



Agenda Item Cover Sheet

Agenda Item N^o. _____

Meeting Date October 7, 2025

☐ Consent Section

☐ Regular Section

☒ Public Hearing

Subject: Public Hearing – Vacating Petition by Richard G. Beaudry to vacate a platted public utility easement within Folios 072381-5228 and 072381-5230 in Brandon	
Department Name: Facilities Management & Real Estate Services Department	
Contact Person: Anne-Marie Lenton (J. Dalfino)	Contact Phone: 813-272-5810
Sign-Off Approvals:	
N/A	John Muller <i>John Muller</i> 9/8/2025
<small>Deputy County Administrator</small>	<small>Department Director</small>
N/A	Todd Sobel <i>Todd Sobel</i> 9/8/2025
<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 platted public utility easement, consisting of approximately 2,237 square feet (0.051 acres) within Lots 14 and 15, Block 1, of the plat of Brandon Tradewinds Addition, as recorded in Plat Book 45 Page 86, of the Public Records of Hillsborough County and described in the Resolution. The petitioner, Richard G. Beaudry, submits this request to resolve an encroachment of the screened enclosure and pool within the utility easement. There are no active or planned future utilities in the easement. County departments, agencies, and utility providers have raised no objections to this request. The portion of the platted drainage easement that lies along the south boundary of Lot 15 that crosses the utility easement requested to be vacated will remain in place as requested by Public Works and will be unaffected by this vacate. Estimated costs for required advertising per statute, recording fees, and processing are accounted for in the Petitioner's application fee of \$400.

Financial Impact Statement:

Estimated costs for required advertising per statute, recording fees, and processing, are accounted for in the Petitioner's application fee of \$400.

Background:

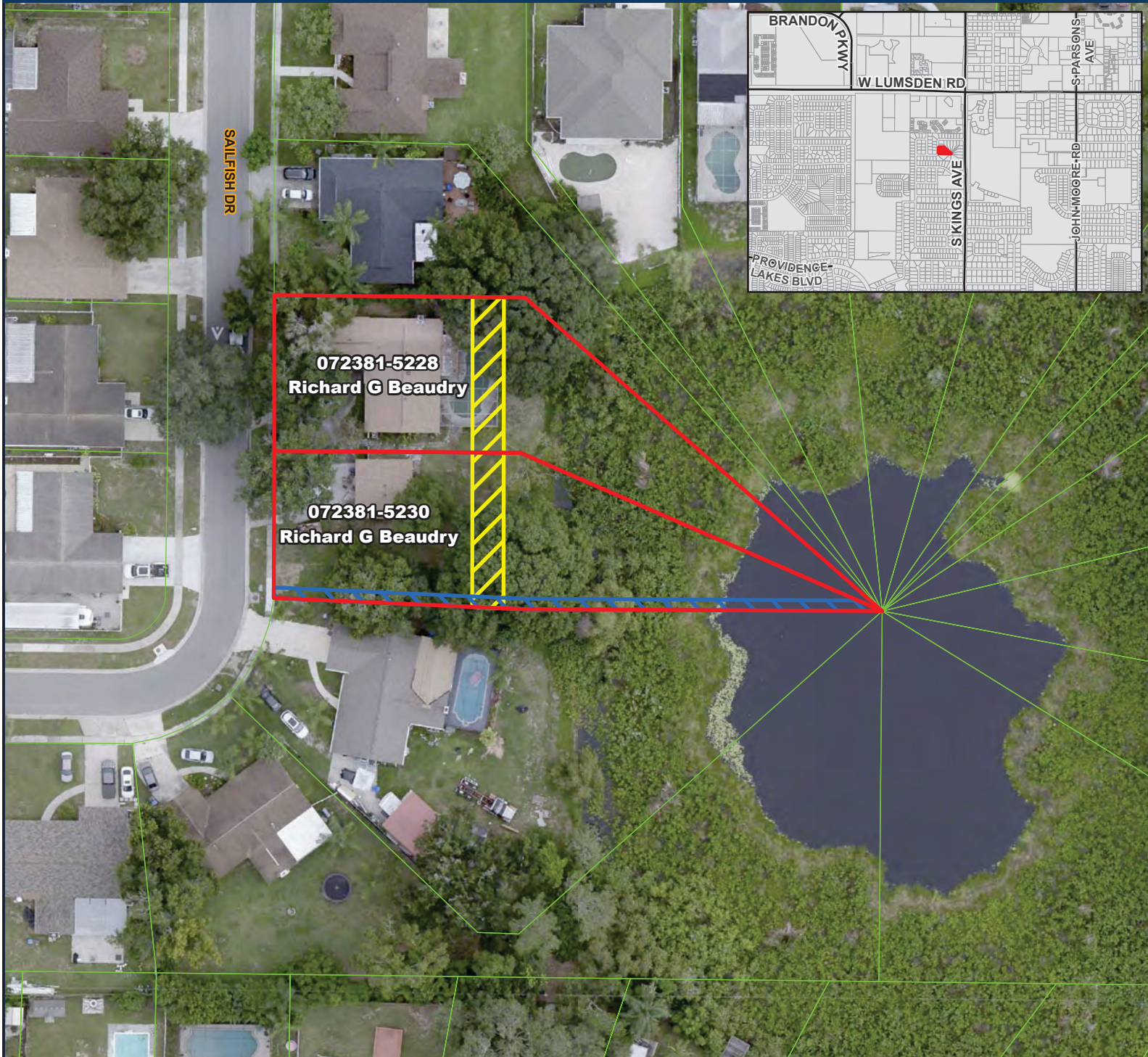
This petition is submitted by Richard G. Beaudry as the fee simple owner of the property underlying the platted utility easement. The proposed vacate area is located at 725 and 727 Sailfish Drive in Brandon, generally lying west of South Kings Avenue and south of West Lumsden Road (Folios 072381-5228 and 072381-5230). This subject vacate area was established in 1974 by virtue of the plat of Brandon Tradewinds Addition, as recorded in Plat Book 45, Page 86, of the Public Records of Hillsborough County, Florida. Pursuant to F.S. 177.101(4), Public Notice of this public hearing was published in *La Gaceta* on September 19, 2025, and September 26, 2025.

Staff Reference: V25-0010 Beaudry (UE)

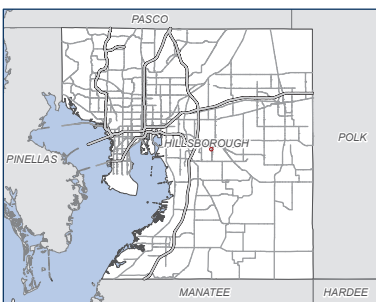
List Attachments: Location Map, Resolution, Plat Excerpt, Review Summary and Comments, Petition

V25-0010




Beaudry (Utility Easement)



Location



Legend

-  Subject Properties
072381-5228 & 072381-5230
-  Utility Easement to be Vacated
2,237 SqFt (0.051 Ac)
-  Drainage Easement to Remain

Terms

Hillsborough County makes no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness, or completeness of any of the information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

- Any errors, omissions, or inaccuracies in the information provided regardless of how caused; or
- Any decision made, or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

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Performance, Data, & Analytics | Geospatial Services Division

601 E Kennedy Blvd
Tampa, FL 33602

SEC 34 TWP 29S RNG 20E

Vacating Petition 25-0010
Petitioner: Richard G. Beaudry
Platted Public Utility Easement
Brandon Tradewinds Addition
Plat Book 45 Page 86
Folios: 072381-5228 and 072381-5230
Section 34, Township 29 South, Range 20 East

RESOLUTION NUMBER R25-_____

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

WHEREAS, Richard G. Beaudry, has petitioned the Board of County Commissioners of Hillsborough County, Florida, in which petition said Board is asked to close, vacate, and abandon a platted public utility easement 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 petitioner; and,

WHEREAS, the Board of County Commissioners finds that granting the petition to vacate the aforementioned utility easement is in the best interest of the general public and does not violate any individual property rights; and,

WHEREAS, the aforementioned utility easement overlaps a platted drainage easement on the south boundary of the petitioner's property. Vacating the utility easement will not in any way affect the boundary of the drainage easement as described in the plat and said drainage easement will remain in its entirety; 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 October 7, 2025, 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 7TH day of October 2025:

1. That the above-described utility easement is hereby closed, vacated, and abandoned, and the right of the public and the County in and to that portion of the utility easement 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 utility easement 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 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, Victor D. Crist, 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 October 7, 2025, 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 _____, 2025.

Victor D. Crist, CLERK

APPROVED BY COUNTY ATTORNEY

BY: Todd Sobel
Approved as to Form and Legal
Sufficiency

BY: _____
Deputy Clerk

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PROJECT: V25-0010

LEGAL DESCRIPTION:

A CERTAIN 15 FOOT UTILITY EASEMENT LYING AND BEING IN LOTS 14 AND 15, OF BLOCK 1, OF BRANDON TRADEWINDS ADDITION, SECTION 34, TOWNSHIP 29 SOUTH, RANGE 20 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, AT PAGE 86, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 15, BLOCK 1, THENCE S. 87°39'44" E., ALONG THE SOUTHERLY LINE OF LOT 15 FOR 95.14 FEET TO THE WESTERLY LIMIT OF THE SUBJECT 15 FOOT UTILITY EASEMENT AND THE POINT OF BEGINNING; THENCE NORTH ALONG THE WESTERLY LIMITS OF SUBJECT 15 FOOT UTILITY EASEMENT FOR 148.86 FEET TO THE NORTHERLY LINE OF SAID LOT 14; THENCE EAST ALONG THE NORTHERLY LINE OF SAID LOT 14 FOR 15.00 FEET TO THE EASTERLY LIMITS OF SUBJECT 15 FOOT UTILITY EASEMENT; THENCE SOUTH ALONG THE EASTERLY LIMITS OF SUBJECT 15 FOOT UTILITY EASEMENTS FOR 149.47 FEET TO THE SOUTHERLY LINE OF SAID LOT 15; THENCE N. 87°39'44" W. ALONG THE SOUTHERLY LINE OF SAID LOT 15 FOR 15.01 FEET TO THE POINT OF BEGINNING, CONTAINING 2237± S.F. (0.051± ACRES) OF LAND.

EXHIBIT A

NOTICE: Printed copies of this document are not considered signed and sealed and the signature must be verified on the electronic copies. The above named Professional Surveyor & Mapper shall be responsible for the following sheets in accordance with Rule 5J-17, F.A.C.
This document consist of 3 pages and not valid, full and complete without all pages.

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 3	SKETCH TO ACCOMPANY LEGAL DESCRIPTION				M.E. LAND SURVEYING, INC. 10665 S.W. 190th STREET - SUITE 3110 MIAMI, FLORIDA 33157 PHONE: (305) 740-3319 FAX: (305) 669-3190 LICENSED BUSINESS #7989 www.melandservices.com
	DRAWN BY: L.U.	DATE: 03/19/2025	REVISION DATE: 05/01/2025	REVISED: M.E.	JOB No.B-151207

PROJECT: V25-0010

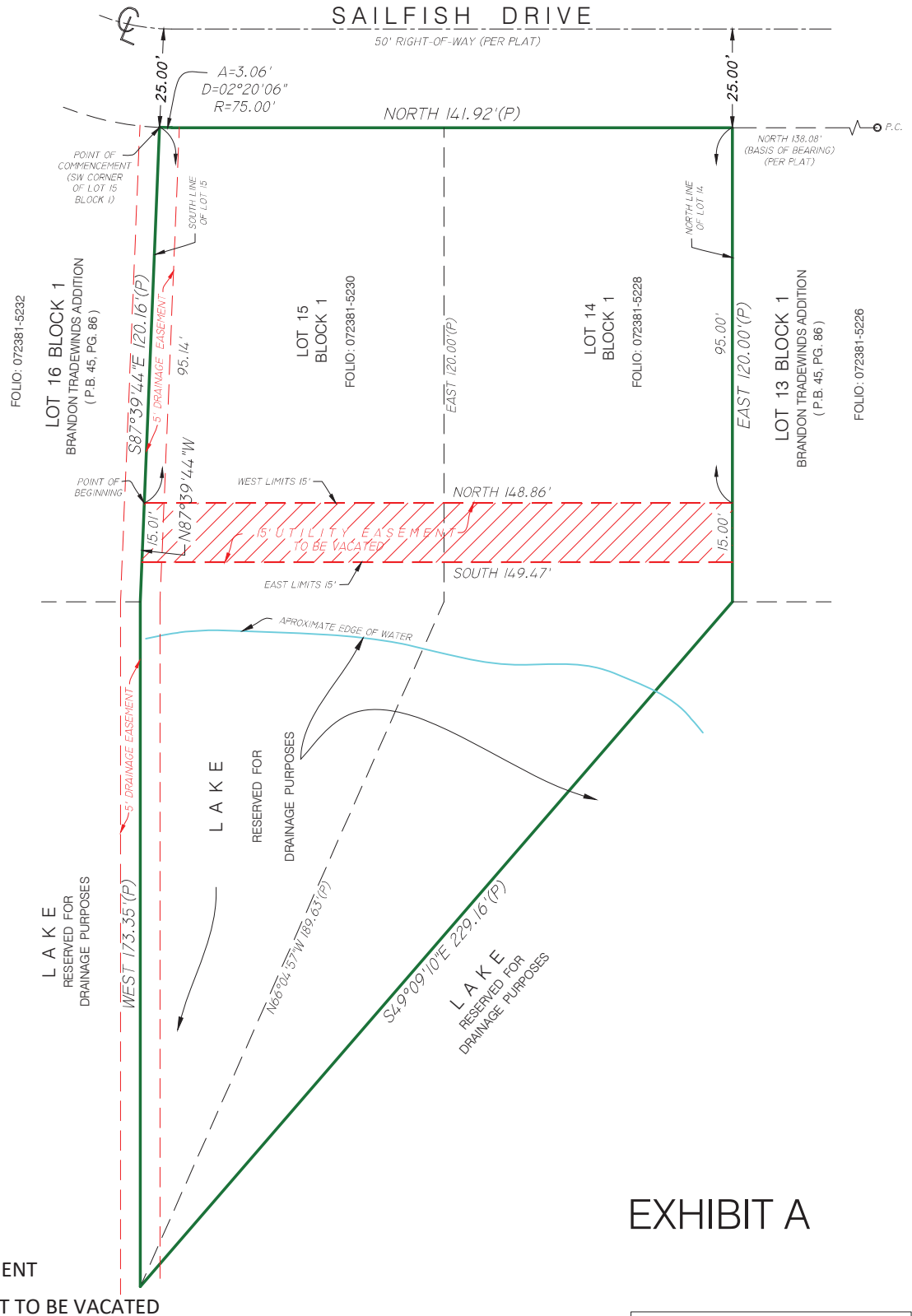


EXHIBIT A

THIS IS NOT A BOUNDARY SURVEY

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SHEET 2 OF 3

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

M.E. LAND SURVEYING, INC.

10665 S.W. 190th STREET - SUITE 3110
MIAMI, FLORIDA 33157

PHONE: (305) 740-3319 FAX: (305) 669-3190

LICENSED BUSINESS #7989

www.melandservices.com

DRAWN BY: L.U.

DATE: 03/19/2025

REVISION DATE:
05/01/2025

REVISÉ: M.E.

JOB No.B-151207

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



PROJECT: V25-0010



LOCATION MAP
NOT TO SCALE

PERTINENT INFORMATION USED FOR THE PREPARATION OF THIS DOCUMENT:

- 1) "BRANDON TRADEWINDS ADDITION" as recorded in Plat Book 45, Page 86, Hillsborough County Records.
- 2) Boundary Survey of Residence No.725 and No.727 Sailfish Drive Brandon, FLORIDA 33511, prepared by M.E. Land Surveying, Inc. with a Drawing Date of February 20, 2025.

Basis of Bearing is based on the East right-of-way Line of Sailfish Drive, with a platted bearing of North, said line to be considered a well established line.

RESTRICTIONS:

This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

SURVEYOR'S CERTIFICATE:

I hereby certify: That the "Sketch to Accompany Legal Description" and the Survey Map resulting there from, was performed under my direction, and is true and correct to the best of my knowledge and belief and further that said "Sketch to Accompany Legal Description" meets the intent of the applicable provision of the " Standards of Practice for Land Surveying in the State of Florida", pursuant to Rules 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 42.027 of the Florida States.

M.E. Land Surveying, Inc.

Florida Certificate of Authorization Number LB7989

This item has been digitally signed:

Digitally signed by Miguel

Espinosa

Date: 2025.05.02 15:40:01

1'-04'00

By: _____

Miguel Espinosa, PSM

Registered Surveyor and Mapper LS 5101

State of Florida

EXHIBIT A

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This document consist of 3 pages and not valid, full and complete without all pages.

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SHEET 3 OF 3

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

DRAWN BY: L.U.	DATE: 03/19/2025	REVISION DATE: 05/01/2025	REVISED: M.E.	JOB No.B-151207
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M.E. LAND SURVEYING, INC.

10665 S.W. 190th STREET - SUITE 3110
MIAMI, FLORIDA 33157

PHONE: (305) 740-3319 FAX: (305) 669-3190
LICENSED BUSINESS #7989
www.melandservices.com

Placeholder for Notice of Hearing Affidavit

A notice of the hearing will be published on September 19, 2025, and September 26, 2025.

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, October 7, 2025, to determine whether or not:

Vacating Petition V25-0010, vacate platted public utility easement lying within Lots 14 and 15, Block 1, within the plat of Brandon Tradewinds Addition, as recorded in Plat Book 45, Page 86, of the Public Records of Hillsborough County, Florida, located in Section 34, Township 29S, Range 20E, within folios 072381-5228 and 072381-5230.

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. All interested parties are invited to appear at the meeting and be heard virtually or in person. Virtual participation in this public hearing is available through communications media technology, as described below.

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>. 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. Prioritization is on a first-come, first-served basis. Participation information will be provided to participants who 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.

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

- The County's official YouTube channel: [YouTube.com/HillsboroughCounty](https://www.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](https://www.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.

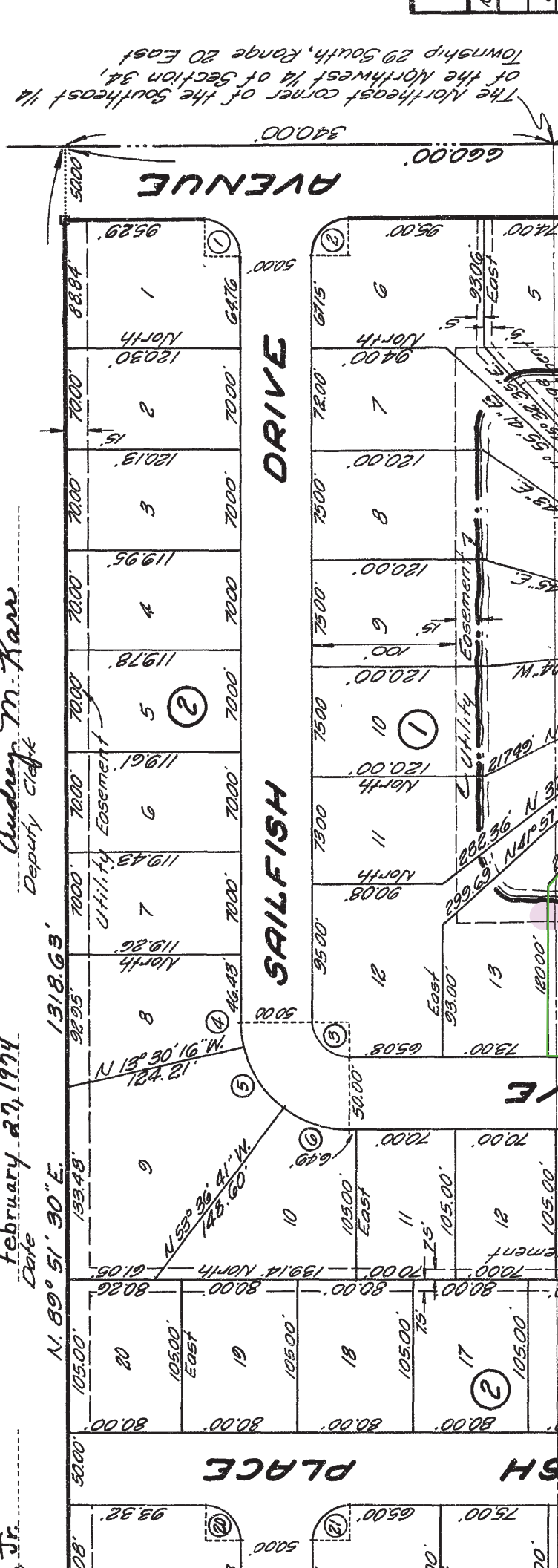
Participants are encouraged (whenever possible) to submit questions related to vacating petitions to Facilities Management & Real Estate Services Department in advance of the meeting by email to RP-Vacating@hcflgov.net or by calling (813) 307-1059. To best facilitate advance public comments, visit <https://hillsboroughcounty.org/en/government/board-of-county-com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

All meeting facilities are accessible in accordance with the Americans with Disabilities Act. 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.

Witness
Karen Gibson



Vacating Petition V25-0010

**Vacate a Platted Public Utility Easement
Brandon Tradewinds Addition
Plat Book 45 Page 86
Section 34- Township 29S- Range 20E
Folios: 072381-5228 and 072381-5230**

Petitioner – Richard G. Beaudry

☒ 1ST FEE (\$414.10) REC'D ☒ 2ND FEE (\$250.00) REC'D
☒ NOTICE OF HEARING AD PUBL'D ☒ NOTICE OF HEARING SIGN PST'D

REVIEWING DEPARTMENTS

1. HC DEVELOPMENT SERVICES	NO OBJECTION
2. HC PUBLIC UTILITIES	NO OBJECTION
3. HC PUBLIC WORKS-STORMWATER	NO OBJECTION
4. HC PUBLIC WORKS- TRANSPORTATION	NO OBJECTION
5. HC PUBLIC WORKS-SYSTEMS PLANNING	NO OBJECTION
6. HC PUBLIC WORKS-STREET LIGHTING	NO OBJECTION
7. HC PUBLIC WORKS-SERVICE UNIT	NO OBJECTION

REVIEWING AGENCIES

8. CHARTER/SPECTRUM	NO OBJECTION
9. TECO/PEOPLES GAS	NO OBJECTION
10. TAMPA ELECTRIC COMPANY	NO OBJECTION
11. FRONTIER	NO OBJECTION

VACATING REVIEW COMMENT SHEET

DATE: 06/06/2025

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

VACATING PETITION:

V25-0010 Beaudry (UE)15' Utility Easement located at 725 and 727 Sailfish Drive, Brandon, lying and being in Lots 14 and 15 Block 1, of Brandon Tradewinds Addition, according to Plat Book 45 Page 86. Folios 072381-5228 and 072381-5230.

Reviewing Agency: 1. HC DEVELOPMENT SERVICES

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 County Real Estate staff. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/>	NO OBJECTION, this Agency consents 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 the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

(b) Could the facilities be moved or relocated at petitioner's expense?

Please explain: ☐ YES ☐ NO

(c) Could said area be vacated subject to reserving an easement over all or part of area to be vacated?

Please explain: ☐ YES ☐ NO

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

If YES:

(a) Please describe:

(b) Could a portion of proposed area be vacated?

☐ YES ☐ NO

Additional Comments:

Reviewed By: Brian Grady / Michael Williams

Date: 06/06/2025

Email: GradyB@hcfi.gov / WilliamsM@hcfi.gov

Phone: 813-307-1707

VACATING REVIEW COMMENT SHEET

DATE: 6/6/2025

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

VACATING PETITION:

V25-0010 Beaudry (UE)15' Utility Easement located at 725 and 727 Sailfish Drive, Brandon, lying and being in Lots 14 and 15 Block 1, of Brandon Tradewinds Addition, according to Plat Book 45 Page 86. Folios 072381-5228 and 072381-5230.

Reviewing Agency: 2. HC PUBLIC UTILITIES

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 County Real Estate staff. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/>	NO OBJECTION, this Agency consents 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 the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

(b) Could the facilities be moved or relocated at petitioner's expense?

Please explain:

☐ YES ☐ NO

(c) Could said area be vacated subject to reserving an easement over all or part of area to be vacated?

Please explain:

☐ YES ☐ NO

2) Do you foresee a need for said area in the future?

☐ YES ☒ NO

If YES:

(a) Please describe:

(b) Could a portion of proposed area be vacated?

☐ YES ☐ NO

Additional Comments: No comment.

Reviewed By: Clay Walker, E.I.

Date: 6/6/2025

Email: walkerck@hcfi.gov

Phone:

VACATING REVIEW COMMENT SHEET

DATE: 07/07/2025

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

VACATING PETITION:

V25-0010 Beaudry (UE) 15' Utility Easement located at 725 and 727 Sailfish Drive, Brandon, lying and being in Lots 14 and 15 Block 1, of Brandon Tradewinds Addition, according to Plat Book 45 Page 86. Folios 072381-5228 and 072381-5230.

Reviewing Agency: 3. HC PUBLIC WORKS-STORMWATER

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 County Real Estate staff. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/>	NO OBJECTION, this Agency consents 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 the vacate area?

☒ YES ☐ NO

If YES:

(a) Please describe:

Drainage pipe from Sailfish Dr to Lake which intersects the utility easement / shared 10' drainage easement. As long as the drainage easement remains unchanged, there should not be a problem vacating the utility easement.

(b) Could the facilities be moved or relocated at petitioner's expense?

☐ YES ☒ NO

Please explain:

As long as the drainage easement remains unchanged, no issues with utility easement vacate.

(c) Could said area be vacated subject to reserving an easement over all or part of area to be vacated?

☒ YES ☐ NO

Please explain:

As long as the drainage easement remains unchanged, no issues with utility easement vacate.

2) Do you foresee a need for said area in the future?

☐ YES ☒ NO

If YES:

(a) Please describe:

As long as the drainage easement remains unchanged, no issues with utility easement vacate.

(b) Could a portion of proposed area be vacated?

☐ YES ☐ NO

n/a

Additional Comments: No Objection. As long as the drainage easement remains unchanged, from a drainage perspective there will be no issues with utility easement vacate.

Reviewed By: Ronald Steijlen

Date: 07/22/2025

Email: SteijlenR@HCFL.Gov

Phone: 813-307-1801

VACATING REVIEW COMMENT SHEET

DATE: 8/1/25

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

VACATING PETITION:

V25-0010 Beaudry (UE) 15' Utility Easement located at 725 and 727 Sailfish Drive, Brandon, lying and being in Lots 14 and 15 Block 1, of Brandon Tradewinds Addition, according to Plat Book 45 Page 86. Folios 072381-5228 and 072381-5230.

Reviewing Agency: 4. HC PUBLIC WORKS-TRANSPORTATION

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 County Real Estate staff. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/>	NO OBJECTION, this Agency consents 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 the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

(b) Could the facilities be moved or relocated at petitioner's expense?

Please explain:

Not applicable

☐ YES ☐ NO

(c) Could said area be vacated subject to reserving an easement over all or part of area to be vacated?

Please explain:

☐ YES ☒ NO

2) Do you foresee a need for said area in the future?

☐ YES ☒ NO

If YES:

(a) Please describe:

(b) Could a portion of proposed area be vacated?

☐ YES ☒ NO

Additional Comments: There are no Hillsborough County or City of Tampa facilities within this easement.

Reviewed By: Brad Carver

Date: 8/1/2025

Email: carverb@hcfll.gov

Phone: NA

VACATING REVIEW COMMENT SHEET

DATE: 6/12/25

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

VACATING PETITION:

V25-0010 Beaudry (UE) Platted Public Utility Easement located at 725 and 727 Sailfish Drive, Brandon, lying and being in Lots 14 and 15 Block 1, of Brandon Tradewinds Addition, according to Plat Book 45 Page 86. Folios 072381-5228 and 072381-5230.

Reviewing Agency: 5. HC PUBLIC WORKS-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 County Real Estate staff. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/>	NO OBJECTION, this Agency consents 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 the vacate area? ☒ YES ☐ NO

If YES:

(a) Please describe:

There is a drainage easement on the south edge of the property that needs to be preserved.

(b) Could the facilities be moved or relocated at petitioner's expense?

Please explain:

☐ YES ☒ NO

(c) Could said area be vacated subject to reserving an easement over all or part of area to be vacated?

Please explain:

☒ YES ☐ NO

If the drainage easement portion remains that overlaps the Utility Easement then it would be acceptable

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

If YES:

(a) Please describe:

The existing drainage pipe and easement need to remain.

(b) Could a portion of proposed area be vacated?

If the drainage easement portion remains that overlaps the Utility Easement then it would be acceptable

☒ YES ☐ NO

Additional Comments:

Reviewed By: Jeremy Leuschke, PE

Date: 6/17/25

Email: leuschkej@hcfi.gov

Phone: (813) 307-1797

VACATING REVIEW COMMENT SHEET

DATE: 6-10-2025

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

VACATING PETITION:

V25-0010 Beaudry (UE)15' Utility Easement located at 725 and 727 Sailfish Drive, Brandon, lying and being in Lots 14 and 15 Block 1, of Brandon Tradewinds Addition, according to Plat Book 45 Page 86. Folios 072381-5228 and 072381-5230.

Reviewing Agency: 6. HC PUBLIC WORKS-STREET LIGHTING

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 County Real Estate staff. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/>	NO OBJECTION, this Agency consents 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 the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

(b) Could the facilities be moved or relocated at petitioner's expense?

Please explain: ☐ YES ☐ NO

(c) Could said area be vacated subject to reserving an easement over all or part of area to be vacated?

Please explain: ☐ YES ☐ NO

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

If YES:

(a) Please describe:

(b) Could a portion of proposed area be vacated?

☐ YES ☐ NO

Additional Comments:

Reviewed By: Edgar Villa

Date: 6-10-2025

Email: EVilla@HCFL.GOV

Phone: 813-954-9754

VACATING REVIEW COMMENT SHEET

DATE: 07/14/2025

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

VACATING PETITION:

V25-0010 Beaudry (UE) 15' Utility Easement located at 725 and 727 Sailfish Drive, Brandon, lying and being in Lots 14 and 15 Block 1, of Brandon Tradewinds Addition, according to Plat Book 45 Page 86. Folios 072381-5228 and 072381-5230.

Reviewing Agency: 7. HC PUBLIC WORKS-SERVICE 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 County Real Estate staff. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/>	NO OBJECTION, this Agency consents 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 the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

(b) Could the facilities be moved or relocated at petitioner's expense?

☐ YES ☐ NO

Please explain:

(c) Could said area be vacated subject to reserving an easement over all or part of area to be vacated?

☐ YES ☒ NO

Please explain:

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

If YES:

(a) Please describe:

(b) Could a portion of proposed area be vacated?

☐ YES ☐ NO

Additional Comments:

Reviewed By: Juan O. Olivero Lopez

Date: 07/14/2025

Email: oliveroj@hcfi.gov

Phone: 813-671-7624 ext. 41539

VACATING REVIEW COMMENT SHEET

DATE: 08/08/2025

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

VACATING PETITION:

V25-0010 Beaudry (UE) 15' Utility Easement located at 725 and 727 Sailfish Drive, Brandon, lying and being in Lots 14 and 15 Block 1, of Brandon Tradewinds Addition, according to Plat Book 45 Page 86. Folios 072381-5228 and 072381-5230.

Reviewing Agency: 8. CHARTER - SPECTRUM

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 County Real Estate staff. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/>	NO OBJECTION, this Agency consents 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 the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

(b) Could the facilities be moved or relocated at petitioner's expense?

☐ YES ☐ NO

Please explain:

(c) Could said area be vacated subject to reserving an easement over all or part of area to be vacated?

☐ YES ☐ NO

Please explain:

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

If YES:

(a) Please describe:

(b) Could a portion of proposed area be vacated?

☐ YES ☐ NO

Additional Comments:

Reviewed By: Aaron Sweet

Date: 08/08/2025

Email: Aaron.Sweet@Charter.com

Phone: 813-927-1716

VACATING REVIEW COMMENT SHEET

DATE: June 16, 2025

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

VACATING PETITION:

V25-0010 Beaudry (UE) 15' Utility Easement located at 725 and 727 Sailfish Drive, Brandon, lying and being in Lots 14 and 15 Block 1, of Brandon Tradewinds Addition, according to Plat Book 45 Page 86. Folios 072381-5228 and 072381-5230.

Reviewing Agency: 9. TECO-PEOPLES GAS

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 County Real Estate staff. The back of this form may be used for additional comments.

<input checked="checked" type="checkbox"/>	NO OBJECTION, this Agency consents 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 the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

(b) Could the facilities be moved or relocated at petitioner's expense?

☐ YES ☐ NO

Please explain:

(c) Could said area be vacated subject to reserving an easement over all or part of area to be vacated?

☐ YES ☐ NO

Please explain:

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

If YES:

(a) Please describe:

(b) Could a portion of proposed area be vacated?

☐ YES ☐ NO

Additional Comments: TECO Peoples Gas has no objection to the proposed easements.

Reviewed By: Cheyenne Thompson

Date: June 16, 2025

Email: CThompson2@tecoenergy.com

Phone: 813-743-7164

VACATING REVIEW COMMENT SHEET

DATE: 6/11/2025

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

VACATING PETITION:

V25-0010 Beaudry (UE) 15' Utility Easement located at 725 and 727 Sailfish Drive, Brandon, lying and being in Lots 14 and 15 Block 1, of Brandon Tradewinds Addition, according to Plat Book 45 Page 86. Folios 072381-5228 and 072381-5230.

Reviewing Agency: 10. 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 County Real Estate staff. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/>	NO OBJECTION, this Agency consents 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 the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

(b) Could the facilities be moved or relocated at petitioner's expense?

Please explain: ☐ YES ☐ NO

(c) Could said area be vacated subject to reserving an easement over all or part of area to be vacated?

Please explain: ☐ YES ☐ NO

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

If YES:

(a) Please describe:

(b) Could a portion of proposed area be vacated?

☐ YES ☐ NO

Additional Comments: No TEC facilities in the rear of the property.

Reviewed By: Holly Wilen

Date: 6/11/2025

Email: HWilen@tecoenergy.com

Phone:

VACATING REVIEW COMMENT SHEET

DATE:

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

VACATING PETITION:

V25-0010 Beaudry (UE) 15' Utility Easement located at 725 and 727 Sailfish Drive, Brandon, lying and being in Lots 14 and 15 Block 1, of Brandon Tradewinds Addition, according to Plat Book 45 Page 86. Folios 072381-5228 and 072381-5230.

Reviewing Agency: 11. FRONTIER

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 County Real Estate staff. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/>	NO OBJECTION, this Agency consents 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 the vacate area? ☒ YES ☐ NO

If YES:

(a) Please describe:

Frontier currently has a buried copper cable running through the rear easement requested to be vacated. The petitioner has approved retiring the cable in place, so it will be cut off from Frontier's network.

(b) Could the facilities be moved or relocated at petitioner's expense?

Please explain:

☒ YES ☐ NO

But this is not necessary, as Frontier will cut the cable off from its network and retire it in place.

(c) Could said area be vacated subject to reserving an easement over all or part of area to be vacated?

☐ YES ☐ NO

Please explain:

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

If YES:

(a) Please describe:

(b) Could a portion of proposed area be vacated?

☒ YES ☐ NO

All of it.

Additional Comments:

Reviewed By: Stephen Waidley

Date: 6/16/2025

Email: stephen.waidley@ftr.com

Phone: (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

Name(s): Richard G. Beaudry

Address: 725 Sailfish Drive

City: Brandon

State: Florida

Zip Code: 33511

Phone Number(s): (407)855-2234

Email address: beauvets@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*):

LEGAL DESCRIPTION:

A CERTAIN 15 FOOT UTILITY EASEMENT LYING AND BEING IN LOTS 14 AND 15, OF BLOCK 1, OF BRANDON TRADEWINDS ADDITION, SECTION 34, TOWNSHIP 29 SOUTH, RANGE 20 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, AT PAGE 86, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 15, BLOCK 1, THENCE S. 87°39'44" E., ALONG THE SOUTHERLY LINE OF LOT 15 FOR 95.14 FEET TO THE WESTERLY LIMIT OF THE SUBJECT 15 FOOT UTILITY EASEMENT AND THE POINT OF BEGINNING; THENCE NORTH ALONG THE WESTERLY LIMITS OF SUBJECT 15 FOOT UTILITY EASEMENT FOR 148.86 FEET TO THE NORTHERLY LINE OF SAID LOT 14; THENCE EAST ALONG THE NORTHERLY LINE OF SAID LOT 14 FOR 15.00 FEET TO THE EASTERLY LIMITS OF SUBJECT 15 FOOT UTILITY EASEMENT; THENCE SOUTH ALONG THE EASTERLY LIMITS OF SUBJECT 15 FOOT UTILITY EASEMENTS FOR 149.47 FEET TO THE SOUTHERLY LINE OF SAID LOT 15; THENCE N. 87°39'44" W. ALONG THE SOUTHERLY LINE OF SAID LOT 15 FOR 15.01 FEET TO THE POINT OF BEGINNING, CONTAINING 2237± S.F. (0.051± ACRES) OF LAND.

Located in Section 34, Township 29, Range 20, Folio # 072381-5228 & 5230

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): Cathy Thompson

Company: Majesty Title Services

Address: 915 Oakfield Dr, Ste B.

City: Brandon

State: Florida

Zip Code: 33511

Phone Number(s): 813-688-9360

Email address: CTHOMPSON@MAJESTYTITLE.COM

PETITION

Page 1 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:

SCREENED ENCLOSURE AND POOL THAT WERE BUILT IN THE 1980'S WAS BUILT INTO THE UTILITY EASEMENT ALONG EAST PROPERTY LINE.

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.

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:

SCREENED ENCLOSURE AND POOL THAT WERE BUILT IN THE 1980'S WAS BUILT INTO THE UTILITY EASEMENT ALONG EAST PROPERTY LINE

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.):

PETITION

Page 2 of 4

Submission email: RP-Vacating@HillsboroughCounty.org

REV. 2022

Please review and initial:

1. AB 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. AB 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. AB 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. AB 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. AB 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. AB 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. AB 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. AB 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. AB 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.

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

PETITIONERS' SIGNATURES

MAILING ADDRESS

Richard G. Beaudry

3800 W Town Center Blvd #208
Orlando FL 32837
RICHARD G. BEAUDRY

Printed name and title if applicable

Printed name and title if applicable

Printed name and title if applicable

STATE OF

Florida

COUNTY OF

Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of March, 2025, by Richard Gabriel Beaudry ☐ who is personally known to me or ☒ who has produced FL DL as identification.

NOTARY PUBLIC:

Sign:

Print:

My Commission Expires:

Nicholas Lorimer
Nicholas Lorimer
05/25/2025

(SEAL)



Nicholas Lorimer
Notary Public
State of Florida

My Commission Expires 05/25/2025
Commission No. HH 134287

PETITION

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Submission email: RP-Vacating@HillsboroughCounty.org

REV. 2022