



# Agenda Item Cover Sheet

Agenda Item N<sup>o</sup>. \_\_\_\_\_

Meeting Date March 19, 2024

- Consent Section     
  Regular Section     
  Public Hearing

Subject: Public Hearing – Vacating Petition by Sims Family Partnership, LTD. to vacate portions of unimproved platted public right-of-way within Folios No. 057489-0000, 057489-0100, and 057488-0000, in Ruskin.	
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>[Signature]</i> 2/12/2024
<small>Assistant County Administrator</small>	<small>Department Director</small>
N/A	Todd Sobel <i>[Signature]</i> 2/12/2024
<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 portions of an unimproved platted public right-of-way lying in and between Blocks 5, 6, 7, and 8, within the plat of Fairmont Park, as recorded in Plat Book 21, Page 40, of the public records of Hillsborough County, and being more particularly described in the Resolution. Staff notes that the Planning Commission objects to one of the seven proposed right of way vacate areas lying between Blocks 5 and 6 (Wheeling Avenue) as it has potential as a future access point to the Southshore Community Resource Center. The proposed vacate area is located within folios: 057489-0000, 057489-0100, and 057488-0000, generally lying southeast of US Highway 41 and north of 21<sup>st</sup> Avenue West and consists of 148,474 square feet (3.41 acres), in Ruskin. The Petitioner, Sims Family Partnership, LTD., has submitted this vacate request to create a contiguous parcel, and intends to replat the property into a residential subdivision. Eleven County reviewing departments, and four reviewing utility providers have raised no objection to this request. Based on the County departments having no current or foreseeable need for the subject right-of-way, staff recommends approval of this item. The financial impact associated with this item consists of required advertising per statute, recording fees and processing, estimated to be less than \$175.00, which are paid for by the Petitioners.

**Financial Impact Statement:**

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

**Background:**

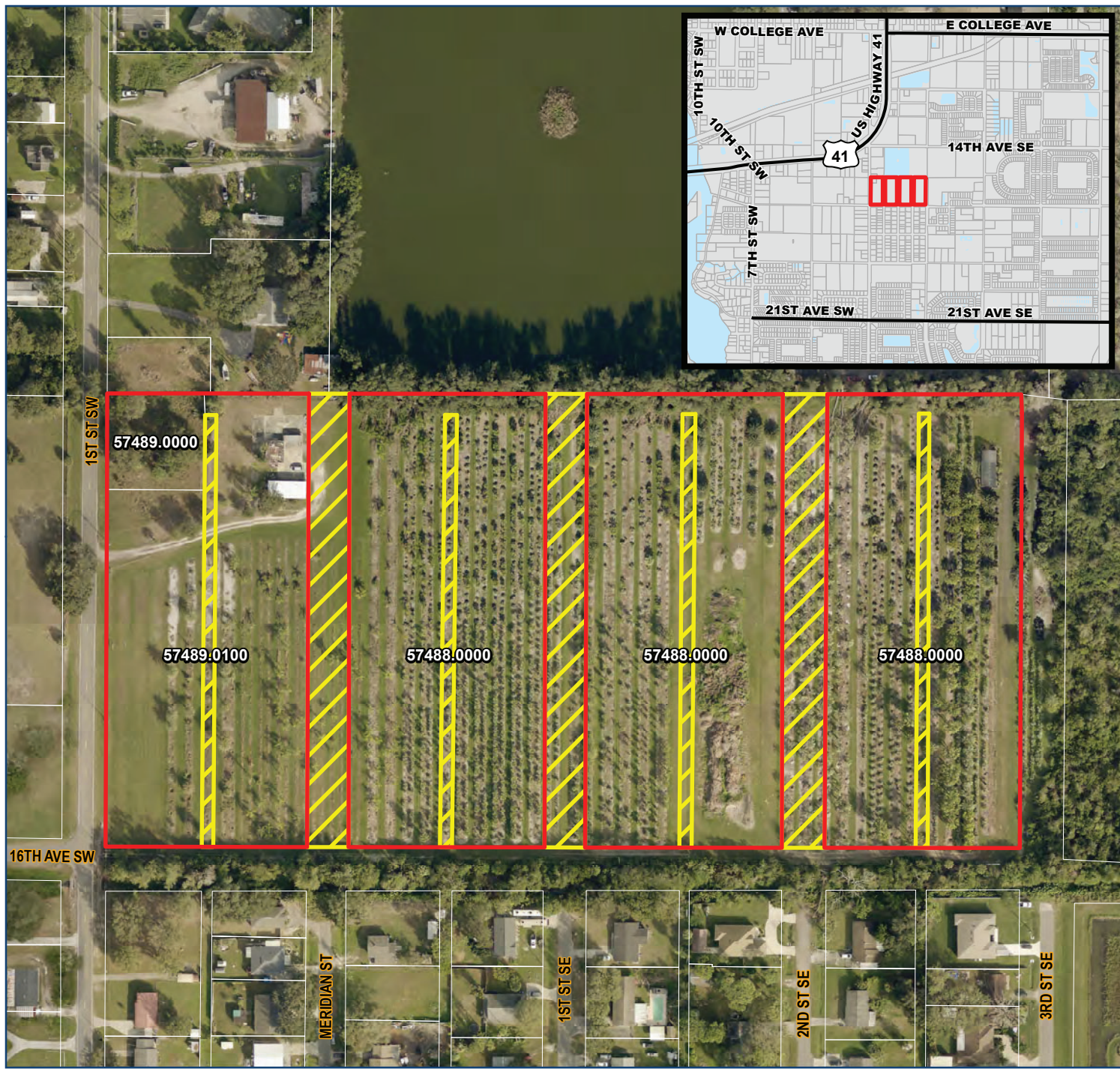
This petition is submitted by Sims Family Partnership, LTD. as owner of the property underlying the proposed vacate area, to vacate certain portions of unimproved platted public right-of-way within the plat of Fairmont Park, as recorded in Plat Book 21, Page 40, of the public records of Hillsborough County. The Planning Commission stated that the portion of the vacate area known as Wheeling Avenue could provide the foundation for transportation connections and an efficient system of neighborhood circulation, therefore the proposed vacation of this right-of-way is inconsistent with the Unincorporated Hillsborough County Comprehensive Plan. Staff has taken note of the Planning Commission's comment for a potential future access point to the Southshore Community Resource Center via Wheeling Avenue, but upon review believes that a new access point is not necessary. As depicted in the attached maps, certain platted rights-of-way north of the proposed vacate area were previously vacated per Resolution R98-070 recorded in OR Book 8983 Page 212, thereby limiting future connectivity. Pursuant to F.S. 177.101(4) and F.S. 336.10, Public Notice of this public hearing was published in *La Gaceta* on March 1, 2024, and March 8, 2024.

Staff Reference: V23-0010 Petition to vacate portions of unimproved platted ROW in Fairmont Park, (Sims Family Partnership, Ltd.)

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

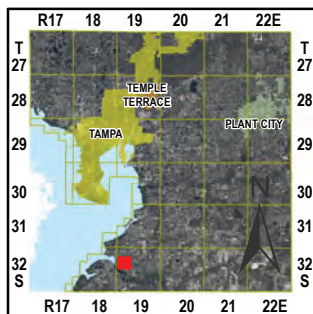
V23-0010

Petition to Vacate portions of unimproved platted ROW  
in Fairmont Park (Sims Family Partnership, Ltd.)



LEGEND

- Subject Properties - 57488.0000  
57489.0000 & 57489.0100
- Vacate Platted ROW  
148,473.07 SqFt (3.41 Ac)



SEC 17 TWP 32S RNG 19E



**Hillsborough  
County Florida**

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

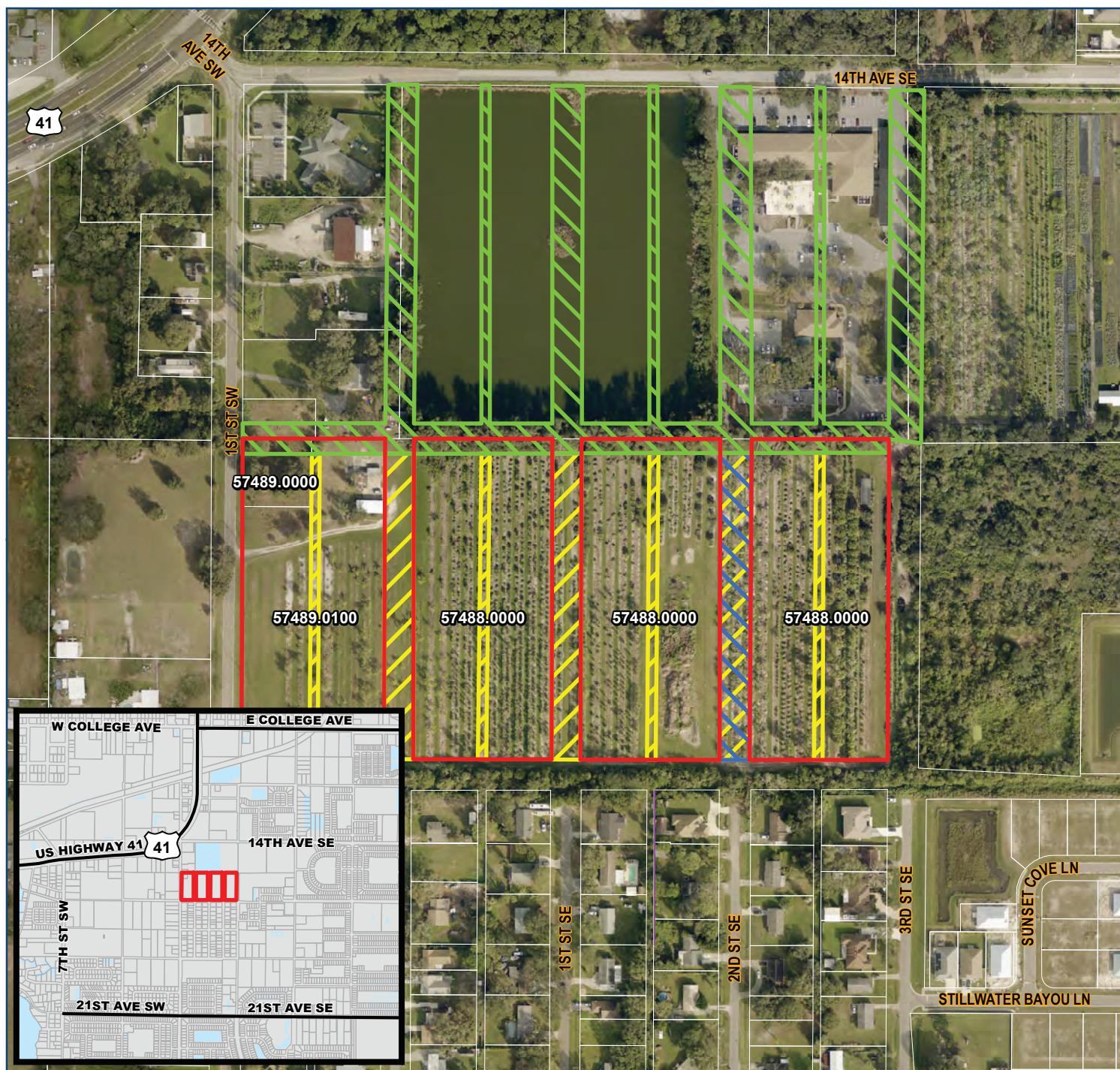
NOTE: Every reasonable effort has been made to assure the accuracy of this map; Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability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

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

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

# V23-0010

## Petition to Vacate portions of unimproved platted ROW in Fairmont Park (Sims Family Partnership, Ltd.)



### LEGEND

- Subject Properties - 57488.0000  
57489.0000 & 57489.0100
- ▨ Vacate Platted ROW  
148,473.07 SqFt (3.41 Ac)
- ▨ Area of Planning Commission Objection  
also known as Platted Wheeling Avenue
- ▨ Prior ROW Vacate
- ▨ Prior 3' Utility Easement Vacate

**SEC 17 TWP 32S RNG 19E**



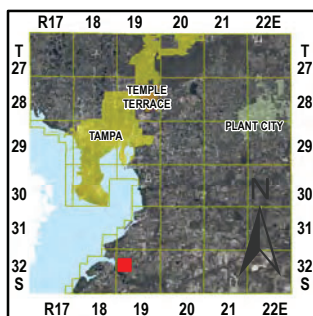
**Hillsborough County Florida**

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

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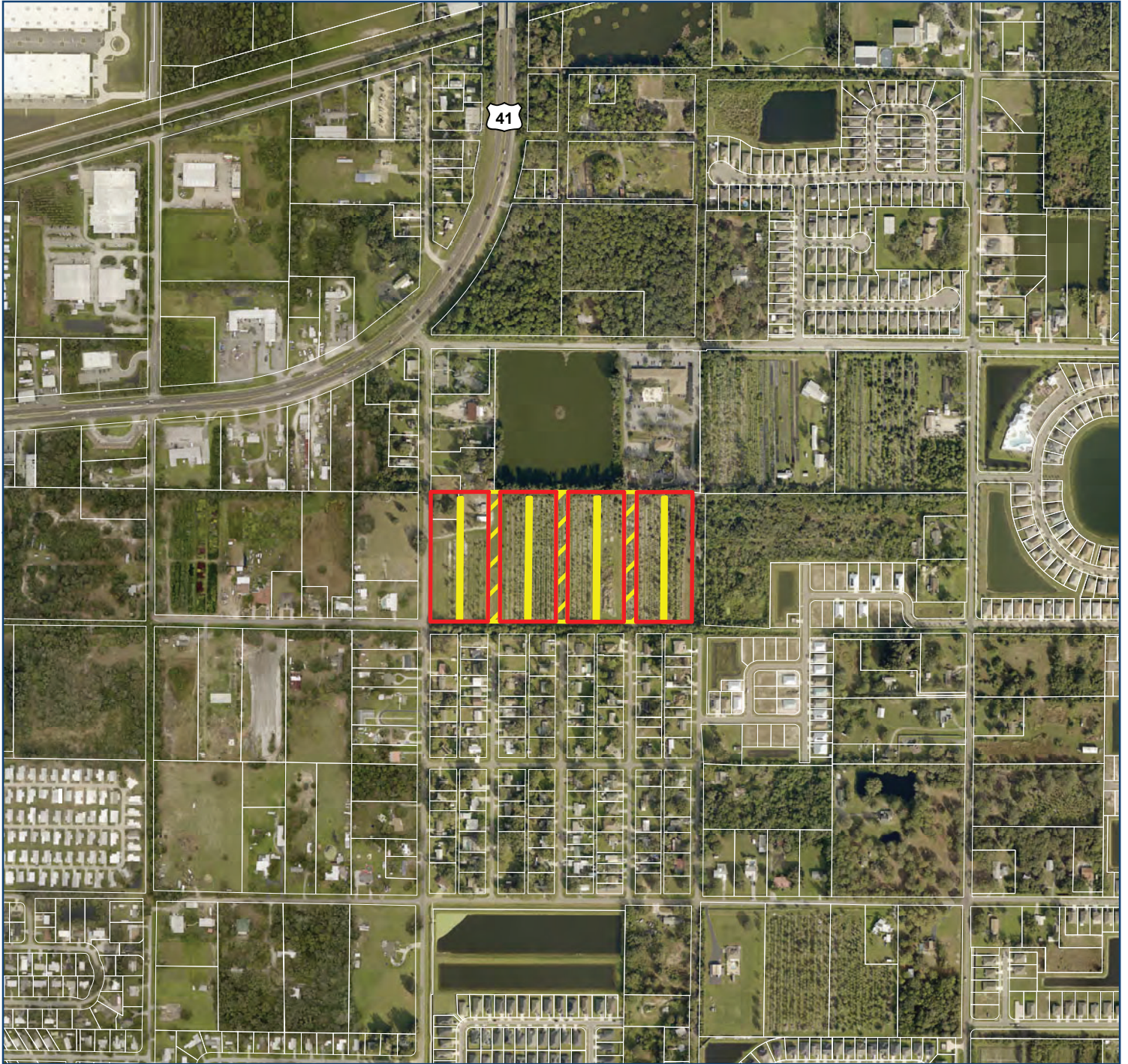
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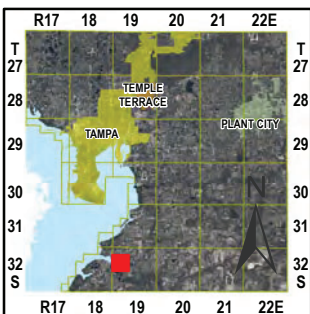
V23-0010

# Petition to Vacate portions of unimproved platted ROW in Fairmont Park (Sims Family Partnership, Ltd.)



## LEGEND

-  Subject Properties - 57488.0000  
57489.0000 & 57489.0100
-  Vacate Platted ROW  
148,473.07 SqFt (3.41 Ac)



**SEC 17 TWP 32S RNG 19E**



**Hillsborough  
County Florida**

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

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Vacating Petition V23-0010  
Project Lead: Jessica Henderson  
Sims Family Partnership, LTD. - Petitioner  
Portion of an unimproved platted public right-of-way  
Fairmont Park, PB 21, PG 40  
Folio: 057489-0000, 057489-0100, and 057488-0000  
Section 17, Township 32 South, Range 19 East

**RESOLUTION NUMBER R24-\_\_\_\_\_**

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

WHEREAS, Sims Family Partnership, LTD., a Florida Limited Partnership, has petitioned the Board of County Commissioners of Hillsborough County, Florida, in which petition said Board is asked to close, vacate, and abandon a portion of an unimproved platted public right-of-way described as follows:

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

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

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

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

WHEREAS, said petition came on for hearing before this Board of County Commissioners on March 19, 2024, 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 19<sup>th</sup> day of March 2024:

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

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

I, Cindy Stuart, Clerk of the Circuit Court and Ex Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of a resolution adopted by the Board at its regular meeting of March 19, 2024, 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 \_\_\_\_\_, 2024.

Cindy Stuart, CLERK

APPROVED BY COUNTY ATTORNEY

BY: Todd Sobel  
Approved as to Form and Legal  
Sufficiency

BY: \_\_\_\_\_  
Deputy Clerk

**LEGAL DESCRIPTION:**

**V23-0010**

ALL THAT PART OF THAT CERTAIN 16-FOOT PLATTED, UNIMPROVED ALLEY LYING WEST OF LOTS 1-12 AND EAST OF LOTS 13-24 IN BLOCK 5, OF FAIRMONT PARK, AS RECORDED IN PLAT BOOK 21, PAGE 40 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND LYING SOUTH OF THE SOUTH 1/2 OF 2ND STREET OF SAID FAIRMONT PARK AS VACATED BY OFFICIAL RECORDS BOOK 8983, PAGE 212 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

ALL OF THAT PART OF WHEELING AVENUE OF FAIRMONT PARK, AS RECORDED IN PLAT BOOK 21, PAGE 40 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA LYING EAST OF AND CONTIGUOUS WITH THE EAST BOUNDARY OF BLOCK 6 OF SAID FAIRMONT PARK AND LYING WEST OF AND CONTIGUOUS WITH THE WEST BOUNDARY OF BLOCK 5 OF SAID FAIRMONT PARK AND LYING SOUTH OF THE NORTH 1/2 OF 2ND STREET OF SAID FAIRMONT PARK AS VACATED BY OFFICIAL RECORDS BOOK 8983, PAGE 212 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

ALL THAT PART OF THAT CERTAIN 16-FOOT PLATTED, UNIMPROVED ALLEY LYING WEST OF LOTS 1-12 AND EAST OF LOTS 13-24 IN BLOCK 6, OF FAIRMONT PARK, AS RECORDED IN PLAT BOOK 21, PAGE 40 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND LYING SOUTH OF THE SOUTH 1/2 OF 2ND STREET OF SAID FAIRMONT PARK AS VACATED BY OFFICIAL RECORDS BOOK 8983, PAGE 212 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

ALL OF THAT PART OF CLARKSBURG AVENUE OF FAIRMONT PARK, AS RECORDED IN PLAT BOOK 21, PAGE 40 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA LYING EAST OF AND CONTIGUOUS WITH THE EAST BOUNDARY OF BLOCK 7 OF SAID FAIRMONT PARK AND LYING WEST OF AND CONTIGUOUS WITH THE WEST BOUNDARY OF BLOCK 6 OF SAID FAIRMONT PARK LYING SOUTH OF THE NORTH 1/2 OF 2ND STREET OF SAID FAIRMONT PARK AS VACATED BY OFFICIAL RECORDS BOOK 8983, PAGE 212 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

ALL THAT PART OF THAT CERTAIN 16-FOOT PLATTED, UNIMPROVED ALLEY LYING WEST OF LOTS 1-12 AND EAST OF LOTS 13-24 IN BLOCK 7, OF FAIRMONT PARK, AS RECORDED IN PLAT BOOK 21, PAGE 40 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND LYING SOUTH OF THE SOUTH 1/2 OF 2ND STREET OF SAID FAIRMONT PARK AS VACATED BY OFFICIAL RECORDS BOOK 8983, PAGE 212 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

ALL OF THAT PART OF MORGANTOWN AVENUE OF FAIRMONT PARK, AS RECORDED IN PLAT BOOK 21, PAGE 40 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA LYING EAST OF AND CONTIGUOUS WITH THE EAST BOUNDARY OF BLOCK 8 OF SAID FAIRMONT PARK AND LYING WEST OF AND CONTIGUOUS WITH THE WEST BOUNDARY OF BLOCK 7 OF SAID FAIRMONT PARK LYING SOUTH OF THE NORTH 1/2 OF 2ND STREET OF SAID FAIRMONT PARK AS VACATED BY OFFICIAL RECORDS BOOK 8983, PAGE 212 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

ALL THAT PART OF THAT CERTAIN 16-FOOT PLATTED, UNIMPROVED ALLEY LYING WEST OF LOTS 1-12 AND EAST OF LOTS 13-24 IN BLOCK 8, OF FAIRMONT PARK, AS RECORDED IN PLAT BOOK 21, PAGE 40 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND LYING SOUTH OF THE SOUTH 1/2 OF 2ND STREET OF SAID FAIRMONT PARK AS VACATED BY OFFICIAL RECORDS BOOK 8983, PAGE 212 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

THE ABOVE DESCRIBED LANDS CONTAIN 3.41 ACRES (148473.07 SQUARE FEET), MORE OR LESS TO THE LIMITS DESCRIBED.

NOTE: THIS LEGAL DESCRIPTION AND SKETCH IS COMPRISED OF TWO (2) SEPARATE, BUT EQUALLY IMPORTANT SHEETS. NEITHER SHEET CAN BE CONSIDERED FULL, COMPLETE OR VALID WITHOUT THE OTHER SHEET.

**LEGAL DESCRIPTION AND SKETCH  
NOT A BOUNDARY SURVEY  
SHEET 1 OF 2  
EXHIBIT "A"**

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KENNETH W. THOMPSON, P.S.M. AS EVIDENCED BY EITHER AN ORIGINAL SIGNATURE OR A DIGITAL SIGNATURE AFFIXED HERETO.



6700 South Florida Avenue, Suite 1, Lakeland, Florida 33813  
(863) 904-4699 - kthompson@platinumsurveying.com  
STATE OF FLORIDA AUTHORIZATION FOR:  
SURVEYING AND MAPPING BUSINESS - LB 8135

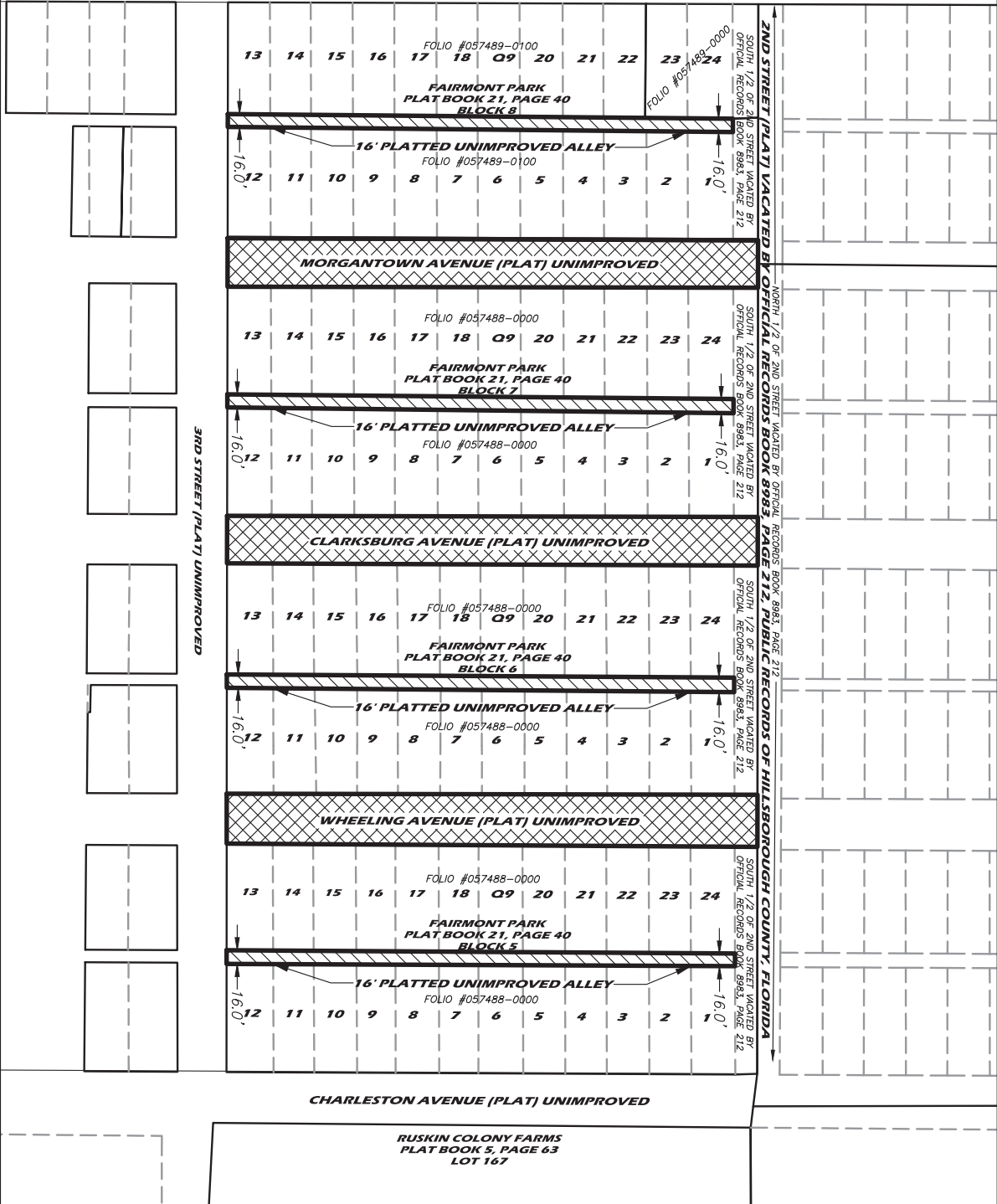
"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER UNLESS AFFIXED WITH AN ELECTRONIC SIGNATURE"

*Kenneth W. Thompson*  
KENNETH W. THOMPSON P.L.S. #4080





FAIRMONT AVENUE (PLAT) UNIMPROVED



NOTE: THIS LEGAL DESCRIPTION AND SKETCH IS COMPRISED OF TWO (2) SEPARATE, BUT EQUALLY IMPORTANT SHEETS. NEITHER SHEET CAN BE CONSIDERED FULL, COMPLETE OR VALID WITHOUT THE OTHER SHEET.

**LEGAL DESCRIPTION AND SKETCH  
NOT A BOUNDARY SURVEY  
SHEET 2 OF 2  
EXHIBIT "A"**

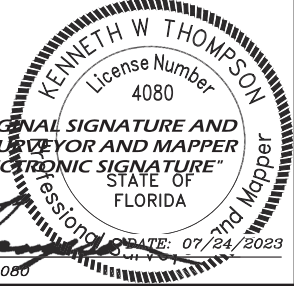
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KENNETH W. THOMPSON, P.S.M. AS EVIDENCED BY EITHER AN ORIGINAL SIGNATURE OR A DIGITAL SIGNATURE AFFIXED HERETO.



6700 South Florida Avenue, Suite 1, Lakeland, Florida 33813  
(863) 904-4699 - kthompson@platinumsurveying.com  
STATE OF FLORIDA AUTHORIZATION FOR:  
SURVEYING AND MAPPING BUSINESS - LB 8135

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER UNLESS AFFIXED WITH AN ELECTRONIC SIGNATURE"

*Kenneth W. Thompson*  
KENNETH W. THOMPSON P.L.S. #4080





## Placeholder for Notice of Hearing Affidavit

A notice of the hearing will be published on March 1, 2024, and March 8, 2024.

### **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, March 19, 2024, to determine whether or not:

**Vacating Petition V23-0007, vacate a portion of an unimproved platted public right-of-way, lying between Blocks 5, 6, 7, and 8, within the plat of Fairmont Park, as recorded in Plat Book 21, Page 40, of the public records of Hillsborough County, Florida, located in Section 17, Township 32S, Range 19E, within folios no. 057489-0000, 057489-0100, and 057488-0000**

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

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

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

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

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

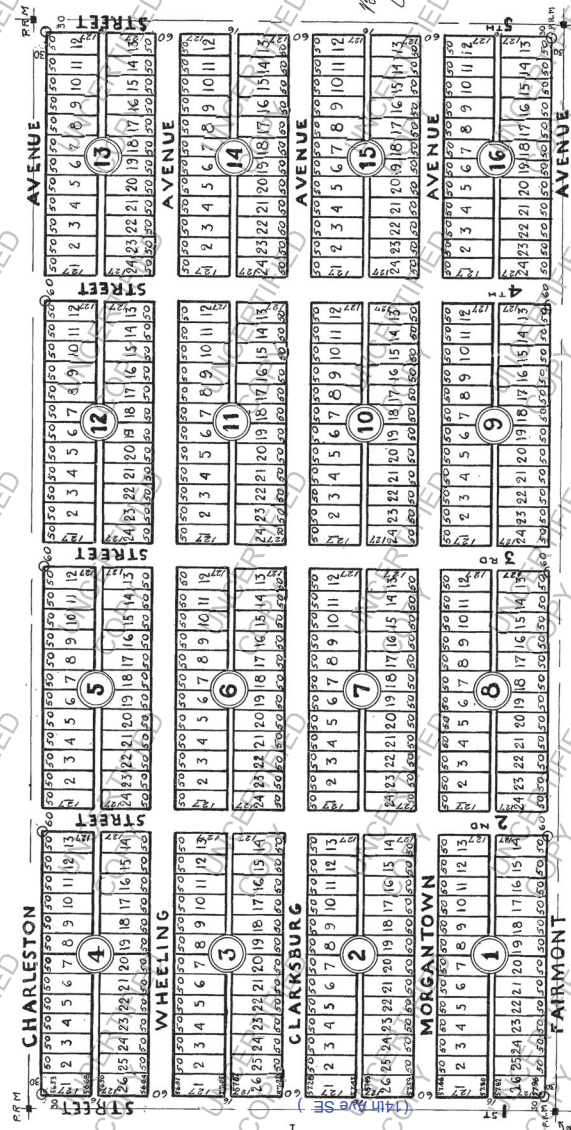
The Notice of Hearing Publication Affidavit will be inserted prior to execution of the Resolution.

Plot Bk 21, pg. 40

# FAIRMONT PARK

BEING A REPLAT OF PLOTS NUMBERS 808-9-10-11-12-13-14-15 and 832-33-34-35-36-37-38-39 OF

THIRD ADDITION TO RUSKIN FARMS BEING ALL OF THE W 1/2 OF NW 1/4 SECTION 17, TOWNSHIP 32 S RANGE 19 E HILLSBOROUGH COUNTY FLORIDA



Scale 1" = 200'

I the undersigned hereby certify that I am the owner in fee simple of a tract of land described as being a replat of lots numbers 808-9-10-11-12-13-14-15 and 832-33-34-35-36-37-38-39 of third addition to Ruskin farms being all of the W 1/2 of NW 1/4 section 17 township 32 S Range 19 E and platted as Fairmont Park and hereby dedicate to public use all streets as shown on this plat of the same and that a three foot easement is reserved for public utilities from the back of each lot that this subdivision is permanently marked upon the ground by concrete monuments in the locations shown on this plat and connected with land division corners as shown and that the dimensions, angles and lengths together with the connections of monuments as shown are correct and true within the boundaries of said plat as above described signed and sealed in my presence at \_\_\_\_\_

I hereby certify that the above described property has been surveyed and monuments set as indicated and the dimensions angles and lengths together with connections are correct.

Approved for record this 16 day of Dec. AD 1925.

Witness my hand and official seal this 16th day of Dec. 1925.

*Halle Cordeay*  
 Halle Cordeay, Esq. Attorney at Law  
 to me well known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same freely and voluntarily for the purpose therein expressed.

And I further certify that the said *Halle Cordeay* known to be the wife of the said *Ed Edzway* on a separate and private examination taken and made by and before me separately and apart from her said husband did acknowledge that she made herself a party to said instrument for the purpose of renouncing and conveying all of her right title and interest in the above described or separate property statutory or equitable in and to the said streets and three foot easement as described in the above dedication and that she executed the said instrument freely and voluntarily and without any compulsion constraint apprehension or fear of or from her said husband.

Witness my hand and official seal this 16th day of Dec. 1925.

*H. O. Outhouse*  
 H. O. Outhouse, Notary Public  
 My commission expires June 13, 1927.

Filed July 4, 1926  
Book 21, Plat 40  
W. B. ...

STATE OF FLORIDA  
 COUNTY OF HILLSBOROUGH  
 I, \_\_\_\_\_, Clerk of the Court, do hereby certify that this is a true and correct copy of the original plat and the photostating therefrom as the same appears on file in the office of the Clerk of the Court, Hillsborough County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 1927.



RECORDS PLAT 19-128 ERA  
 OFFICE OF GEORGE YOUNG CIVIL AND LANDSCAPE ENGINEER  
 ST. PETERSBURG, FLA.

# Vacating Petition V23-0010

Vacate portion of unimproved platted public ROW  
Fairmont Park Plat (Plat Book 21, Page 40) Section  
17 - Township 32S - Range 19E  
Within Folios 057489-0000, 057489-0100, and  
057488-0000

Petitioner – Sims Family Partnership, Ltd.

- 1<sup>ST</sup> FEE (\$169.00) REC'D
- 2<sup>ND</sup> FEE (\$250.00) REC'D
- NOTICE OF HEARING AD PUBL'D
- NOTICE OF HEARING SIGN PST'D

## REVIEWING DEPARTMENTS

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

## REVIEWING AGENCIES

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

VACATING REVIEW COMMENT SHEET

DATE: 01/10/2024

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

VACATING PETITION:

V23-0010 (Sims Family Partnership, Ltd.) Petition to vacate portions of unimproved platted ROW, Fairmont Park plat, PB 21-40 located in Section 17 Township 32S Range 19E within Folios 057489-0100 and 057488-0000

Reviewing Agency: Development Services Department

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

NO OBJECTION by this agency to the vacating as petitioned.

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

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

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

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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:

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

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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

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 Additional Comments: \_\_\_\_\_  
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 \_\_\_\_\_

Reviewed By: Michael Williams/Brian Grady

Date: 01/10/2024

Email: williamsm@hillsboroughcounty.org / gradyb@hillsboroughcounty.org

Phone: 813-307-1707

VACATING REVIEW COMMENT SHEET

DATE: 08/10/2023

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

VACATING PETITION:

V23-0010 (Sims Family Partnership, Ltd.) Petition to vacate portions of unimproved platted ROW, Fairmont Park plat, PB 21-40 located in Section 17 Township 32S Range 19E within Folios 057489-0100 and 057488-0000

Reviewing Agency: Water Resources Department

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

<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:

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

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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:

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

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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

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 Additional Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Reviewed By: Clay Walker, E.I.

Date: 8/22/2023

Email: walkerck@hillsboroughcounty.org

Phone: 813-751-5178

VACATING REVIEW COMMENT SHEET

DATE: 8/10/2023

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

VACATING PETITION:

V23-0010 (Sims Family Partnership, Ltd.) Petition to vacate portions of unimproved platted ROW, Fairmont Park plat, PB 21-40 located in Section 17 Township 32S Range 19E within Folios 057489-0100 and 057488-0000

Reviewing Agency: Hillsborough County Stormwater Planning, Engineering & Operations

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

NO OBJECTION by this agency to the vacating as petitioned.

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

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

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

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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:

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

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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

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 Additional Comments: No objections with regard to stormwater, since it is an isolated high-point, which contains no County infrastructure, no stormwater conveyance, and has no value with regard to drainage.  
 \_\_\_\_\_  
 \_\_\_\_\_

Reviewed By: Ayse Figanmese

Date: 8/21/2023

Email: figanmesea@hillsboroughcounty.org

Phone: 813-480-4960

VACATING REVIEW COMMENT SHEET

DATE: 08/10/2023

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

VACATING PETITION:

V23-0010 (Sims Family Partnership, Ltd.) Petition to vacate portions of unimproved platted ROW, Fairmont Park plat, PB 21-40 located in Section 17 Township 32S Range 19E within Folios 057489-0100 and 057488-0000

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

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

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? YES NO

Additional Comments:

Reviewed By: Marcia Bento Date: 08/21/23
Email: PW-CIPTransportationReview@hillsborc Phone:



VACATING REVIEW COMMENT SHEET

DATE: 08/14/2023

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

VACATING PETITION:

V23-0010 (Sims Family Partnership, Ltd.) Petition to vacate portions of unimproved platted ROW, Fairmont Park plat, PB 21-40 located in Section 17 Township 32S Range 19E within Folios 057489-0100 and 057488-0000

Reviewing Agency: Systems Planning Stormwater Team

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

NO OBJECTION by this agency to the vacating as petitioned.

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

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

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

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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:

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

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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 - No facilities present.  
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 Additional Comments: \_\_\_\_\_  
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Reviewed By: Jeremy Leuschke, PE

Date: 8/14/23

Email: leuschkej@hillsboroughcounty.org

Phone: (813) 307-1797

VACATING REVIEW COMMENT SHEET

DATE: 08/10/2023

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

VACATING PETITION:

V23-0010 (Sims Family Partnership, Ltd.) Petition to vacate portions of unimproved platted ROW, Fairmont Park plat, PB 21-40 located in Section 17 Township 32S Range 19E within Folios 057489-0100 and 057488-0000

Reviewing Agency: Hillsborough County Residential Street Lighting Program

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

NO OBJECTION by this agency to the vacating as petitioned.

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

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

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

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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:

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

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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

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 Additional Comments: \_\_\_\_\_  
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Reviewed By: Landon Hamilton

Date: 08/10/2023

Email: HamiltonL@HCFLGov.net

Phone: (813) 538-5452

VACATING REVIEW COMMENT SHEET

DATE: 08/10/2023

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

VACATING PETITION:

V23-0010 (Sims Family Partnership, Ltd.) Petition to vacate portions of unimproved platted ROW, Fairmont Park plat, PB 21-40 located in Section 17 Township 32S Range 19E within Folios 057489-0100 and 057488-0000

Reviewing Agency: PWD - SSU

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

NO OBJECTION by this agency to the vacating as petitioned.

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

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

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

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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:

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

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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

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 Additional Comments: \_\_\_\_\_  
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Reviewed By: Juan O. Olivero Lopez

Date: 08/11/2023

Email: Oliveroj@hillsboroughcounty.org

Phone: 813-671-7624 Ext. 41539

VACATING REVIEW COMMENT SHEET

DATE: 08/10/2023

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

VACATING PETITION:

V23-0010 (Sims Family Partnership, Ltd.) Petition to vacate portions of unimproved platted ROW, Fairmont Park plat, PB 21-40 located in Section 17 Township 32S Range 19E within Folios 057489-0100 and 057488-0000

Reviewing Agency: Hillsborough County Fire Rescue

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

NO OBJECTION by this agency to the vacating as petitioned.

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

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

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

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

N/A  
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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  
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 Additional Comments: \_\_\_\_\_  
 \_\_\_\_\_  
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Reviewed By: Ray Hansen, Deputy Fire Marshal

Date: Aug 11 2023

Email: hansenr@hcflgov.net

Phone: 813-744-5541

VACATING REVIEW COMMENT SHEET

DATE: 08/10/2023

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

VACATING PETITION:

V23-0010 (Sims Family Partnership, Ltd.) Petition to vacate portions of unimproved platted ROW, Fairmont Park plat, PB 21-40 located in Section 17 Township 32S Range 19E within Folios 057489-0100 and 057488-0000

Reviewing Agency: Community & Infrastructure Planning Department

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

NO OBJECTION by this agency to the vacating as petitioned.

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

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

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

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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:

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

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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

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 Additional Comments: \_\_\_\_\_  
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Reviewed By: Sarah Capers

Date: 8/23/23

Email: capers@hillsboroughcounty.org

Phone: 813-807-0743

VACATING REVIEW COMMENT SHEET

DATE: 08/10/2023

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

VACATING PETITION:

V23-0010 (Sims Family Partnership, Ltd.) Petition to vacate portions of unimproved platted ROW, Fairmont Park plat, PB 21-40 located in Section 17 Township 32S Range 19E within Folios 057489-0100 and 057488-0000

Reviewing Agency: EPC - Wetlands Division

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

NO OBJECTION by this agency to the vacating as petitioned.

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

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

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

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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:

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

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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

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 Additional Comments: There are no wetlands present in the areas to proposed be vacated.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Reviewed By: Kelly M. Holland

Date: August 17, 2023

Email: hollandk@epchc.org

Phone: 813.627.2600 ext. 1222

VACATING REVIEW COMMENT SHEET

DATE: 813-264-3050

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

VACATING PETITION:

V23-0010 (Sims Family Partnership, Ltd.) Petition to vacate portions of unimproved platted ROW, Fairmont Park plat, PB 21-40 located in Section 17 Township 32S Range 19E within Folios 057489-0100 and 057488-0000

Reviewing Agency: CORE DATA SERVICES AKA STREETS AND ADDRESSES UNIT

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

NO OBJECTION by this agency to the vacating as petitioned.

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

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

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

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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:

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

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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

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 Additional Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Reviewed By: DEBORAH S FRANKLIN

Date: 08/11/2023

Email: Franklinds@hcfl.gov

Phone: 813-264-3050

VACATING REVIEW COMMENT SHEET

DATE: 08/24/2023

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

VACATING PETITION:

V23-0010 (Sims Family Partnership, Ltd.) Petition to vacate portions of unimproved platted ROW, Fairmont Park plat, PB 21-40 located in Section 17 Township 32S Range 19E within Folios 057489-0100 and 057488-0000

Reviewing Agency: Hillsborough County City-County Planning Commission

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

NO OBJECTION by this agency to the vacating as petitioned.
OBJECTION (If you have objections, check here, complete and sign below.)

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

If YES, please explain:

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

IF YES, please explain: The proposed area to be vacated provides the foundation for transportation connections and an efficient system of neighborhood circulation.

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: Staff does not foresee a future need for the portions of ROW located directly south of the formally vacated Morgantown Avenue.

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

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Additional Comments: The Planning Commission staff finds the proposed vacating INCONSISTENT with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan.

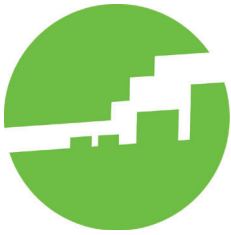
Reviewed By: Bryce Fehringer, Planner I

Date: 08/24/2023

Email: fehingerb@plancom.org

Phone: 813.582.7359





# Hillsborough County City-County Planning Commission

## Memorandum

August 24, 2023

To: Jessica Henderson, MBA, Special Projects Manager, Real Estate Division

From: Bryce Fehringer, Planner I

Re: VACATING PETITION: V23-0010 (Sims Family Partnership, Ltd.) Petition to vacate portions of unimproved platted ROW, Fairmont Park plat, PB 21-40 located in Section 17 Township 32S Range 19E within Folios 057489-0100 and 057488-0000.

Planning Commission staff has reviewed the requested petition to vacate portions of unimproved platted right-of-way (ROW), Fairmont Park plat, Plat Book 21-40 located in Section 17, Township 32 South, Range 19 East, within Folios 057489-0100 and 057488-0000. The petitioner is requesting to vacate portions of platted ROW totaling +/- 3.41 acres (148,473.07 square feet).

The subject site is designated as Residential-4 (RES-4) on the Future Land Use Map (FLUM). The RES-4 Future Land Use category permits up to a maximum of 4 dwelling units per gross acre or a 0.25 FAR for non-residential development. It is specifically intended to designate areas that are suitable for low density residential development. The subject site is in the Urban Service Area and falls within the limits of the Ruskin Community Plan and the SouthShore Areawide Systems Plan.

The Ruskin Community Plan seeks to ensure a balanced transportation system that reflects the community's character and provides for options including walking, bicycling and transit. One of the strategies in this goal is to preserve and enhance the traditional "grid" pattern of roadways. This strategy is further emphasized by the Economic Development Objective of the SouthShore Areawide Systems Plan, which seeks to implement the communities' desires to the greater extent possible.



The proposed vacating is not supportable by Planning Commission staff. The area that extends directly south of the previously vacated Wheeling Avenue, as illustrated on Fairmont Park Plan Excerpt, has the potential to provide connectivity from 2<sup>nd</sup> Street Southeast to the SouthShore Community Resource Center located directly north of the subject site. While staff finds that the remaining portions could be vacated, the request as a whole may have adverse impacts on the surrounding area and would be inconsistent with Future Land Use Element (FLUE) Objective 16 and Policies 16.3 and 16.7. The intent of Objective 16 and its associated policies seek to preserve, protect and enhance neighborhoods. Maintaining transportation connections and efficient systems of circulation are established measures that help accomplish the goals of this policy direction.

Similarly, the proposed vacating would be inconsistent with Goal 4 and Objective 4.1 of the Mobility Section. This Goal and Objective seek to provide safe and convenient connections within communities. In suburban contexts, communities shall be designed around a grid network of streets or through a modified grid that will help provide interconnections between neighborhoods and surrounding neighborhood uses. The ROW that is subject to this petition may provide access to a community resource center in the future. The platted ROW has the potential to provide connection to this

neighborhood use through the subject site while also enhancing the neighborhood's street grid network within the horizon of the currently adopted *Unincorporated Hillsborough County Comprehensive Plan*. The proposed petition to vacate would conflict with the continuation of the neighborhood's grid network of streets and would limit the ability to connect neighborhood serving uses. The petition is therefore inconsistent with the policy direction established by the Mobility Section.

Planning Commission staff recognizes that the remaining portions of platted ROW may potentially be vacated. Staff does not foresee a future need for the portions of ROW located directly south of the formally vacated Morgantown Avenue, Clarksburg Avenue, or any of the remaining areas that do not fully connect through the northern boundary of the subject site. These portions do not have the potential to connect to other residential or community uses since some of them do not fully connect to the northern boundary. The remaining ROWs that connect to the northern boundary are located directly adjacent to the water retention area owned by Hillsborough County. According to data provided by the Southwest Florida Water Management District (SWFWMD), there are wetlands located within the water retention area. This information confirms that the remaining ROWs likely do not have the future potential to connect to community or residential uses. The portion that extends directly south of Wheeling Avenue, as illustrated on Fairmont Park Plan Excerpt, still has the potential to be utilized in the future as an access point to the SouthShore Community Resource Center. Additional context regarding the remaining portions can be found on the accompanying comment sheet to this memorandum.

Planning Commission staff has reviewed the request for consistency with the applicable Comprehensive Plan policies, the Ruskin Community Plan, and the SouthShore Areawide Systems Plan, and has found the proposed vacating to be inconsistent. For a complete list of the applicable Goals, Objectives and Policies, please see the list provided at the end of this memorandum.

The request to vacate a portion of platted right-of-way may have adverse impacts on the future development pattern of this area. The Planning Commission staff finds the proposed vacating **INCONSISTENT** with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Thank you for the opportunity to review the vacating of the vacating petition. If you have any questions regarding these comments or need further information, please contact Melissa Lienhard at (813) 547-4364.

## **FUTURE LAND USE ELEMENT**

### **Neighborhood/Community Development**

**Objective 16: Neighborhood Protection** The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

**Policy 16.3:** Development and redevelopment shall be integrated with the adjacent land uses through:

- the creation of like uses; or
- creation of complementary uses; or
- mitigation of adverse impacts; and
- transportation/pedestrian connections

**Policy 16.7:** Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.

## **MOBILITY SECTION**

### **Promote Connectivity**

**Goal 4:** Provide safe and convenient connections within the transportation network that support multimodal access to key destinations, such as community focal points, employment centers and services throughout the County.

**Objective 4.1:** In urban and suburban contexts, design communities around a grid network of streets, or a modified grid, which will improve interconnections between neighborhoods and surrounding neighborhood-serving uses.

### **LIVABLE COMMUNITIES ELEMENT: Ruskin Community Plan**

**Goal 8:** Transportation – Ensure a balanced transportation system that reflects the community's character and provides for options including walking, bicycling and transit.

Strategies:

- Ensure that roadways are designed to preserve the community character of Ruskin.
- Preserve and enhance the traditional “grid” pattern of roadways.

### **LIVABLE COMMUNITIES ELEMENT: SouthShore Areawide Systems Plan**

#### **Economic Development Objective**

The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life.

**The community desires to pursue economic development activities in the following areas:**

#### **1. Land Use/ Transportation**

- b.** Recognize preferred development patterns as described in individual community plans, and implement the communities' desires to the greatest extent possible (including codification into the land development code). I.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity.

\*\*\*\*\*

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

VACATING PETITION:

V23-0010 (Sims Family Partnership, Ltd.) Petition to vacate portions of unimproved platted ROW, Fairmont Park plat, PB 21-40, located in Section 17 Township 32S Range 19E within Folios 057489-0100 and 057488-0000

Reviewing Agency: Spectrum/Charter

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

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

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

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

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

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

\*\*\*\*\*

Additional Comments: n/a  
\_\_\_\_\_  
\_\_\_\_\_

Reviewed By: Paul Bustamante

Date: 01/11/2024

Email: Paul.Bustamante@charter.com

Phone: 813-538-2924

\*\*\*\*\*

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

VACATING PETITION:

V23-0010 (Sims Family Partnership, Ltd.) Petition to vacate portions of unimproved platted ROW, Fairmont Park plat, PB 21-40, located in Section 17 Township 32S Range 19E within Folios 057489-0100 and 057488-0000 1506 1st St SW Ruskin, Fl

Reviewing Agency: PGS-TECO

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

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

\*\*\*\*\*

Additional Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Reviewed By: Joan A Domning-Sr Admin Specialist

Date: 08/14/2023

Email: jdomning@tecoenergy.com

Phone: 813-275-3783

\*\*\*\*\*

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

VACATING PETITION:

V23-0010 (Sims Family Partnership, Ltd.) Petition to vacate portions of unimproved platted ROW, Fairmont Park plat, PB 21-40, located in Section 17 Township 32S Range 19E within Folios 057489-0100 and 057488-0000

Reviewing Agency: Teco Energy

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

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

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 If YES, please explain:  
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 A) Could any portion of said area be vacated?  YES  NO  
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C) If there are existing facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire?  YES  NO  
 If YES, please explain:  
 \_\_\_\_\_  
 \_\_\_\_\_

\*\*\*\*\*

Additional Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Reviewed By: Heather Douglas

Date: 09/11/2023

Email: hdouglas@tecoenergy.com

Phone: 813-228-4723

\*\*\*\*\*

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

VACATING PETITION:

V23-0010 (Sims Family Partnership, Ltd.) Petition to vacate portions of unimproved platted ROW, Fairmont Park plat, PB 21-40, located in Section 17 Township 32S Range 19E within Folios 057489-0100 and 057488-0000

Reviewing Agency: Frontier Florida LLC

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

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<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:  
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2) Is QUESTION #1 is "YES", answer question 2, otherwise skip.  
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C) If there are existing facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire?  YES  NO  
 If YES, please explain:  
 \_\_\_\_\_  
 \_\_\_\_\_

\*\*\*\*\*

Additional Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Reviewed By: Stephen Waidley

Date: 08/10/2023

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 – 23<sup>rd</sup> Floor  
Tampa, Florida 33602  
Telephone: (813) 272-5810 | Fax: (813) 272-5597  
Submission email: [RP-Vacating@HillsboroughCounty.org](mailto:RP-Vacating@HillsboroughCounty.org)

Right-of-Way



Easement



Subdivision Plat



#### PETITIONER'S INFORMATION

Name(s): Sims Family Partnership LTD  
Address: PO BOX 700  
City: Ruskin State: FL Zip Code: 33575  
Phone Number(s): use agent contact  
Email address: use agent contact

*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*):

Please see attached Exhibit "A"

Located in Section 17, Township 32, Range 19, Folio # n/a

#### 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): Kami Corbett  
Company: Hill Ward Henderson & Highland Homes  
Address: 101 E Kennedy Blvd, Suite 3700  
City: Tampa State: FL Zip Code: 33602  
Phone Number(s): 813-227-8421  
Email address: kami.corbett@hwhlaw.com



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

The platted rights of way in the 1925 Fairmont Park have not been developed in accordance with the plat. The rights of way bisect the property owned by the Petitioner and terminate along the northern property boundary. There is no opportunity to continue a public road north to College Avenue. The Southshore Community Resource Center is directly to the north and is not designed to accommodate any future extension of the public road system. Vacating these rights of way will facilitate a more efficient redevelopment of the Petitioner's property. There is not currently a specific development plan. The property will be developed in accordance with the Ruskin Community Character Guidelines.

**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 and type of 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. ML 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. MLP 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. ML The Petitioner(s) will cause it's Authorized Agent to 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. ML 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. ML The Petitioner(s) acknowledges and agrees that if the Petition proceeds to public hearing the Petitioner(s) Authorized Agent 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. ML 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. ML The Petitioner(s) hereby acknowledges and agrees they have Authorized an Agent to 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. ML 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. ML 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.**

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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*

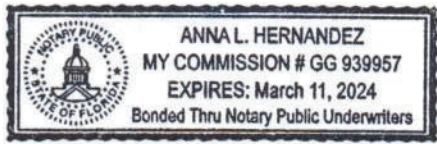
PETITIONERS' SIGNATURES	MAILING ADDRESS
Name: <u>Melvin Sims</u>	<u>PO BOX 700</u>
Title: <u>General Partner</u>	<u>RUSKIN, FL 33575-0700</u>
<u>SIMS FAMILY PARTNERSHIP LTD</u>	
	

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 17<sup>th</sup> day of February, 2023, by Melvin Sims who is/are personally known to me or who has produced drivers license as identification.

NOTARY PUBLIC:  
Signature:   
Printed Name: Anna L. Hernandez  
Title or Rank: Notary Public  
Serial / Commission Number: GG939957  
My Commission Expires: 3/11/2024

(SEAL)



**LEGAL DESCRIPTION:**

**V23-0010**

ALL THAT PART OF THAT CERTAIN 16-FOOT PLATTED, UNIMPROVED ALLEY LYING WEST OF LOTS 1-12 AND EAST OF LOTS 13-24 IN BLOCK 5, OF FAIRMONT PARK, AS RECORDED IN PLAT BOOK 21, PAGE 40 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND LYING SOUTH OF THE SOUTH 1/2 OF 2ND STREET OF SAID FAIRMONT PARK AS VACATED BY OFFICIAL RECORDS BOOK 8983, PAGE 212 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

ALL OF THAT PART OF WHEELING AVENUE OF FAIRMONT PARK, AS RECORDED IN PLAT BOOK 21, PAGE 40 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA LYING EAST OF AND CONTIGUOUS WITH THE EAST BOUNDARY OF BLOCK 6 OF SAID FAIRMONT PARK AND LYING WEST OF AND CONTIGUOUS WITH THE WEST BOUNDARY OF BLOCK 5 OF SAID FAIRMONT PARK AND LYING SOUTH OF THE NORTH 1/2 OF 2ND STREET OF SAID FAIRMONT PARK AS VACATED BY OFFICIAL RECORDS BOOK 8983, PAGE 212 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

ALL THAT PART OF THAT CERTAIN 16-FOOT PLATTED, UNIMPROVED ALLEY LYING WEST OF LOTS 1-12 AND EAST OF LOTS 13-24 IN BLOCK 6, OF FAIRMONT PARK, AS RECORDED IN PLAT BOOK 21, PAGE 40 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND LYING SOUTH OF THE SOUTH 1/2 OF 2ND STREET OF SAID FAIRMONT PARK AS VACATED BY OFFICIAL RECORDS BOOK 8983, PAGE 212 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

ALL OF THAT PART OF CLARKSBURG AVENUE OF FAIRMONT PARK, AS RECORDED IN PLAT BOOK 21, PAGE 40 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA LYING EAST OF AND CONTIGUOUS WITH THE EAST BOUNDARY OF BLOCK 7 OF SAID FAIRMONT PARK AND LYING WEST OF AND CONTIGUOUS WITH THE WEST BOUNDARY OF BLOCK 6 OF SAID FAIRMONT PARK LYING SOUTH OF THE NORTH 1/2 OF 2ND STREET OF SAID FAIRMONT PARK AS VACATED BY OFFICIAL RECORDS BOOK 8983, PAGE 212 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

ALL THAT PART OF THAT CERTAIN 16-FOOT PLATTED, UNIMPROVED ALLEY LYING WEST OF LOTS 1-12 AND EAST OF LOTS 13-24 IN BLOCK 7, OF FAIRMONT PARK, AS RECORDED IN PLAT BOOK 21, PAGE 40 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND LYING SOUTH OF THE SOUTH 1/2 OF 2ND STREET OF SAID FAIRMONT PARK AS VACATED BY OFFICIAL RECORDS BOOK 8983, PAGE 212 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

ALL OF THAT PART OF MORGANTOWN AVENUE OF FAIRMONT PARK, AS RECORDED IN PLAT BOOK 21, PAGE 40 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA LYING EAST OF AND CONTIGUOUS WITH THE EAST BOUNDARY OF BLOCK 8 OF SAID FAIRMONT PARK AND LYING WEST OF AND CONTIGUOUS WITH THE WEST BOUNDARY OF BLOCK 7 OF SAID FAIRMONT PARK LYING SOUTH OF THE NORTH 1/2 OF 2ND STREET OF SAID FAIRMONT PARK AS VACATED BY OFFICIAL RECORDS BOOK 8983, PAGE 212 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

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THE ABOVE DESCRIBED LANDS CONTAIN 3.41 ACRES (148473.07 SQUARE FEET), MORE OR LESS TO THE LIMITS DESCRIBED.

NOTE: THIS LEGAL DESCRIPTION AND SKETCH IS COMPRISED OF TWO (2) SEPARATE, BUT EQUALLY IMPORTANT SHEETS. NEITHER SHEET CAN BE CONSIDERED FULL, COMPLETE OR VALID WITHOUT THE OTHER SHEET.

**LEGAL DESCRIPTION AND SKETCH  
NOT A BOUNDARY SURVEY  
SHEET 1 OF 2  
EXHIBIT "A"**

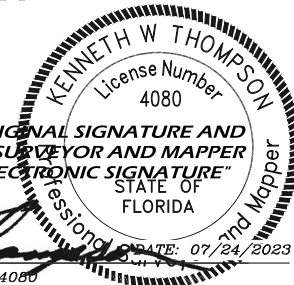
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KENNETH W. THOMPSON, P.S.M. AS EVIDENCED BY EITHER AN ORIGINAL SIGNATURE OR A DIGITAL SIGNATURE AFFIXED HERETO.



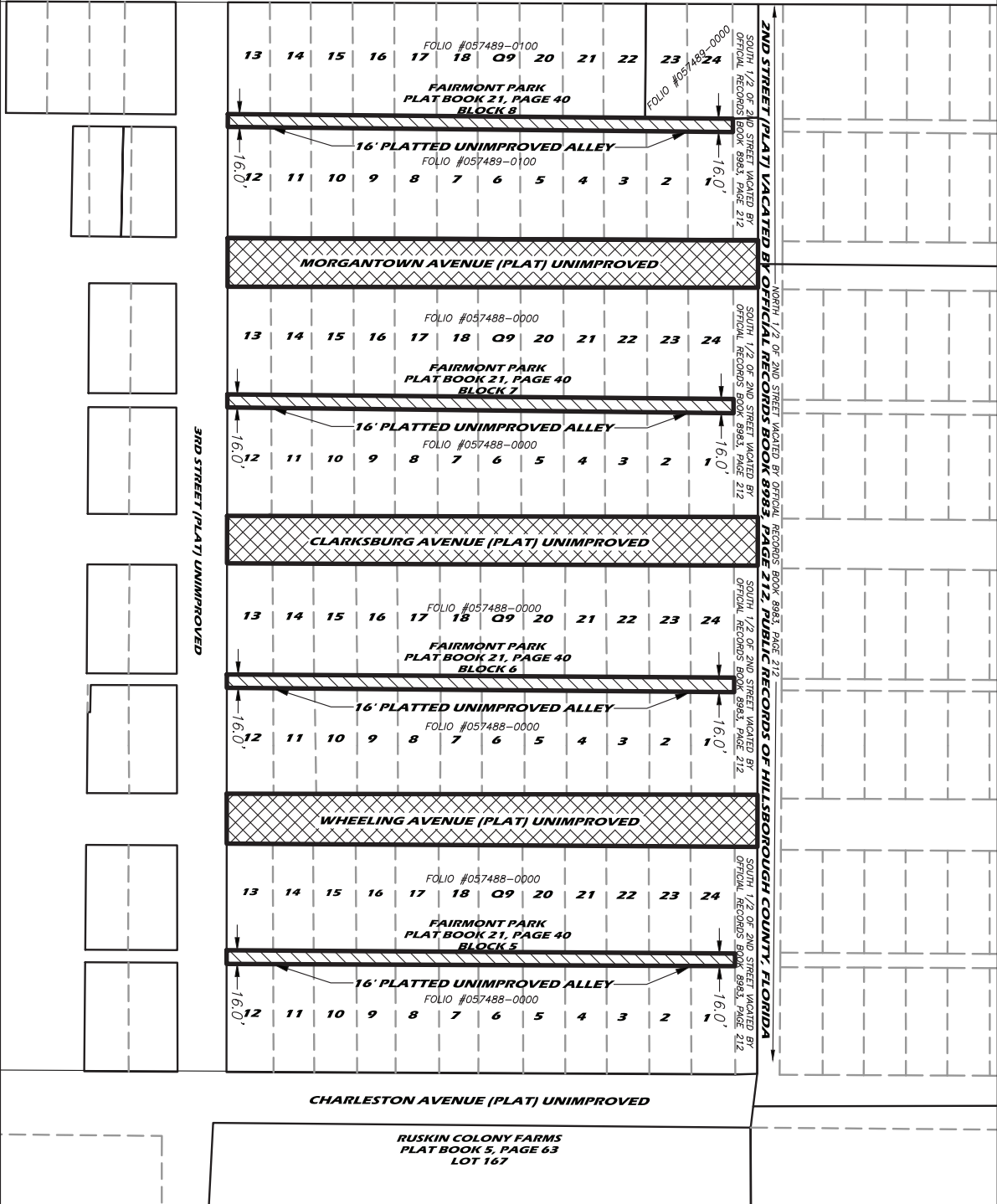
6700 South Florida Avenue, Suite 1, Lakeland, Florida 33813  
(863) 904-4699 - kthompson@platinumsurveying.com  
STATE OF FLORIDA AUTHORIZATION FOR:  
SURVEYING AND MAPPING BUSINESS - LB 8135

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER UNLESS AFFIXED WITH AN ELECTRONIC SIGNATURE"

*Kenneth W. Thompson*  
KENNETH W. THOMPSON P.L.S. #4080



FAIRMONT AVENUE (PLAT) UNIMPROVED



NOTE: THIS LEGAL DESCRIPTION AND SKETCH IS COMPRISED OF TWO (2) SEPARATE, BUT EQUALLY IMPORTANT SHEETS. NEITHER SHEET CAN BE CONSIDERED FULL, COMPLETE OR VALID WITHOUT THE OTHER SHEET.

**LEGAL DESCRIPTION AND SKETCH  
NOT A BOUNDARY SURVEY  
SHEET 2 OF 2  
EXHIBIT "A"**

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KENNETH W. THOMPSON, P.S.M. AS EVIDENCED BY EITHER AN ORIGINAL SIGNATURE OR A DIGITAL SIGNATURE AFFIXED HERETO.



6700 South Florida Avenue, Suite 1, Lakeland, Florida 33813  
(863) 904-4699 - kthompson@platinumsurveying.com  
STATE OF FLORIDA AUTHORIZATION FOR:  
SURVEYING AND MAPPING BUSINESS - LB 8135

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER UNLESS AFFIXED WITH AN ELECTRONIC SIGNATURE"

*Kenneth W. Thompson*  
KENNETH W. THOMPSON P.L.S. #4080

