman) portion of platted ROW within Block 16, plat of Flora Park, PB 21-13, located in Sec 7, Twp 28S, Rge 19E, Folio 36093-0000

Reviewing Agency: Frontier Florida LLC

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.

<input checked="checked" type="checkbox"/>	CONSENT by this agency to the vacating as petitioned.
<input type="checkbox"/>	OBJECTION by this agency to the vacating as petitioned

- 1) Do you currently use or have facilities in said area to be vacated? ☐ YES ☒ NO
If YES, please explain:

- 2) Is QUESTION #1 is "YES", answer question 2, otherwise skip.

- A) Could any portion of said area be vacated? ☐ YES ☐ NO

If YES, please specify which portion may be vacated:

- B) Could said area be vacated subject to reserving an easement over **all or part of area** to be vacated? ☐ YES ☐ NO

If YES, please specify if easement should be over all or part of the area to be vacated:

- C) If there are existing facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire? ☐ YES ☐ NO

If YES, please explain:

Additional Comments:

Reviewed By: Stephen WaidleyDate: 04/07/2023Email: stephen.waidley@ftr.comPhone: (941) 266-9218



Hillsborough County Florida

PETITION TO VACATE

Hillsborough County Facilities Management & Real Estate Services Department
County Center

601 East Kennedy Boulevard – 23rd Floor
Tampa, Florida 33602

Telephone: (813) 272-5810 | Fax: (813) 272-5597

Submission email: RP-Vacating@HillsboroughCounty.org

Right-of-Way



Easement



Subdivision Plat



PETITIONER'S INFORMATION

(Petitioner 1 of 2 - continued on next page)

Name(s): Mondragon's Carpet and Rug Installers Corp, a Florida corporation

Address: 932 E 124th Avenue

City: Tampa

State: Florida

Zip Code: 33612

Phone Number(s): 813-376-9619

Email address: mondragon1@verizon.net

For multiple Petitioners, additional signature sheets may be used for each Petitioner.

The above named Petitioner(s) hereby petition(s) the Honorable Board of County Commissioners of Hillsborough County to adopt a resolution vacating, abandoning, renouncing, and disclaiming any right or interest of Hillsborough County and the public in and to the following described right(s)-of-way, easement(s), or subdivision plat or portion thereof (provide or attach legal description of area or property interest to be vacated):

Vacation of alleyway located on Petitioner's property described as Lots 16 through 33, Block 16, FLORA PARK according to the Plat thereof as recorded in Plat Book 21, Page 13, Hillsborough County, Florida

Located in Section 7, Township 28, Range 19, Folio # 036093.0000

AGENT AUTHORIZATION - PLEASE COMPLETE IF APPLICABLE

The above-named Petitioner(s) hereby authorizes as the following to act as agent on my/our behalf:

Name(s): Michael Moriarty

Company: Michael Moriarty and Associates, LLC

Address: 308 Siena Vista Place

City: Sun City Center

State: Florida

Zip Code: 33573

Phone Number(s): 651-271-1533

Email address: michael.moriarty@live.com

PETITION

Page 1 of 17

Submission email: RP-Vacating@HillsboroughCounty.org

REV. 2022



Hillsborough County Florida

PETITION TO VACATE

Hillsborough County Facilities Management & Real Estate Services Department
County Center

601 East Kennedy Boulevard – 23rd Floor
Tampa, Florida 33602

Telephone: (813) 272-5810 | Fax: (813) 272-5597

Submission email: RP-Vacating@HillsboroughCounty.org

Right-of-Way



Easement



Subdivision Plat



PETITIONER'S INFORMATION (Petitioner 2 of 2 - continuation page)

Name(s): Cayman Properties, Inc., a Florida corporation
Address: 8405 N Edison Avenue
City: Tampa State: Florida Zip Code: 33604
Phone Number(s): _____
Email address: tmuniz3550@yahoo.com

For multiple Petitioners, additional signature sheets may be used for each Petitioner.

The above named Petitioner(s) hereby petition(s) the Honorable Board of County Commissioners of Hillsborough County to adopt a resolution vacating, abandoning, renouncing, and disclaiming any right or interest of Hillsborough County and the public in and to the following described right(s)-of-way, easement(s), or subdivision plat or portion thereof (provide or attach legal description of area or property interest to be vacated):

I am the owner of property folio #036092.0000 located to the West of and adjacent to Petitioner, Mondragon's Carpet and Rug Installers Corp., who is requesting in this Petition the following:

Vacation of alleyway located on Petitioner's property described as Lots 16 through 33, Block 16, FLORA PARK according to the Plat thereof as recorded in Plat Book 21, Page 13, Hillsborough County, Florida,

Located in Section 7, Township 28, Range 19, Folio # 036093.0000

AGENT AUTHORIZATION - PLEASE COMPLETE IF APPLICABLE

The above-named Petitioner(s) hereby authorizes as the following to act as agent on my/our behalf:

Name(s): Michael Moriarty
Company: Michael Moriarty and Associates, LLC
Address: 308 Siena Vista Place
City: Sun City Center State: Florida Zip Code: 33573
Phone Number(s): 651-271-1533
Email address: michael.moriarty@live.com

PETITION

Page 2 of 4

Submission email: RP-Vacating@HillsboroughCounty.org

REV. 2022

Provide a detailed reason for, and the purpose of, the Vacating request. Please be specific:

10.00' alleyway is located on parcels owned by Petitioner, Mondragon's Carpet and Rug Installers Corp, (Petitioner Mondragon's) Folio No. 036093.0000. The alleyway is currently located between Lots 16 through 24, Block 16, and Lots 25 through 33, Block 16, as shown on Plat recorded in Plat Book 21, Page 13, Hillsborough County, Florida. Petitioner Mondragon's purchased these parcels on September 15, 2022, for the purpose of constructing improvements in the form of warehouse space. The alleyway runs down the middle of the parcels owned by Petitioner Mondragon's, and prohibits placement of a warehouse being constructed on Petitioner Mondragon's property. Alleyway was vacated to the WEST of Petitioner Mondragon's parcels for folio number 036092.0000 in OR Book 4850, Page 1946. Flora Street 50' R/W was vacated to the EAST of Petitioner Mondragon's parcels in OR Book 2821, Page 52.

For Right-of-Way Vacating Petitions Only:

If any adjacent property owners have not signed the Petition, please explain why an adjacent property owner has not signed.

N/A

Adjacent Property Owner of folio no. 036092.0000 Cayman Properties Inc., which is located to the West of Petitioner Mondragon's folio no. 036093.0000 has joined in this Petition.

If the Petition seeks to clear or resolve an encroachment into an easement or right-of-way, please state the construction date and type of encroachment:

If the Petition seeks to clear or resolve a code enforcement violation, please provide all information regarding such violation (date of violation, nature of violation, assigned officer, etc.):

Please review and initial:

1. GM The Petitioner(s) hereby acknowledges that the average minimum processing time for bringing a Petition for public hearing is sixty (60) to ninety (90) days from the date the County receives a completed, sufficient Petition. The Petitioner(s) acknowledge that this timeframe is only an estimate and Hillsborough County is not responsible for any extensions, delays, or otherwise due to unfulfilled or incomplete Petition requirements.
2. GM The Petitioner(s) hereby expressly acknowledges and agrees that all Petitions are circulated for review and comment by both internal and external departments and agencies, and that it is the Petitioner(s) sole responsibility to address and/or resolve any and all objections in writing prior to scheduling the matter for public hearing. Note: failure to cure such objections prior to public hearing may result in a staff recommendation of denial of the Petition.
3. GM The Petitioner(s) will forward a check for the initial filing fee in the amount of \$414.10 made payable to the Board of County Commissioners of Hillsborough County, Florida, to cover the administrative costs of processing the Petition after direction from staff that the petition submission is sufficient. Petitioner acknowledges and agrees that the initial filing fee is non-refundable in whole or in part.
4. GM The Petitioner(s) hereby waive(s), renounce(s), absolve(s), relinquish(es) and discharge(s) Hillsborough County from any claims or damages of any nature and kind whatsoever that such Petitioner(s) may have or claim or demand, now or in the future, by reason of the vacating, closing, discontinuing and abandoning of said right(s)-of-way, easement(s), or subdivision plat.
5. GM The Petitioner(s) acknowledges and agrees that if the Petition proceeds to public hearing the Petitioner(s) will pay the additional filing fee of \$250.00 made payable to the Board of County Commissioners of Hillsborough County, Florida. Petitioner further acknowledges and agrees the additional filing fee is non-refundable in whole or in part.
6. GM The Petitioner(s) hereby acknowledges and agrees that all terms and conditions of the Vacating Resolution, if approved and adopted by the Board of County Commissioners, shall be strictly complied with by the Petitioner(s).
7. GM The Petitioner(s) hereby acknowledges and agrees they have read and understand all applicable steps listed within the VACATING PETITION INFORMATION PACKET received by Petitioner(s) prior to submittal of this PETITION TO VACATE.
8. GM The Petitioner(s) hereby acknowledges and agrees that the Petition may not cure any and/or all code enforcement violations and that additional curative measures may be required to be completed by Petitioner prior to removal of such violation.
9. GM The Petitioner(s) hereby acknowledges and agrees that **HILLSBOROUGH COUNTY MAKES NO STATEMENT, OPINION OR WARRANTY AS TO THE TITLE OF VACATED PUBLIC PROPERTY INTERESTS BY VIRTUE OF ANY VACATING ACTION BY ITS BOARD OF COUNTY COMMISSIONERS. PETITIONER(S) SHOULD VERIFY WITH A TITLE COMPANY WHERE TITLE VESTS FOLLOWING THE VACATING ACTION.**

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

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For multiple Petitioners, attach additional signature sheets for each additional Petitioner

PETITIONERS' SIGNATURES

MAILING ADDRESS

X Gerardo Mondragon

932 E 124th Avenue, Tampa, Florida 33612

Gerardo Mondragon, President of Mondragon's Carpet and Rug Installers Corp.

Printed name and title if applicable

Printed name and title if applicable

Printed name and title if applicable

STATE OF

Florida

COUNTY OF

Hillsborough

The following instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization this 15 day of February, 2023, by Gerardo Mondragon as President of who is/are personally known to me or who has produced Mexico Passport as identification.

NOTARY PUBLIC:

*Mondragon's Carpet and Rug Installers Corp., a Florida corporation

Signature:

Amanda Cimmini Hirata

(SEAL)

Printed Name:

Amanda Cimmini Hirata

Title or Rank:

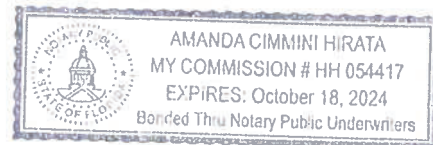
notary public

Serial / Commission Number:

054417

My Commission Expires:

10/18/2024



PETITION

Page 4 of 4

Submission email: RP-Vacating@HillsboroughCounty.org

REV. 2022

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For multiple Petitioners, attach additional signature sheets for each additional Petitioner

PETITIONERS' SIGNATURES	MAILING ADDRESS
X	8405 N Edison Avenue, Tampa, Florida 33604
Tony Muniz, Jr. as President of Cayman Properties, Inc.	
Printed name and title if applicable	
Printed name and title if applicable	
Printed name and title if applicable	

STATE OF Florida
COUNTY OF Hillsborough

The following instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization this 14th day of Feb., 20 23, by Tony Muniz Jr as President of Cayman Properties, Inc.,* who is/are personally known to me or who has produced _____ as identification.

NOTARY PUBLIC:

*a Florida corporation,

Signature:

(SEAL)

Printed Name:

Title or Rank:

Serial / Commission Number:

My Commission Expires:

Stacy L. Robinson
Stacy Robinson
Prop. Manager
HH210418
12/21/25



STACY L. ROBINSON
Commission # HH 210418
Expires December 21, 2025