

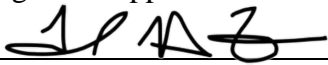

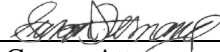


Agenda Item Cover Sheet

Agenda Item N^o. _____

Meeting Date May 11, 2021

- Consent Section
 Regular Section
 Public Hearing

Subject: Public Hearing - Vacating Petition V21-0001, a Petition by Tampa Electric Company and J-HAJ Entourage, LLC to vacate the Winding Creek Platted Subdivision - No Improvements, located within multiple folios between Valroy Road and Stephens Road (no physical address), in Ruskin.			
Department Name: Facilities Management & Real Estate Services Department			
Contact Person: Anne-Marie Lenton, (C. Allen)		Contact Phone: 813-272-5810	
Sign-Off Approvals:			
	4/16/21		4/21/2021
Assistant County Administrator	Date	Department Director	Date
N/A			4/15/2021
Management and Budget – Approved as to Financial Impact Accuracy	Date	County Attorney – Approved as to Legal Sufficiency	Date

Staff's Recommended Board Motion:
 Adopt a Resolution vacating that certain platted Winding Creek Platted Subdivision - No Improvements, as recorded in Plat Book 102, Page 208, of the public records of Hillsborough County, and being more particularly described in the Resolution, legal description, and sketch attached hereto. This request is made in furtherance of rezoning the underlying property to Agricultural Rural (A/R) for future development. The proposed vacate area is located north of Valroy Road, south of Stephens Road, and west of US Interstate 75 (no physical address), in Ruskin, and consists of approximately 3,544,254 square feet. Reviewing departments, agencies, and utility providers have raised no objections to this request. 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.

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: #V21-0001 Petition to Vacate Winding Creek Subdivision Plat (TECO)
 This petition is submitted by Tampa Electric Company and J-HAJ Entourage, LLC, as owners of all properties lying within the Winding Creek Platted Subdivision - No Improvements. This plat was established in 2004, as recorded in Plat Book 102, Page 208, of the public records of Hillsborough County. The Petitioners are requesting to vacate the entire plat, consisting of the Tampa Electric Company owned Folios # 032818-8012, 032818-8014, 032818-8016, 032818-8018, 032818-8020, 032818-8022, 032818-8024, 032818-8026, 032818-8028, 032818-8030, 032818-8032, 032818-8034, 032818-8036, 032818-8038, 032818-8040, 032818-8042, along with the J-HAJ Entourage, LLC owned Folio # 032818-8044. This request is made in furtherance of rezoning the underlying property to Agricultural Rural (A/R) for future development. The proposed vacate area is located north of Valroy Road, south of Stephens Road, and west of US Interstate 75 (no physical address), in Ruskin, and consists of approximately 3,544,254 square feet.

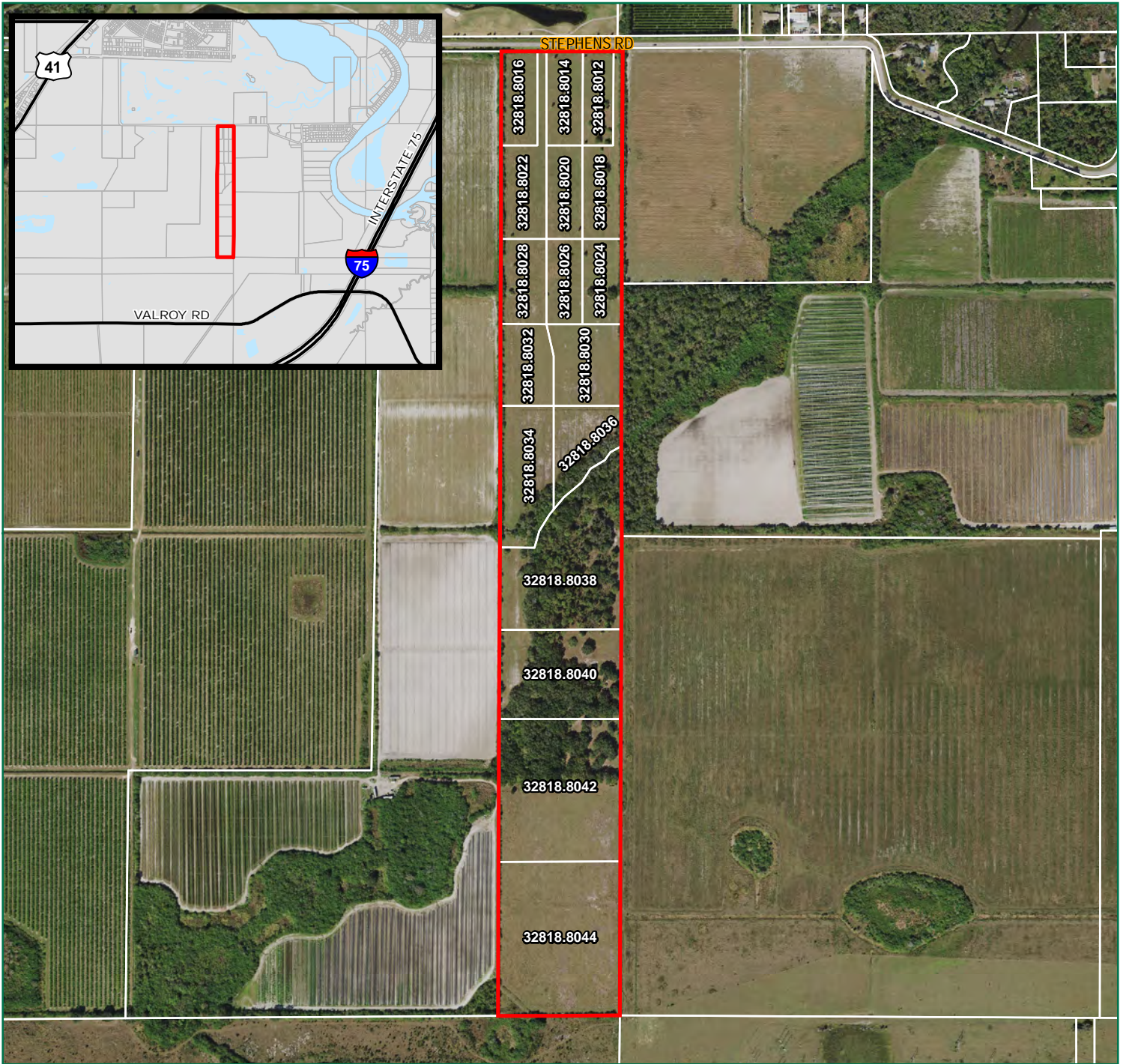
Reviewing departments, agencies, and utility providers have raised no objections to this request.

Pursuant to F.S. 177.101(4) and F.S. 336.10, Public Notice of this public hearing was published in *La Gaceta* on April 16, 2021 and April 23, 2021.

List Attachments: Location map, Resolution, Plat, Review Summary and Comments, Petition

V21-0001

Petition to Vacate Winding Creek Subdivision Plat (TECO)

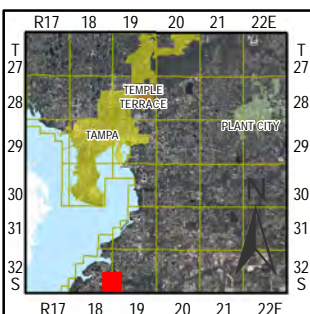


LEGEND

- Winding Creek Platted Subdivision-
No Improvements (to be vacated)
- Approximately 3,544,254 sqft
(no physical address)

Petitioners: Tampa Electric Company
J-HAJ Entourage, LLC

SEC 25 TWP 32S RNG 18E



**Hillsborough
County Florida**

601 E Kennedy Blvd, Tampa, FL 33602
(813) 272-5900
printroom@hillsboroughcounty.org

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.

Vacating Petition V21-0001
Tampa Electric Company and
J-HAJ Entourage, LLC - Petitioners
Winding Creek Platted Subdivision - No Improvements (PB 102 PG 208)
Folios: 032818-8012, et al.
Section 25 Township 32 South, Range 18 East

RESOLUTION NUMBER R21-_____

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

WHEREAS, Tampa Electric Company, a Florida corporation, and J-HAJ
Entourage, LLC, a Delaware limited liability company, have
petitioned the Board of County Commissioners of Hillsborough
County, Florida, in which petition said Board is asked to close,
vacate, and abandon the Winding Creek Platted Subdivision - No
Improvements (PB 102 PG 208) 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 Winding Creek Platted Subdivision - No
Improvements (PB 102 PG 208) 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 May 11, 2021, and the same having been
investigated and considered, and it 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
11th Day of May, 2021:

1. That the above described platted subdivision is hereby vacated and annulled in whole, returning the property covered by such plat to acreage.
2. 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.
3. 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.

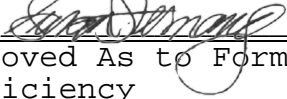
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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 _____, 2021, 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 _____, 2021.

Cindy Stuart, CLERK

APPROVED BY COUNTY ATTORNEY

BY: 
Approved As to Form and Legal
Sufficiency

BY: _____
Deputy Clerk

EXHIBIT A

DESCRIPTION SKETCH, THIS IS NOT A SURVEY

LEGAL DESCRIPTION:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, WINDING CREEK PLATTED SUBDIVISION—NO IMPROVEMENTS, according to the map or plat thereof, as recorded in Plat Book 102, Page 208, of the Public Records of Hillsborough County, Florida.

Containing 3,544,253.71 square feet or 81.36 acres, more or less.

SAME ALSO BEING DESCRIBED AS:

All of the plat of WINDING CREEK PLATTED SUBDIVISION—NO IMPROVEMENTS, according to the map or plat thereof, as recorded in Plat Book 102, Page 208, of the Public Records of Hillsborough County, Florida, herein after being referred to as "said plat", in Section 25, Township 32 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows: Beginning at the northeast corner of said plat; thence South 00°12'24" West, along the east line thereof, 5312.08 feet to the southeast corner of said plat; thence South 89°56'34" West, along the south line thereof, 666.87 feet to the southwest corner of said plat; thence North 00°12'02" East, along the west line thereof, 5313.04 feet to the northwest corner of said plat; thence South 89°58'30" East, along the north line thereof, 667.43 feet to the said Point of Beginning.

Containing 3,544,253.71 square feet or 81.36 acres, more or less.

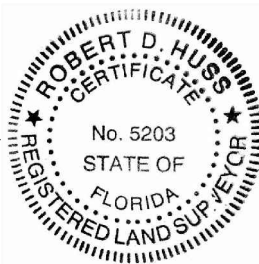
SURVEYOR'S NOTES:

1. North and the Bearings shown hereon are referenced to the West Zone of the Florida State Plane Coordinate System, North American Datum of 1983 (NAD 83) CORS 2011. The bearing of South 00°12'24" West along the east line of WINDING CREEK PLATTED SUBDIVISION—NO IMPROVEMENTS in Section 25, Township 32 South, Range 18 East, Hillsborough County, Florida as shown hereon is held as a bearing reference.
2. All measurements are in U.S. Survey Feet.

SEE SHEETS 2 AND 3 OF 3
FOR SKETCH OF DESCRIPTION



ROBERT D. HUSS, P.L.S.
FLORIDA REGISTRATION No. LS 5203
PICKETT AND ASSOCIATES, INC.
FLORIDA REGISTRATION No. LB 364



12/10/20
SKETCH DATE

SHEET 1 OF 3

DESCRIPTION SKETCH, THIS IS NOT A SURVEY
LOCATED IN SECTION 25,
TOWNSHIP 32 SOUTH, RANGE 18 EAST
HILLSBOROUGH COUNTY, FLORIDA
PREPARED FOR: TAMPA ELECTRIC COMPANY



PICKETT
SURVEYING • ENGINEERING

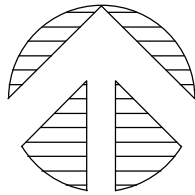
PICKETT AND ASSOCIATES, INC.
475 SOUTH FIRST AVENUE
BARTOW, FLORIDA 33830
PHONE: (863)-533-9095
FAX: (863)-534-1464
LICENSED BUSINESS No. LB364

Project No.:	19307-2	No.		Date		Approved		REVISION	
Horiz. Scale:	1"=400'	O.R.	12/10/20	RDH				Original Release	
DWG. Name:	19307-2-SKETCH								
Drawn By:	BH								
Field Bk / Pg.:	N/A								
Drawing No.:	SD 5722	PLOTTED: Thursday, December 10, 2020							

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

EXHIBIT A

NORTHWEST CORNER OF PLAT



NORTH



1 INCH = 400 FEET

GRAPHIC & INTENDED DISPLAY SCALE

OWNER: TAMPA ELECTRIC COMPANY
FOLIO # 032817-0300

TAMPA ELECTRIC COMPANY PARCELS

- LOT 1 - FOLIO # 032818-8012
- LOT 2 - FOLIO # 032818-8014
- LOT 3 - FOLIO # 032818-8016
- LOT 4 - FOLIO # 032818-8018
- LOT 5 - FOLIO # 032818-8020
- LOT 6 - FOLIO # 032818-8022
- LOT 7 - FOLIO # 032818-8024
- LOT 8 - FOLIO # 032818-8026
- LOT 9 - FOLIO # 032818-8028
- LOT 10 - FOLIO # 032818-8030
- LOT 11 - FOLIO # 032818-8032
- LOT 12 - FOLIO # 032818-8034
- LOT 13 - FOLIO # 032818-8036
- LOT 14 - FOLIO # 032818-8038
- LOT 15 - FOLIO # 032818-8040
- LOT 16 - FOLIO # 032818-8042

STEPHENS ROAD
S89°58'30"E 667.43'

SOUTHERLY RIGHT-OF-WAY LINE
OF STEPHENS ROAD PER OFFICIAL
RECORDS BOOK 10350, PAGE 1900

POINT OF BEGINNING

NORTHEAST CORNER OF WINDING CREEK
PLATTED SUBDIVISION-NO IMPROVEMENTS

NORTH LINE OF PLAT

LOT 3 LOT 2 LOT 1

LOT 6 LOT 5 LOT 4

WINDING CREEK
PLATTED
SUBDIVISION-
NO IMPROVEMENTS
PLAT BOOK 102,
PAGE 208

LOT 9 LOT 8 LOT 7

WEST LINE OF PLAT

LOT 11 LOT 10

N00°12'02"E 5313.04'

EAST LINE OF PLAT

LOT 13

S00°12'24"W 5312.08'

LOT 12

OWNER: TAMPA ELECTRIC COMPANY
FOLIO # 058098-0100

OWNER: TAMPA ELECTRIC COMPANY
FOLIO # 058098-0000

MATCHLINE-SEE SHEET 3 OF 3

SHEET 2 OF 3

DESCRIPTION SKETCH, THIS IS NOT A SURVEY
LOCATED IN SECTION 25,
TOWNSHIP 32 SOUTH, RANGE 18 EAST
HILLSBOROUGH COUNTY, FLORIDA
PREPARED FOR: TAMPA ELECTRIC COMPANY



PICKETT
SURVEYING • ENGINEERING

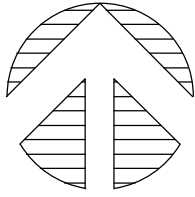
PICKETT AND ASSOCIATES, INC.
475 SOUTH FIRST AVENUE
BARTOW, FLORIDA 33830
PHONE: (863)-533-9095
FAX: (863)-534-1464
LICENSED BUSINESS No. LB364

Project No.:	19307-2	No.		Date		Approved		REVISION	
Horiz. Scale:	1" = 400'	O.R.	12/10/20	RDH				Original Release	
DWG. Name:	19307-2-SKETCH								
Drawn By:	BH								
Field Bk / Pg.:	N/A								
Drawing No.:	SD 5722	PLOTTED: Thursday, December 10, 2020							

SEE SHEET
1 OF 3
FOR SURVEYOR'S
SIGNATURE, SEAL
AND NOTES.

EXHIBIT A

MATCHLINE—SEE SHEET 2 OF 3



NORTH



1 INCH = 400 FEET

GRAPHIC & INTENDED DISPLAY SCALE

OWNER: TAMPA ELECTRIC COMPANY
FOLIO # 032817-0300

OWNER: SUBURBAN LAND RESERVE, INC.
FOLIO # 058101-0100

N00°12'02"E 5313.04'

WEST LINE OF PLAT

EAST LINE OF PLAT

S00°12'24"W 5312.08'

LOT 14

LOT 15

WINDING CREEK
PLATTED
SUBDIVISION—
NO IMPROVEMENTS
PLAT BOOK 102,
PAGE 208

LOT 16

SOUTH 13 ACRES
OF LOT 16

OWNER: J-HAJ ENTROURAGE, LLC
FOLIO # 032818-8044

SOUTH LINE OF PLAT

S89°56'34"W 666.87'

SOUTHWEST CORNER OF PLAT

SOUTHEAST CORNER OF PLAT

OWNER: SUBURBAN LAND RESERVE, INC.
FOLIO # 032899-6100

OWNER: TAMPA ELECTRIC COMPANY
FOLIO # 058084-0100

SHEET 3 OF 3

DESCRIPTION SKETCH, THIS IS NOT A SURVEY
LOCATED IN SECTION 25,
TOWNSHIP 32 SOUTH, RANGE 18 EAST
HILLSBOROUGH COUNTY, FLORIDA
PREPARED FOR: TAMPA ELECTRIC COMPANY



PICKETT
SURVEYING • ENGINEERING

PICKETT AND ASSOCIATES, INC.
475 SOUTH FIRST AVENUE
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Field Bk / Pg.:	N/A								
Drawing No.:	SD 5722	PLOTTED: Thursday, December 10, 2020							

SEE SHEET
1 OF 3
FOR SURVEYOR'S
SIGNATURE, SEAL
AND NOTES.

Placeholder for Notice of Hearing Affidavit

A notice of the hearing will be published on April 16, 2021 and April 23, 2021.

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 at 9:00 A.M., Tuesday, May 11, 2021, via Communications Media Technology to determine whether or not:

Vacating Petition V21-0001, Winding Creek Platted Subdivision - No Improvements, as recorded in Plat Book 102, Page 208, of the public records of Hillsborough County, folios 032818-8012, 032818-8014, 032818-8016, 032818-8018, 032818-8020, 032818-8022, 032818-8024, 032818-8026, 032818-8028, 032818-8030, 032818-8032, 032818-8034, 032818-8036, 032818-8038, 032818-8040, 032818-8042 and 03818-8044, within Section 25, Township 32 South, Range 18 East

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: Virtual participation is highly encouraged. **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 and 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 encouraged, 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.

WINDING CREEK PLATTED SUBDIVISION - NO IMPROVEMENTS

PLAT BOOK 102
PAGE 208

SECTION 25, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

LEGAL DESCRIPTION:

THE EAST 1/8 OF SECTION 25, TOWNSHIP 32 SOUTH, RANGE 18 EAST, LESS THE NORTH 33 FEET FOR ROAD RIGHT-OF-WAY, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 25; RUN THENCE SOUTH 00°12'24" WEST, ALONG THE EAST BOUNDARY OF SAID SECTION 25, 33.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STEPHENS ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST BOUNDARY, SOUTH 00°12'24" WEST, 5312.08 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 89°56'34" WEST, ALONG THE SOUTH BOUNDARY OF THE EAST 1/2 OF SAID SECTION 25, 666.87 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, NORTH 00°12'02" EAST, ALONG THE WEST BOUNDARY OF THE EAST 1/8 OF SAID SECTION 25, 5313.04 FEET TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF STEPHENS ROAD; AND THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, LYING 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF THE EAST 1/2 OF SAID SECTION 25, SOUTH 89°58'30" EAST, 667.43 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 81.36 ACRES, MORE OR LESS.

PLAT NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF SOUTH 89°58'30" EAST FOR THE NORTH BOUNDARY OF THE EAST 1/2 OF SECTION 25, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND ARE TIED TO THE FLORIDA COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTED 1990. X-Y COORDINATES SHOWN HEREON ARE IN FEET AND REFER TO SAID COORDINATE SYSTEM. COORDINATES HAVE BEEN ESTABLISHED TO A MINIMUM OF THIRD ORDER ACCURACY AND ARE SUPPLEMENTAL DATA ONLY. ORIGINATING COORDINATES: HILLSBOROUGH COUNTY CONTROL STATIONS "HAYES" AND "HAYES AZ MK".
- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION OF WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE DEVELOPMENT SERVICES DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS FOR DEVELOPMENT.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY.
- THE WETLAND CONSERVATION AREA SHALL BE RETAINED IN A NATURAL STATE PURSUANT TO HILLSBOROUGH COUNTY, FL. LAND DEVELOPMENT CODE (LDC) AS AMENDED: THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 84-446; AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION. IN ADDITION, A 30 FOOT SET-BACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE LAND DEVELOPMENT CODE.
- AN EASEMENT AGREEMENT EXISTS AS RECORDED IN OFFICIAL RECORDS BOOK 5012, PAGE 1968, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND THE EASEMENT CONTAINED THEREIN DOES NOT ENCUMBER THE PROPERTY TO BE PLATTED HEREON AND THEREFORE IS NOT GRAPHICALLY SHOWN ON THIS PLAT.
- THE ONSITE WETLAND CONSERVATION AREAS AND 30-FOOT WETLAND CONSERVATION AREA SETBACKS ARE SUBJECT TO A CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 14519, PAGE 277, HILLSBOROUGH COUNTY OFFICIAL RECORDS. THESE AREAS SHALL BE RETAINED IN A NATURAL UNALTERED STATE THROUGHOUT THE ENTIRE SUBDIVISION. FILLING, GRUBBING, CLEARING AND SODDING IS PROHIBITED EXCEPT FOR THE REMOVAL OF NUISANCE/EXOTIC VEGETATION OR ENHANCEMENT THROUGH NATIVE PLANTINGS, AS SPECIFICALLY APPROVED BY THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION.

PLAT APPROVAL:

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

REVIEWED BY: Daniel J. Rutherford 12-9-2004
FLORIDA PROFESSIONAL SURVEYOR & MAPPER, LICENSE # 5742

COUNTY SURVEYING DIVISION, REAL ESTATE DEPARTMENT, HILLSBOROUGH COUNTY

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

CHAIRMAN Jim Neman 12/14/04
DATE

CLERK OF CIRCUIT COURT:

COUNTY OF HILLSBOROUGH, STATE OF FLORIDA

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS, IN FORM, OF CHAPTER 177, PART I, OF FLORIDA STATUTES, AND HAS BEEN FILED FOR RECORD IN PLAT BOOK 102 PAGE 208 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY Richard Ake BY Daniel J. Rutherford
CLERK OF CIRCUIT COURT DEPUTY CLERK

THIS 22nd DAY OF December, 2004 TIME 10:52 Am

CLERK FILE NUMBER 2004495797

PATH: P:\654-07\Dwg\Plat\65407Plat-Pg1-Rev.dwg, PLOT DATE: 10-29-04

SUBDIVIDER/DEDICATION:

THE UNDERSIGNED AS OWNER, MORTGAGEE, OR OTHER PERSON, CORPORATION OR ENTITY HAVING A RECORD INTEREST IN THE LANDS HEREIN DESCRIBED WHICH ARE TO BE SUBDIVIDED AND PLATTED AS "WINDING CREEK PLATTED SUBDIVISION - NO IMPROVEMENTS", HEREBY DEDICATES THIS PLAT FOR RECORD.

THE 30 FOOT INGRESS, EGRESS, AND UTILITY EASEMENT "A" (PALMETTO GREEN LANE) ACROSS LOTS 4, 7, AND 10 AND SERVING LOTS 7, 10, AND 13 IS NOT FOR PUBLIC USE BUT IS HEREBY RESERVED FOR THE PRIVATE USE, BENEFIT, AND MAINTENANCE OF THE OWNERS OF SAID LOTS 7, 10, AND 13.

THE 30 FOOT INGRESS, EGRESS, AND UTILITY EASEMENT "B" (PINK PRIMROSE LANE) ACROSS LOTS 2 AND 5 AND SERVING LOTS 5 AND 8 IS NOT FOR PUBLIC USE BUT IS HEREBY RESERVED FOR THE PRIVATE USE, BENEFIT, AND MAINTENANCE OF THE OWNERS OF SAID LOTS 5 AND 8.

THE 30 FOOT INGRESS, EGRESS, AND UTILITY EASEMENT "C" (WHITE MYRTLE LANE) ACROSS LOTS 6, 9 AND 11 AND SERVING LOTS 9, 11 AND 12 IS NOT FOR PUBLIC USE BUT IS HEREBY RESERVED FOR THE PRIVATE USE, BENEFIT, AND MAINTENANCE OF THE OWNERS OF SAID LOTS 9, 11 AND 12.

THE 30 FOOT INGRESS, EGRESS, AND UTILITY EASEMENT "D" (WINDING PINE LANE) ACROSS LOTS 3, 6, 9, 11, 12, 14 AND 15 AND SERVING LOTS 14, 15, AND 16 IS NOT FOR PUBLIC USE BUT IS HEREBY RESERVED FOR THE PRIVATE USE, BENEFIT, AND MAINTENANCE OF THE OWNERS OF SAID LOTS 14, 15, AND 16.

THE UNDERSIGNED ALSO CONFIRMS THE LIMITS OF THE PUBLIC RIGHT-OF-WAY AS SHOWN HEREON.

ALAN E. JONES - OWNER

Alan E. Jones
ALAN JONES

Walter C. Sherrill, Jr.
WITNESS

Walter C. Sherrill, Jr.
WITNESS

DAVID W. COUNCIL - OWNER

David W. Council
DAVID COUNCIL

Walter C. Sherrill, Jr.
WITNESS

Walter C. Sherrill, Jr.
WITNESS

ACKNOWLEDGEMENT:

COUNTY OF HILLSBOROUGH, STATE OF FLORIDA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF December, 2004, BY ALAN JONES AND DAVID COUNCIL, WHO ARE PERSONALLY KNOWN TO ME OR WHO HAVE PRODUCED PERSONAL IDENTIFICATION AND WHO DID TAKE AN OATH.

NOTARY PUBLIC:

SIGN Ann G. Kendall SEAL

PRINT Ann G. Kendall

TITLE Secretary

SERIAL NUMBER DD15473

COMMISSION EXPIRES October 14, 2006

SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND LOT CORNERS WERE SET ON THE 7TH DAY OF DECEMBER, 2004, AS SHOWN HEREON.

CERTIFIED BY Walter C. Sherrill, Jr. PSM #4803
WALTER C. SHERRILL, JR.

BROOKS AND AMADEN, INC. (LB #5221)

BROOKS AND AMADEN, INC.

205 RIDGEWOOD AVENUE · BRANDON, FLORIDA 33510 · TELEPHONE (813) 653-1125
WWW.BROOKS-AMADEN.COM · FAX (813) 653-1679

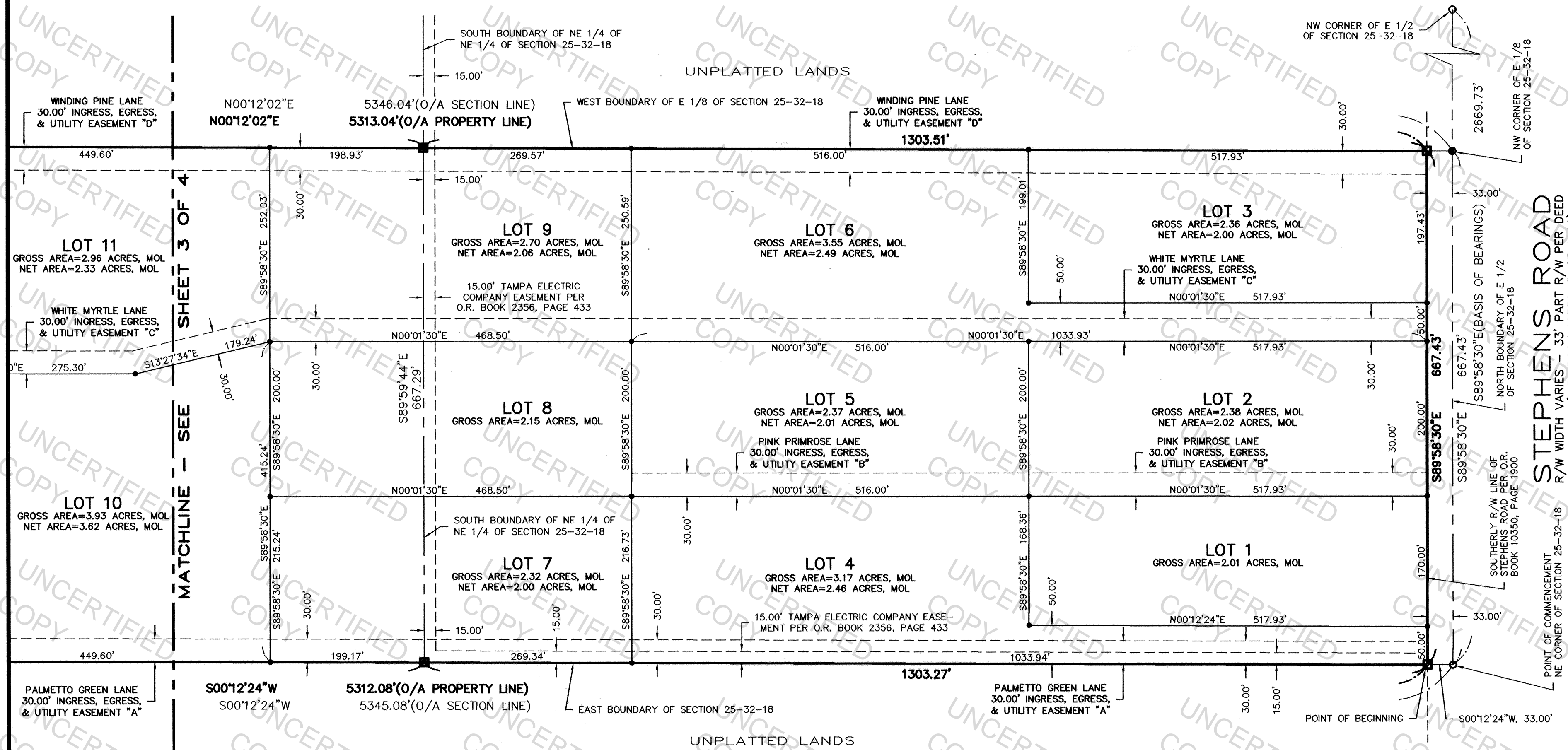
Civil and Environmental Engineering · Land Surveying and Planning
State of Florida, D.B.P.R. Certificate of Auth. # 5221

SHEET 1 OF 4

WINDING CREEK PLATTED SUBDIVISION - NO IMPROVEMENTS

PLAT BOOK 102
PAGE 209

SECTION 25, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

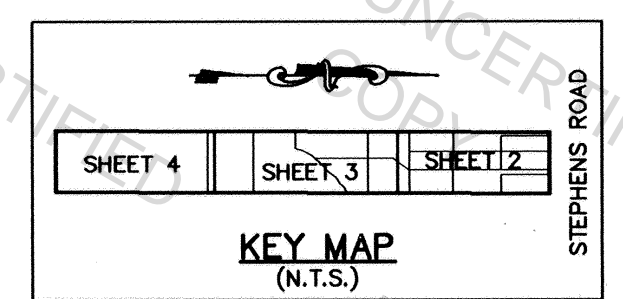
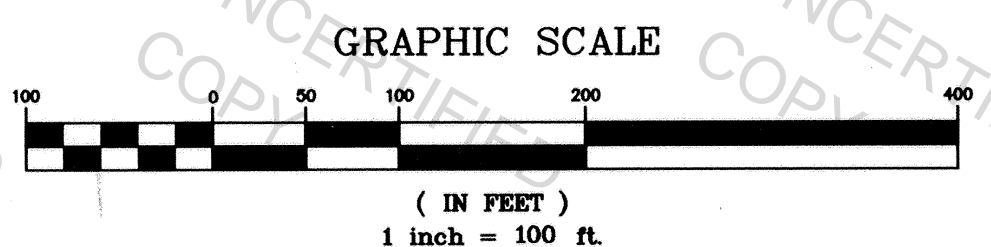
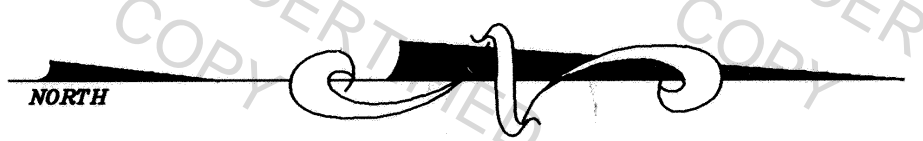


MATCHLINE - SEE SHEET 3 OF 4

STEPHENS ROAD
R/W WIDTH VARIES - 33' PART R/W PER DEED EXCEPTION (O.R. BOOK 10350, PAGE 1900)

LEGEND

- P.R.M. PERMANENT REFERENCE MONUMENT FOUND
- P.R.M. SET PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT, LB #5221
- CM CONCRETE MONUMENT
- R/W RIGHT-OF-WAY
- RAD RADIUS
- TYP TYPICAL
- O.R. OFFICIAL RECORDS
- MOL MORE OR LESS
- FCS FLORIDA COORDINATE SYSTEM
- O/A OVERALL
- W.C.A. WETLAND CONSERVATION AREA
- EPC ENVIRONMENTAL PROTECTION COMMISSION
- SWFWMD SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- N.T.S. NOT TO SCALE
- ID IDENTIFICATION
- ▲ WETLAND POINT
- LOT CORNER, SET CAPPED
- 1/2" IRON ROD, LB #5221 SECTION CORNER



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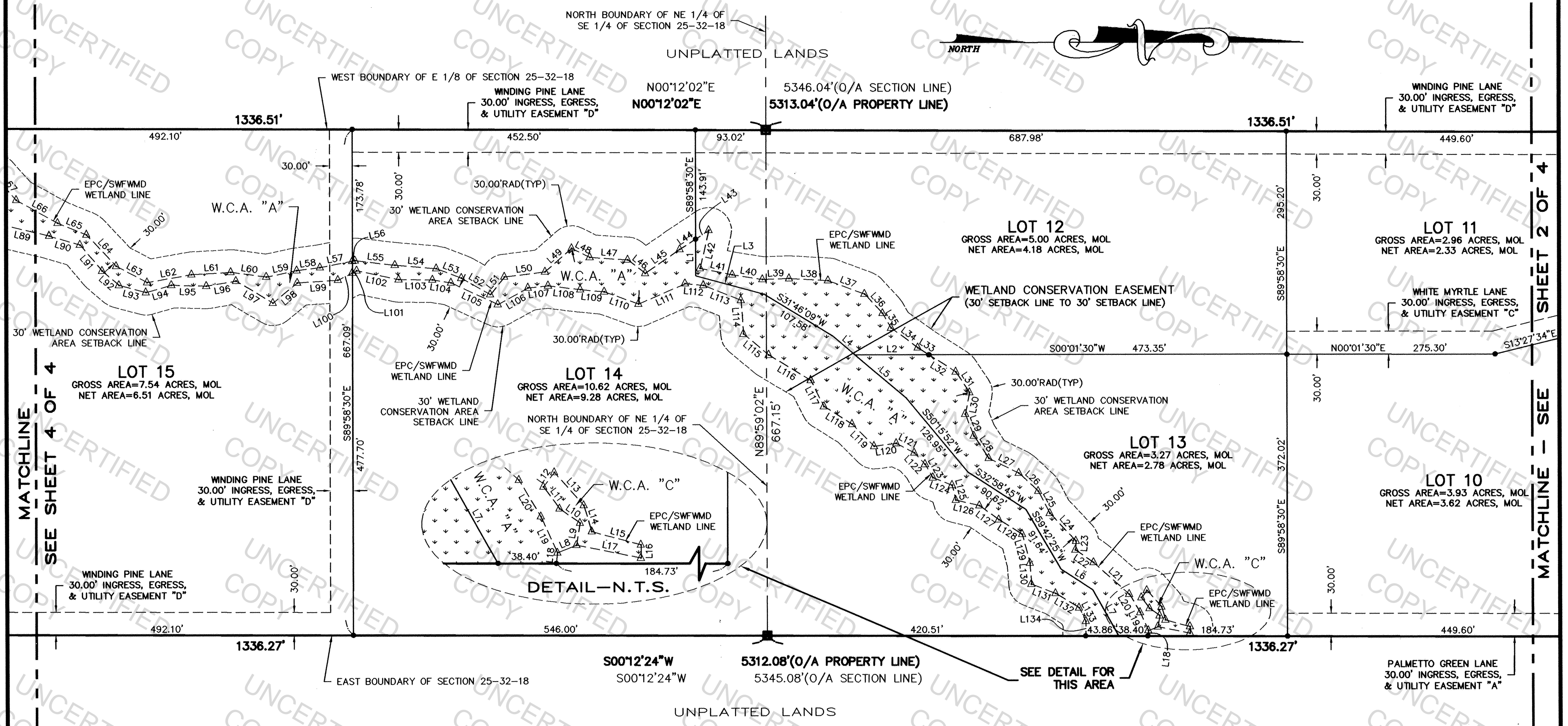
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State of Florida, D.B.P.R. Certificate of Auth. # 5221

SHEET 2 OF 4

WINDING CREEK PLATTED SUBDIVISION - NO IMPROVEMENTS

PLAT BOOK 102
PAGE 210

SECTION 25, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA



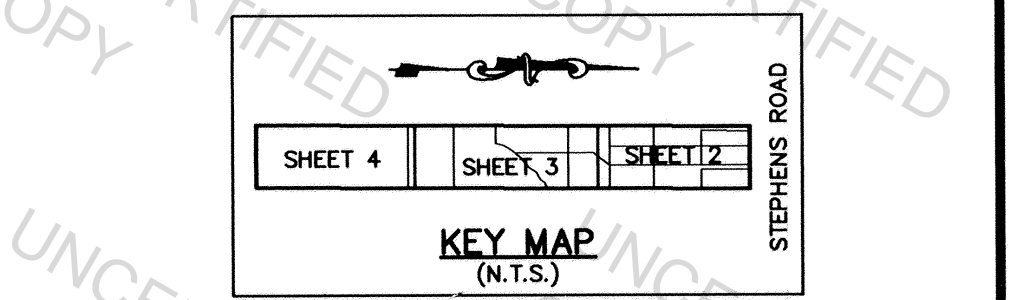
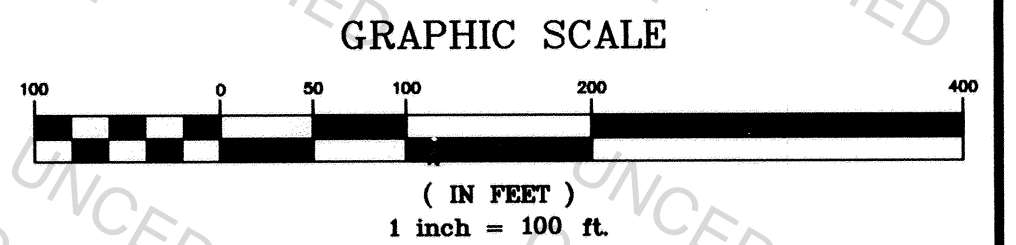
LINE	LENGTH	BEARING
L1	48.68'	S89°58'30"E
L2	97.34'	S00°01'30"W
L3	93.07'	S15°05'19"W
L4	37.74'	N39°55'00"E
L5	88.64'	S39°55'00"W
L6	50.44'	S33°22'34"W
L7	69.57'	S80°50'45"W
L8	13.53'	N21°35'57"W
L9	14.80'	N80°45'12"W
L10	16.50'	S35°08'57"W
L11	17.98'	S53°38'27"W
L12	11.98'	N52°47'08"W
L13	29.20'	N48°18'30"E
L14	18.13'	N73°30'13"E
L15	33.60'	N15°11'08"E
L16	8.74'	N89°54'32"E
L17	43.34'	S11°26'11"W
L18	7.07'	N82°47'12"W
L19	26.29'	S65°34'42"W
L20	28.17'	S59°09'59"W
L21	63.12'	S41°55'31"W
L22	29.35'	S34°52'11"W
L23	11.88'	N86°09'56"W
L24	50.41'	S47°02'17"W
L25	32.98'	S82°29'08"W
L26	35.05'	S43°04'40"W
L27	44.25'	S26°16'13"W

L28	35.35'	S56°25'15"W
L29	30.80'	S68°35'26"W
L30	28.77'	N78°23'23"W
L31	32.73'	S56°02'39"W
L32	42.14'	S32°15'55"W
L33	16.90'	S32°15'55"W
L34	43.99'	S36°32'57"W
L35	22.43'	S60°01'19"W
L36	35.01'	S47°22'45"W
L37	51.36'	S20°25'59"W
L38	51.55'	S03°15'25"W
L39	35.14'	S02°00'45"E
L40	40.38'	S08°58'16"W
L41	43.37'	S11°26'23"W
L42	51.84'	N77°03'52"W
L43	21.05'	S33°34'18"E
L44	24.91'	S33°34'18"E
L45	55.55'	S34°39'23"E
L46	29.25'	S37°57'09"W
L47	50.16'	S03°46'57"W
L48	26.81'	S26°45'18"W
L49	46.96'	S41°24'54"E
L50	54.01'	S07°06'39"E
L51	29.78'	S51°08'53"E
L52	43.66'	S29°51'56"W
L53	35.47'	S21°02'19"W
L54	54.74'	S04°50'55"W
L55	53.03'	S06°43'21"W
L56	3.41'	S11°06'56"E

L57	43.40'	S11°06'56"E
L58	30.90'	S07°29'03"E
L59	40.97'	S11°52'24"E
L60	47.17'	S07°42'54"W
L61	51.82'	S03°14'15"E
L62	59.37'	S10°01'51"E
L63	46.21'	S28°05'15"W
L64	57.03'	S46°45'28"W
L65	41.00'	S22°21'19"W
L66	62.39'	S29°01'51"W
L67	41.74'	S47°54'56"W
L68	69.55'	N13°26'28"E
L69	42.24'	N16°30'55"E
L70	45.19'	N49°52'52"E
L71	29.32'	N40°47'13"E
L72	36.76'	N14°58'37"E
L73	34.81'	N15°50'09"W
L74	46.03'	N01°27'53"E
L75	39.68'	N09°35'16"W
L76	56.68'	N31°16'52"E
L77	41.82'	N39°45'56"W
L78	53.78'	N03°44'44"W
L79	21.22'	N26°53'47"W
L80	6.32'	N26°53'47"W
L81	56.65'	N12°08'47"E
L82	44.51'	N00°29'34"E
L83	24.63'	N09°34'22"E
L84	68.15'	N24°59'28"E
L85	45.46'	N28°54'14"W

L107	26.71'	N05°52'14"W
L108	42.80'	N06°59'06"E
L109	31.67'	N05°18'03"E
L110	47.98'	N19°55'53"E
L111	67.07'	N23°34'57"W
L112	24.31'	N05°12'36"E
L113	53.40'	N21°45'19"E
L114	45.10'	N85°59'51"E
L115	43.35'	N39°44'44"E
L116	64.56'	N30°49'39"E
L117	38.51'	N63°15'26"E
L118	43.74'	N31°57'35"E
L119	40.93'	N45°02'40"E
L120	29.54'	N07°06'34"W
L121	26.85'	N27°48'14"E
L122	20.75'	N46°55'41"E
L123	20.40'	N60°02'16"E
L124	27.28'	N21°30'20"E
L125	20.23'	N76°07'56"E
L126	32.05'	N13°34'13"E
L127	31.64'	N35°53'26"E
L128	36.46'	N32°17'35"E
L129	39.46'	N75°06'31"E
L130	28.08'	N86°16'32"E
L131	34.22'	N21°21'59"E
L132	36.48'	N31°39'55"E
L133	19.97'	N63°30'00"E
L134	19.08'	S88°50'13"E

- LEGEND**
- P.R.M. PERMANENT REFERENCE MONUMENT FOUND
 - P.R.M. SET PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT, LB #5221 CONCRETE MONUMENT
 - CM RIGHT-OF-WAY
 - RAD RADIUS
 - TYP TYPICAL
 - O.R. OFFICIAL RECORDS
 - MOL MORE OR LESS
 - FCS FLORIDA COORDINATE SYSTEM
 - O/A OVERALL
 - W.C.A. WETLAND CONSERVATION AREA
 - EPC ENVIRONMENTAL PROTECTION COMMISSION
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 - N.T.S. NOT TO SCALE
 - ID IDENTIFICATION
 - ▲ WETLAND POINT
 - LOT CORNER, SET CAPPED 1/2" IRON ROD, LB #5221
 - SECTION CORNER



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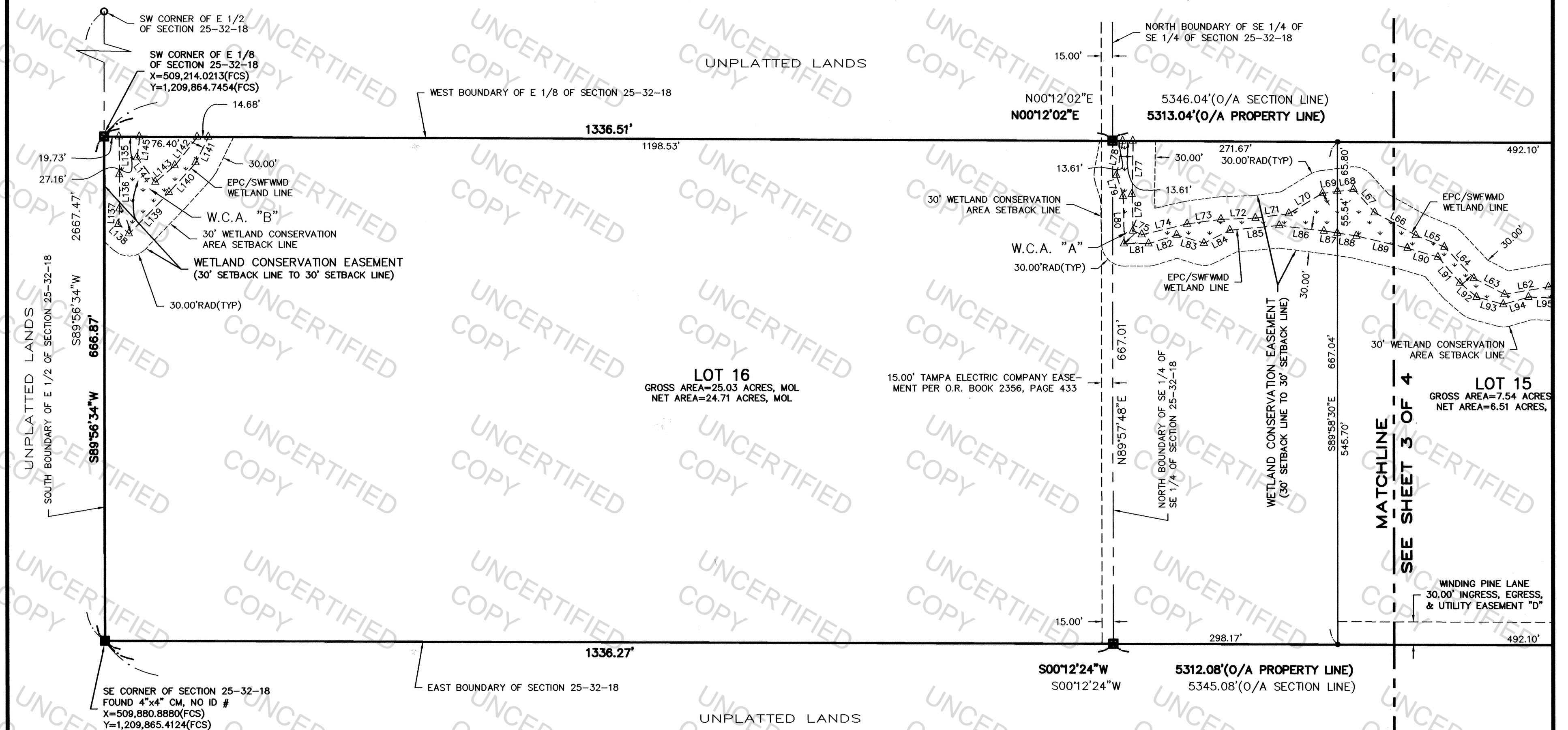
SHEET 3 OF 4

PLAT: P:\654-07\Dwg\Plat\65407Plat-Mstr-Rev.dwg, PLOT DATE: 10-29-04

WINDING CREEK PLATTED SUBDIVISION - NO IMPROVEMENTS

PLAT BOOK 102
PAGE 211

SECTION 25, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

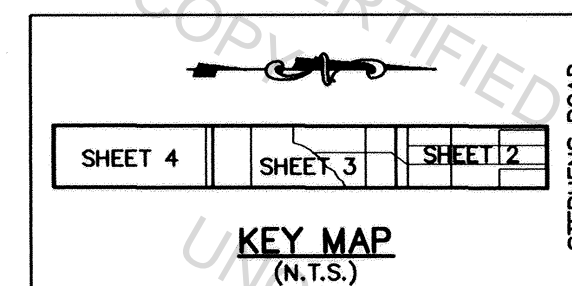
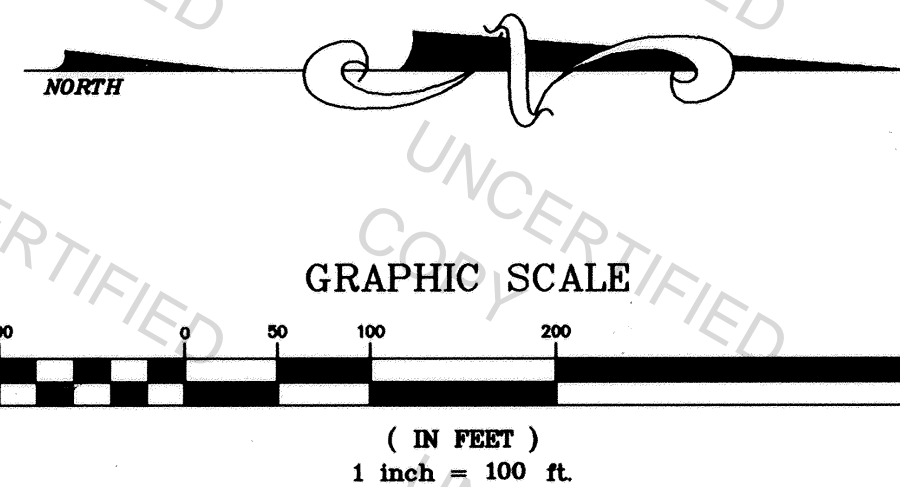


LINE	LENGTH	BEARING
L62	59.37'	S10°01'51"E
L63	46.21'	S28°05'15"W
L64	57.03'	S46°45'28"W
L65	41.00'	S22°21'19"W
L66	62.39'	S29°01'51"W
L67	41.74'	S47°54'56"W
L68	21.69'	S07°06'21"E
L69	19.90'	S07°06'21"E
L70	52.32'	S31°13'26"E
L71	44.62'	S07°52'48"E
L72	45.82'	S02°02'56"E
L73	45.41'	S07°42'24"E
L74	62.04'	S13°25'24"E
L75	12.89'	S22°30'20"W
L76	49.20'	S88°39'50"W
L77	70.47'	N88°59'13"W
L78	46.39'	S79°37'31"E
L79	29.43'	N72°24'51"E
L80	63.02'	N88°51'51"E
L81	32.82'	N00°11'31"W
L82	38.99'	N17°26'58"W
L83	37.94'	N16°47'20"E

L84	38.57'	N26°47'52"W
L85	65.78'	N05°22'32"W
L86	59.77'	N07°05'40"E
L87	18.06'	N08°26'45"E
L88	25.58'	N08°26'45"E
L89	69.55'	N13°26'28"E
L90	42.24'	N16°30'55"E
L91	45.19'	N49°52'52"E
L92	29.32'	N40°47'13"E
L93	36.76'	N14°58'37"E
L94	34.81'	N15°50'09"W
L95	46.03'	N01°27'53"E
L135	49.97'	N89°23'48"E
L136	45.33'	N89°56'52"E
L137	20.53'	S85°56'17"E
L138	18.95'	N41°37'01"E
L139	76.35'	N46°04'41"W
L140	52.83'	N48°00'08"W
L141	37.58'	N63°42'35"W
L142	47.83'	S51°46'29"E
L143	33.86'	S40°18'11"E
L144	40.16'	S53°07'29"W
L145	27.79'	N83°33'29"W

LEGEND

- P.R.M. PERMANENT REFERENCE MONUMENT FOUND
- P.R.M. SET PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT, LB #5221
- CM CONCRETE MONUMENT
- R/W RIGHT-OF-WAY
- RAD RADIUS
- TYP TYPICAL
- O.R. OFFICIAL RECORDS
- MOL MORE OR LESS
- FCS FLORIDA COORDINATE SYSTEM
- O/A OVERALL
- W.C.A. WETLAND CONSERVATION AREA
- EPC ENVIRONMENTAL PROTECTION COMMISSION
- SWFWMD SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- N.T.S. NOT TO SCALE
- ID IDENTIFICATION
- ▲ WETLAND POINT
- LOT CORNER, SET CAPPED
- 1/2" IRON ROD, LB #5221
- SECTION CORNER



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SHEET 4 OF 4

Vacating Petition V21-0001

Petition To Vacate Winding Creek Subdivision Plat

Winding Creek Platted Subdivision - No Improvements (Plat Book 102 Page 208)

Section 25– Township 32 S – Range 18 E

Folios: 032818-8012, 032818-8014, 032818-8016, 032818-8018, 032818-8020, 032818-8022, 032818-8024, 032818-8026, 032818-8028, 032818-8030, 032818-8032, 032818-8034, 032818-8036, 032818-8038, 032818-8040, 032818-8042 and 032818-8044

Petitioners – Tampa Electric Company and J-HAJ Entourage, LLC

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 PUBLIC UTILITIES – NO OBJECTION
- HC PUBLIC WORKS-STORMWATER – NO OBJECTION
- HC PUBLIC WORKS-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 ENVIRONMENTAL PROTECTION – NO OBJECTION
- HC ADDRESSING/E 911 – NO OBJECTION
- PLANNING COMMISSION – CONSISTENT

REVIEWING AGENCIES

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

Return to: Hillsborough County Geospatial and Land Acquisition Services Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION: V21-0001 Petition to Vacate Winding Creek Platted Subdivision, as recorded in Plat Book 102, Page 208, located in Section 25, Township 32 South, Range 18 East, in Ruskin.

Reviewing Agency: Development Services (Zoning)

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 Geospatial and Land Acquisition Services Department. The back of this form may be used for additional comments.

Form with checkboxes for 'NO OBJECTION' and 'OBJECTION'.

1) Do you currently use or have facilities in said area to be vacated? YES NO

2) Do you foresee a need for said area in the future? YES NO

3) IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES"; A) Could any portion of said area be vacated? YES NO

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? N/A YES NO

Additional Comments:

Reviewed By: J. Brian Grady Date: 4/1/21

Email: jgradyb@hillsboroughcounty.org Phone: 276-8343

VACATING REVIEW COMMENT SHEET

DATE 02/08/2021

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

Project: V21-0001 - Vacate Winding Creek Subdivision Plat _ Plat Book 102, Page 208
Folio#'s 32818.8012, 32818.8014 + others

Reviewing Agency: Public Utilities department - Administrative Division - Randy Sears
General Manager II - 925 Twiggs Street Tampa, FL 33602

S., T., R. 25 - 32 - 18

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.
(If you have no objections, check here and sign below.)

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

Blank lines for explanation of question 1.

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

Blank lines for explanation of question 2.

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:

Blank lines for explanation of question 3A.

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

Blank lines for explanation of question 3B.

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

Blank lines for explanation of question 4.

Phone No.

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

Reviewed By: Randy Rochelle Date: February 08, 2021

FROM:

Return to: Hillsborough County Geospatial and Land Acquisition Services Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION: V21-0001 Petition to Vacate Winding Creek Platted Subdivision, as recorded in Plat Book 102, Page 208, located in Section 25, Township 32 South, Range 18 East, in Ruskin.

Reviewing Agency: PW Engineering & Operations Dept./ Stormwater Services Section _____

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 Geospatial and Land Acquisition Services Department. The back of this form may be used for additional comments.

<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? _____ YES ___X___ NO
 If YES, please explain:

2) Do you foresee a need for said area in the future? _____ YES ___X___ 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 ___X___ 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 ___N/A___ 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 ___N/A___ NO
 ___N/A___

Additional Comments: Hillsborough County Stormwater has no objections to vacating the plat, since it has no easements or ROW dedicated for drainage, or County drainage infrastructure.

Reviewed By: Ronald Steijlen

Date: 02/05/2021

Email: SteijlenR@HillsboroughCounty.Org

Phone: (813) 307-1801

Return to: Hillsborough County Geospatial and Land Acquisition Services Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION: V21-0001 Petition to Vacate Winding Creek Platted Subdivision, as recorded in Plat Book 102, Page 208, located in Section 25, Township 32 South, Range 18 East, in Ruskin.

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 Geospatial and Land Acquisition Services Department. The back of this form may be used for additional comments.

<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? 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: Marcia Bento Date: 02/11/2021

Email: PW-CIPTransportationReview@hcflgov.net

Return to: Hillsborough County Geospatial and Land Acquisition Services Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION: V21-0001 Petition to Vacate Winding Creek Platted Subdivision, as recorded in Plat Book 102, Page 208, located in Section 25, Township 32 South, Range 18 East, in Ruskin.

Reviewing Agency: _____ Systems 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 Geospatial and Land Acquisition Services Department. The back of this form may be used for additional comments.

_____ x _____ 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 _____ x _____ NO
If YES, please explain:

2) Do you foresee a need for said area in the future? _____ YES _____ x _____ 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: _____ Will Hand, PE _____ Date:
_____ 2/8/21 _____

Email: _____ handwt@hillsboroughcounty.org _____ Phone:

Return to: Hillsborough County Geospatial and Land Acquisition Services Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION: V21-0001 Petition to Vacate Winding Creek Platted Subdivision, as recorded in Plat Book 102, Page 208, located in Section 25, Township 32 South, Range 18 East, in Ruskin.

Reviewing Agency: Hillsborough County Public Works 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 Geospatial and Land Acquisition Services Department. The back of this form may be used for additional comments.

<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? YES NO (X)

If YES, please explain: _____

2) Do you foresee a need for said area in the future? YES NO (X)

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: 02/01/2021

Email: HamiltonL@HCFLGov.net

Phone: (813) 538-5452

Return to: Hillsborough County Geospatial and Land Acquisition Services Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION: V21-0001 Petition to Vacate Winding Creek Platted Subdivision, as recorded in Plat Book 102, Page 208, located in Section 25, Township 32 South, Range 18 East, in Ruskin.

Reviewing Agency: SSU PW Maintenance _____

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 Geospatial and Land Acquisition Services Department. The back of this form may be used for additional comments.

<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? _____ 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: Juan Olivero Lopez _____ Date: 02/22/2021 _____

Email: Oliveroj@hillsboroughcounty.org _____ Phone: 813-399-2293 _____

Return to: Hillsborough County Geospatial and Land Acquisition Services Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION: V21-0001 Petition to Vacate Winding Creek Platted Subdivision, as recorded in Plat Book 102, Page 208, located in Section 25, Township 32 South, Range 18 East, in Ruskin.

Reviewing Agency: ___ Environmental Protection 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 Geospatial and Land Acquisition Services Department. The back of this form may be used for additional comments.

<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? 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: ___The applicant has provided a letter (attached) dated 3/24/2021 to EPC that acknowledges the existence of the onsite Conservation Easement (O BK 14519 PG0277) and that the easement will remain in place following the vacating of the platted subdivision per Hillsborough County Official Records. The applicant confirms that future developments will not impact the existing conservation easement. EPC has no objection to the vacating of the platted subdivision as proposed.

Information Comment:

If the applicant choses to develop the property in the future, please be aware, the wetland line depicted on the plat was approved by the Southwest Florida Water Management District (SWFWMD) in 2004 and has since expired. Please provide documentation that the SWFWMD wetland survey is still valid. If documentation cannot be provided, the wetlands on site must be field delineated by EPC or SWFWMD staff and the wetland line surveyed. The survey must then be submitted to EPC staff for approval. After survey approval, the wetland line must appear on all site plans and must be labeled as "EPC Wetland Line." The wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code. The vacating of the platted subdivision as proposed is not contingent on the validity of the survey; however, the wetland line will need to be valid prior to EPC approval of land development construction plans. _____

Reviewed By: _Abbie Weeks_____ Date: _3/25/2021_____

Email: ___weeksa@epchc.org_____ Phone: _813-627-2600 ex1101_____



March 24, 2021

Ms. Abbie Weeks
Environmental Protection Commission of
Hillsborough County
3629 Queen Palm Drive
Tampa, FL 33619

Via Email

weeksa@epchc.org

**Re: V21-0001 Petition to Vacate Winding Creek Platted Subdivision,
as recorded in Plat Book 102, Page 208, located in Section 25, Township 32 South,
Range 18 East, in Ruskin, Florida**

Dear Ms. Weeks:

Pursuant to your request, this letter confirms that Tampa Electric Company acknowledges the existence of the conservation easement within the area of the plat and that the conservation easement will remain in place following the vacation of the plat. In addition, Tampa Electric Company confirms that the easement will be protected during any future development of the site.

If you have any questions, please do not hesitate to contact me at (813) 228-4257.

Sincerely,

A handwritten signature in blue ink that reads "Stanley M. Kroh". The signature is written in a cursive, flowing style.

Stanley M. Kroh
Manager
Land and Stewardship Programs
Tampa Electric Company

Return to: Hillsborough County Geospatial and Land Acquisition Services Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION: V21-0001 Petition to Vacate Winding Creek Platted Subdivision, as recorded in Plat Book 102, Page 208, located in Section 25, Township 32 South, Range 18 East, in Ruskin.

Reviewing Agency: STREETS AND ADDRESSES

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 Geospatial and Land Acquisition Services Department. The back of this form may be used for additional comments.

<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? 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: 02/02/2021

Email: franklinds@hillsboroughcounty.org

Phone: 813-264-3050

Return to: Hillsborough County Geospatial and Land Acquisition Services Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION: V21-0001 Petition to Vacate Winding Creek Platted Subdivision, as recorded in Plat Book 102, Page 208, located in Section 25, Township 32 South, Range 18 East, in Ruskin.

Reviewing Agency: HC 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 Geospatial and Land Acquisition Services Department. The back of this form may be used for additional comments.

<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? 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: None

Reviewed By: Will Augustine Date: February 5, 2021

Email: august@plancom.org Phone: (813) 565-9315



Hillsborough County City-County Planning Commission

Memorandum

February 12, 2021

To: Bryan C. Dion, Esq., Real Property Specialist

From: Will Augustine, Senior Planner

Re: **Vacating Review #V21-0001 – Petition to Vacate the Entire Winding Creek Platted Subdivision.**

The Planning Commission staff has reviewed a petition to vacate the entire Winding Creek Platted Subdivision - No Improvements (Plat Book 102, Page 208) approximately 3,544,254 square feet or +/-104.32 acres.

The subject area is located in Section 25, Township 32S, and Range 18E, in Ruskin, Hillsborough County, Florida. It consists of the following folios: 032818-8012, 032818-8014, 032818-8016, 032818-8018, 032818-8020, 032818-8022, 032818-8024, 032818-8026, 032818-8028, 032818-8030, 032818-8032, 032818-8034, 032818-8036, 032818-8038, 032818-8040, 032818-8042.

The subject site is designated Residential-1 (R-1) on the Future Land Use Map. The plat vacate is being proposed for a future rezoning to Agricultural Rural (A/R) for future consistent use. The surrounding properties in the area are designated R-1 to the east and west, Residential-2 (R-2) to the north and Agriculture Rural (A/R) to the south, east and west on the Future Land Use Map. The area requested to be vacated totals +/-140.32 acres.

The applicant is requesting this partial vacation of the platted Winding Creek Subdivision for the future development of the properties that are consistent with zoning. The currently undeveloped subdivision does not serve a public purpose, nor will the proposed subdivision vacation restrict access to any of the surrounding property owners.

This vacation will not have adverse impacts on the future development pattern of the surrounding area. The Planning Commission staff finds the proposed vacation for subdivision plat **CONSISTENT** with the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

If you have any questions regarding these comments or need further information, please contact me at (813) 565-9315.



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

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

VACATING PETITION: V21-0001 Petition to Vacate Winding Creek Platted Subdivision, as recorded in Plat Book 102, Page 208, located in Section 25, Township 32 South, Range 18 East, in Ruskin.

Reviewing Agency: Spectrum Charter Communications

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 Geospatial and Land Acquisition Services Department. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/> X <input 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

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

Additional Comments: _____

Reviewed By: Chris Smith Date: 2/04/2021

Email: Christopher.Smith8@Charter.com Phone: 813-478-0160

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

VACATING PETITION: V21-0001 Petition to Vacate Winding Creek Platted Subdivision, as recorded in Plat Book 102, Page 208, located in Section 25, Township 32 South, Range 18 East, in Ruskin. (Stephens Rd.)

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 Geospatial and Land Acquisition Services 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: 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

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

N/A

Additional Comments: _____

Joan Domning-Senior Admin Specialist
TECO-PGS-Distribution Engineering
8416 Palm River Rd, Tampa, FL 33619
813-275-3783
jdomning@tecoenergy.com

Joan Domning
Date: 2-5-2021

Email: _____ Phone: _____

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

VACATING PETITION: V21-0001 Petition to Vacate Winding Creek Platted Subdivision, as recorded in Plat Book 102, Page 208, located in Section 25, Township 32 South, Range 18 East, in Ruskin.

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 Geospatial and Land Acquisition Services 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

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

Additional Comments: _____

Reviewed By: Lena Kirby Date: 02/02/2021

Email: cjkirby@tecoenergy.com Phone: 813-635-1467

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

VACATING PETITION: V21-0001 Petition to Vacate Winding Creek Platted Subdivision, as recorded in Plat Book 102, Page 208, located in Section 25, Township 32 South, Range 18 East, in Ruskin.

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 Geospatial and Land Acquisition Services 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

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

Additional Comments: _____

Reviewed By: Stephen Waidley

Date: 2/1/2021

Email: stephen.waidley@ftr.com

Phone: (941) 266-9218



**Hillsborough
County Florida**

PETITION TO VACATE

Hillsborough County Geospatial & Land Acquisition Services Department
County Center
601 East Kennedy Boulevard – 23rd Floor
Tampa, Florida 33602
Telephone: (813) 272-5810 | Fax: (813) 272-5597

Right-of-Way

Easement

Subdivision Plat

PETITIONER'S INFORMATION

Name(s): Tampa Electric Company and J-HAJ Entourage, LLC
Address: 702 N. Franklin Street
City: Tampa State: Florida Zip Code: 33602-4429
Phone Number(s): 813 758-6171
Email address: daramseyer@tecoenergy.com

For multiple Petitioners, attach additional signature sheets for each additional 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*):

Please see attached legal description

Located in Section _____, Township _____, Range _____, Folio # _____

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): J-HAJ Entourage, LLC authorizes
Company: Denise Ramsey & Kristin Mora of Tampa Electric Company
Address: 702 N. Franklin Street
City: Tampa State: Florida Zip Code: 33602-4429
Phone Number(s): 813 758-6171
Email address: daramseyer@tecoenergy.com

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

For future development consistent with zoning.

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

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

N/A

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.):

N/A

Please review and initial:

1. RAH 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. RAH 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. RAH The Petitioner(s) attaches 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 prior to the scheduling of a public hearing. Petitioner acknowledges and agrees that the initial filing fee is non-refundable in whole or in part.
4. RAH 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. RAH 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. RAH 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. RAH 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. RAH 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. RAH 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

The Petitioner(s) herein named hereby waive(s), renounce(s), relinquish(es), absolve(s), and discharge(s) Hillsborough County from any claims for damages of any nature and kind whatsoever that petitioner(s) may have or claim or demand, now or in the future, by reason of the vacating, closing, discontinuing, and abandoning of public right(s)-of-way, easement(s) or subdivision plat(s), or any part or portion thereof; and 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 portion of right(s)-of-way, easement(s) or subdivision plat(s) being vacated herein as a result of the exercise by Hillsborough County of its rights within any remaining public right(s)-of-way, easement(s), or subdivision plat(s) not vacated.

PETITIONERS' SIGNATURES

MAILING ADDRESS

<p><u>Thomas L. Hernandez</u> Sr. VP-Renewables</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Tampa Electric Company 702 N. Franklin Street Tampa, FL 33602-4429</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
--	--

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 24th day of August, 2020, by Thomas L. Hernandez, Sr. VP-Renewables who is/are personally known to me or who has produced _____ as identification.

NOTARY PUBLIC:

Signature: Denise Ramseyer

Printed Name: Denise Ramseyer

Title or Rank: Real Estate Analyst

Serial / Commission Number: _____

My Commission Expires: 12/07/2021

(SEAL)



The Petitioner(s) herein named hereby waive(s), renounce(s), relinquish(es), absolve(s), and discharge(s) Hillsborough County from any claims for damages of any nature and kind whatsoever that petitioner(s) may have or claim or demand, now or in the future, by reason of the vacating, closing, discontinuing, and abandoning of public right(s)-of-way, easement(s) or subdivision plat(s), or any part or portion thereof; and 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 portion of right(s)-of-way, easement(s) or subdivision plat(s) being vacated herein as a result of the exercise by Hillsborough County of its rights within any remaining public right(s)-of-way, easement(s), or subdivision plat(s) not vacated.

PETITIONERS' SIGNATURES

MAILING ADDRESS

Anthony Pedroni
 Anthony Pedroni
 Vice President

J-HAJ Entourage, LLC
 700 Universe Boulevard
 Juno Beach, Florida 33408

STATE OF FLORIDA
 COUNTY OF PALM BEACH

The following instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or [] online notarization this 3rd day of December, 2020, by Anthony Pedroni, Vice President, who is/are personally known to me or who has produced _____ as identification.

NOTARY PUBLIC:

Signature: Lisa R. Taube
 Printed Name: _____
 Title or Rank: _____
 Serial / Commission Number: _____
 My Commission Expires: _____

(SEAL)



EXHIBIT A

DESCRIPTION SKETCH, THIS IS NOT A SURVEY

LEGAL DESCRIPTION:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, WINDING CREEK PLATTED SUBDIVISION—NO IMPROVEMENTS, according to the map or plat thereof, as recorded in Plat Book 102, Page 208, of the Public Records of Hillsborough County, Florida.

Containing 3,544,253.71 square feet or 81.36 acres, more or less.

SAME ALSO BEING DESCRIBED AS:

All of the plat of WINDING CREEK PLATTED SUBDIVISION—NO IMPROVEMENTS, according to the map or plat thereof, as recorded in Plat Book 102, Page 208, of the Public Records of Hillsborough County, Florida, herein after being referred to as "said plat", in Section 25, Township 32 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows: Beginning at the northeast corner of said plat; thence South 00°12'24" West, along the east line thereof, 5312.08 feet to the southeast corner of said plat; thence South 89°56'34" West, along the south line thereof, 666.87 feet to the southwest corner of said plat; thence North 00°12'02" East, along the west line thereof, 5313.04 feet to the northwest corner of said plat; thence South 89°58'30" East, along the north line thereof, 667.43 feet to the said Point of Beginning.

Containing 3,544,253.71 square feet or 81.36 acres, more or less.

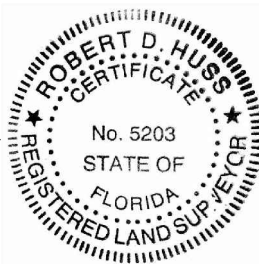
SURVEYOR'S NOTES:

1. North and the Bearings shown hereon are referenced to the West Zone of the Florida State Plane Coordinate System, North American Datum of 1983 (NAD 83) CORS 2011. The bearing of South 00°12'24" West along the east line of WINDING CREEK PLATTED SUBDIVISION—NO IMPROVEMENTS in Section 25, Township 32 South, Range 18 East, Hillsborough County, Florida as shown hereon is held as a bearing reference.
2. All measurements are in U.S. Survey Feet.

SEE SHEETS 2 AND 3 OF 3
FOR SKETCH OF DESCRIPTION



ROBERT D. HUSS, P.L.S.
FLORIDA REGISTRATION No. LS 5203
PICKETT AND ASSOCIATES, INC.
FLORIDA REGISTRATION No. LB 364



12/10/20

SKETCH DATE

SHEET 1 OF 3

DESCRIPTION SKETCH, THIS IS NOT A SURVEY
LOCATED IN SECTION 25,
TOWNSHIP 32 SOUTH, RANGE 18 EAST
HILLSBOROUGH COUNTY, FLORIDA
PREPARED FOR: TAMPA ELECTRIC COMPANY



PICKETT
SURVEYING • ENGINEERING

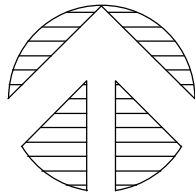
PICKETT AND ASSOCIATES, INC.
475 SOUTH FIRST AVENUE
BARTOW, FLORIDA 33830
PHONE: (863)-533-9095
FAX: (863)-534-1464
LICENSED BUSINESS No. LB364

Project No.:	19307-2	No.		Date		Approved		REVISION	
Horiz. Scale:	1"=400'	O.R.	12/10/20	RDH				Original Release	
DWG. Name:	19307-2-SKETCH								
Drawn By:	BH								
Field Bk / Pg.:	N/A								
Drawing No.:	SD 5722	PLOTTED: Thursday, December 10, 2020							

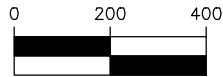
NOT VALID WITHOUT
THE ORIGINAL
SIGNATURE AND THE
RAISED SEAL OR THE
ELECTRONIC
SIGNATURE AND
COMPUTER
GENERATED SEAL OF
A FLORIDA LICENSED
SURVEYOR AND
MAPPER

EXHIBIT A

NORTHWEST CORNER OF PLAT



NORTH



1 INCH = 400 FEET

GRAPHIC & INTENDED DISPLAY SCALE

OWNER: TAMPA ELECTRIC COMPANY
FOLIO # 032817-0300

TAMPA ELECTRIC COMPANY PARCELS

- LOT 1 - FOLIO # 032818-8012
- LOT 2 - FOLIO # 032818-8014
- LOT 3 - FOLIO # 032818-8016
- LOT 4 - FOLIO # 032818-8018
- LOT 5 - FOLIO # 032818-8020
- LOT 6 - FOLIO # 032818-8022
- LOT 7 - FOLIO # 032818-8024
- LOT 8 - FOLIO # 032818-8026
- LOT 9 - FOLIO # 032818-8028
- LOT 10 - FOLIO # 032818-8030
- LOT 11 - FOLIO # 032818-8032
- LOT 12 - FOLIO # 032818-8034
- LOT 13 - FOLIO # 032818-8036
- LOT 14 - FOLIO # 032818-8038
- LOT 15 - FOLIO # 032818-8040
- LOT 16 - FOLIO # 032818-8042

STEPHENS ROAD

S89°58'30"E 667.43'

SOUTHERLY RIGHT-OF-WAY LINE
OF STEPHENS ROAD PER OFFICIAL
RECORDS BOOK 10350, PAGE 1900

POINT OF BEGINNING

NORTHEAST CORNER OF WINDING CREEK
PLATTED SUBDIVISION-NO IMPROVEMENTS

NORTH LINE OF PLAT

LOT 3 LOT 2 LOT 1

LOT 6 LOT 5 LOT 4

WINDING CREEK
PLATTED
SUBDIVISION-
NO IMPROVEMENTS
PLAT BOOK 102,
PAGE 208

LOT 9 LOT 8 LOT 7

WEST LINE OF PLAT

LOT 11 LOT 10

EAST LINE OF PLAT

LOT 13

LOT 12

N00°12'02"E 5313.04'

S00°12'24"W 5312.08'

OWNER: TAMPA ELECTRIC COMPANY
FOLIO # 058098-0100

OWNER: TAMPA ELECTRIC COMPANY
FOLIO # 058098-0000

MATCHLINE-SEE SHEET 3 OF 3

SHEET 2 OF 3

DESCRIPTION SKETCH, THIS IS NOT A SURVEY
LOCATED IN SECTION 25,
TOWNSHIP 32 SOUTH, RANGE 18 EAST
HILLSBOROUGH COUNTY, FLORIDA
PREPARED FOR: TAMPA ELECTRIC COMPANY



PICKETT
SURVEYING • ENGINEERING

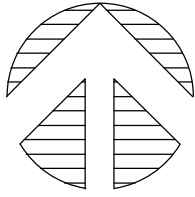
PICKETT AND ASSOCIATES, INC.
475 SOUTH FIRST AVENUE
BARTOW, FLORIDA 33830
PHONE: (863)-533-9095
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Drawn By:	BH								
Field Bk / Pg.:	N/A								
Drawing No.:	SD 5722	PLOTTED: Thursday, December 10, 2020							

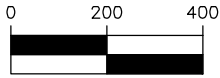
SEE SHEET
1 OF 3
FOR SURVEYOR'S
SIGNATURE, SEAL
AND NOTES.

EXHIBIT A

MATCHLINE—SEE SHEET 2 OF 3



NORTH

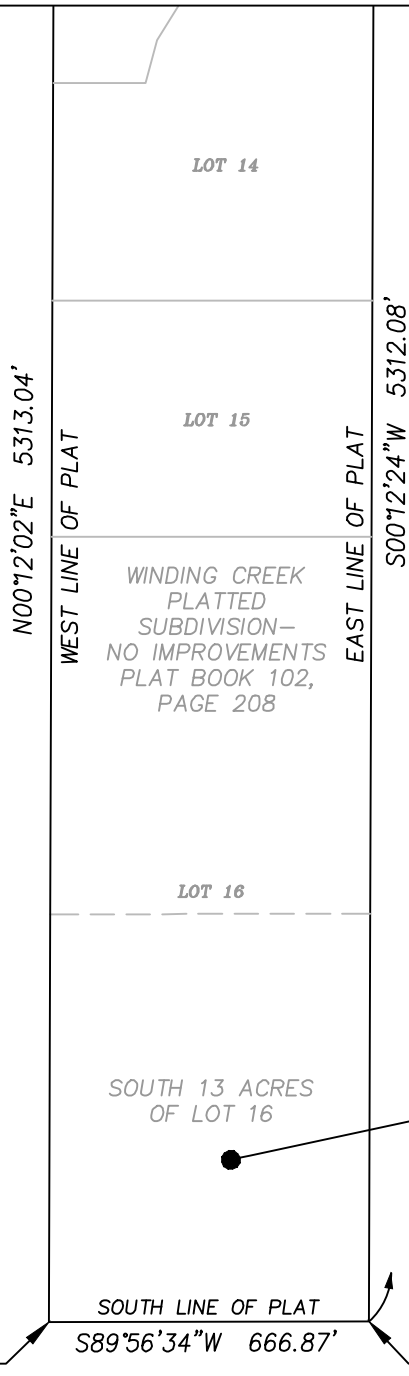


1 INCH = 400 FEET

GRAPHIC & INTENDED DISPLAY SCALE

OWNER: TAMPA ELECTRIC COMPANY
FOLIO # 032817-0300

OWNER: SUBURBAN LAND RESERVE, INC.
FOLIO # 058101-0100



SOUTHWEST CORNER OF PLAT

SOUTHEAST CORNER OF PLAT

OWNER: SUBURBAN LAND RESERVE, INC.
FOLIO # 032899-6100

OWNER: TAMPA ELECTRIC COMPANY
FOLIO # 058084-0100

SHEET 3 OF 3

DESCRIPTION SKETCH, THIS IS NOT A SURVEY
LOCATED IN SECTION 25,
TOWNSHIP 32 SOUTH, RANGE 18 EAST
HILLSBOROUGH COUNTY, FLORIDA
PREPARED FOR: TAMPA ELECTRIC COMPANY



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SEE SHEET
1 OF 3
FOR SURVEYOR'S
SIGNATURE, SEAL
AND NOTES.