



# Agenda Item Cover Sheet

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

Meeting Date May 11, 2021

- Consent Section                     
  Regular Section                     
  Public Hearing

<b>Subject:</b> Public Hearing - Vacating Petition V21-0005, a Petition by Hillsborough County Associates IV, LLLP to vacate a platted public 20-foot wide drainage easement, within the Valencia Del Sol Phase 1 plat, located within Folio # 077959-2568 east of US Highway 301 and north of Sevilla Shores Drive (no physical address), in Wimauma.			
<b>Department Name:</b> Facilities Management & Real Estate Services Department			
<b>Contact Person:</b> Anne-Marie Lenton, (C. Allen)		<b>Contact Phone:</b> 813-272-5810	
<b>Sign-Off Approvals:</b>			
	4/19/21		4/19/2021
Assistant County Administrator	Date	Department Director	Date
N/A			4/14/2021
Management and Budget – Approved as to Financial Impact Accuracy	Date	County Attorney – Approved as to Legal Sufficiency	Date

**Staff's Recommended Board Motion:**  
 Adopt a Resolution vacating that certain platted public 20-foot wide drainage easement, within the Valencia Del Sol Phase 1 plat, as recorded in Plat Book 133, Page 34, of the public records of Hillsborough County, and being more particularly described in the Resolution, legal description, and sketch attached hereto. This request is made for the purpose of relocating the existing drainage easement. The Petitioner is providing adequate replacement drainage to the County within the approved plat of Valencia Del Sol Phase 3B. The proposed vacate area is located east of US Highway 301 and north of Sevilla Shores Drive, in Wimauma, (no physical address), and consists of approximately 5,920 square feet. Reviewing departments have raised no objections to this request. The financial impact associated with this item consists of required advertising per statute, recording fees and processing, estimated to be less than \$175.00, which are paid by the Petitioners.

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

**Background: #V21-0005 Vacate Platted Public Drainage Easement, Valencia Del Sol Phase 1**  
 This petition is submitted by Hillsborough County Associates IV, LLLP, as owner of the property underlying the proposed vacate area, to vacate the public interest in the platted public 20-foot wide drainage easement lying within Folio # 077959-2568. The easement was established in 2018 by virtue of the Valencia Del Sol Phase 1 plat, as recorded in Plat Book 133, Page 34, of the public records of Hillsborough County. This request is made for the purpose of relocating the existing drainage easement. The Petitioner is providing adequate replacement drainage to the County within the approved plat of Valencia Del Sol Phase 3B. The proposed vacate area is located east of US Highway 301 and north of Sevilla Shores Drive, in Wimauma, (no physical address), and consists of approximately 5,920 square feet.

Reviewing departments have raised no objections to this request.

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

List Attachments: Location map, Resolution, Existing Plat excerpt, Plat Phase 3B excerpt, Review Summary and Comments, Petition.

V21-0005

# Vacate Platted Public Drainage Easement, Valencia Del Sol Phase 1



## LEGEND

- Hillsborough County Associates IV, LLLP - 77959.2568 (no physical address)
- - - Platted Public 20-foot Wide Drainage Easement to be Vacated Approximately 5,920 SqFt
- Valencia Del Sol Phase 3B Replacement Drainage Easement



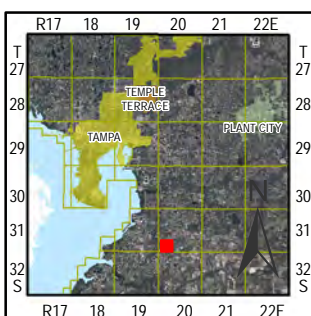
**Hillsborough County Florida**

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

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

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

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



Vacating Petition V21-0005  
Hillsborough County Associates IV, LLLP - Petitioner  
Valencia Del Sol Phase 1 (PB 133 PG 34)  
Folio: 077959-2568  
Section 32 Township 31 South, Range 20 East

**RESOLUTION NUMBER R21-\_\_\_\_\_**

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

WHEREAS, Hillsborough County Associates IV, LLLP, 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 the platted public 20-foot wide drainage 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 platted public 20-foot wide drainage easement is in the best interest of the general public and does not violate any individual property rights; and,

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

WHEREAS, said petition came on for hearing before this Board of County Commissioners on May 11, 2021, and the same having been investigated and considered, and it appearing that the representations and statements contained therein are true:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, IN REGULAR MEETING ASSEMBLED THIS 11<sup>th</sup> Day of May, 2021:

1. That the above described platted public 20-foot wide drainage easement is hereby closed, vacated, and abandoned, and the right of the public and the County in and to the plat 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 platted public 20-foot wide drainage easement being vacated herein as a result of the exercise by Hillsborough County of its rights within any portion of the plat 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 \_\_\_\_\_, 2021, as the same appears of record in Minute Book \_\_\_\_\_, of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Cindy Stuart, CLERK

APPROVED BY COUNTY ATTORNEY

BY:   
Approved As to Form and Legal  
Sufficiency

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

April 7, 2021

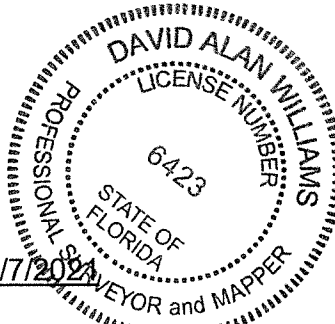
Folio # 077959-2568

Exhibit A  
Legal Description

A portion of PARCEL "F-2" (FUTURE DEVELOPMENT), VALENCIA DEL SOL PHASE 1, according to the plat thereof, as recorded in Plat Book 133, Pages 34 through 67, inclusive, of the Public Records of Hillsborough County, Florida, lying in Section 32, Township 31 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said PARCEL "F-2" (FUTURE DEVELOPMENT), run thence along the North boundary thereof the following two (2) courses: 1) S.89°42'49"E., a distance of 364.40 feet to the POINT OF BEGINNING; 2) continue, S.89°42'49"E., a distance of 20.00 feet; thence departing said North boundary, S.00°17'11"W., a distance of 123.00 feet; thence S.08°25'44"W., a distance of 50.51 feet; thence S.00°17'11"W., a distance of 123.00 feet to the North boundary of TRACT "D-3" (PRIVATE DRAINAGE AREA & PUBLIC DRAINAGE EASEMENT) of said VALENCIA DEL SOL PHASE 1; thence along said North boundary, N.89°42'49"W., a distance of 20.00 feet; thence departing said North boundary, N.00°17'11"E., a distance of 123.00 feet; thence N.08°25'44"E., a distance of 50.51 feet; thence N.00°17'11"E., a distance of 123.00 feet to the POINT OF BEGINNING.

Containing 0.136 acres or 5,920 square feet, more or less.



David A. Williams  
Professional Surveyor and Mapper State of Florida License # 6423



213 Hobbs Street  
Tampa, FL 33619  
Office: (813)2488888  
Fax: (813)2482266

Email: [davidw@geopointsurvey.com](mailto:davidw@geopointsurvey.com) LB # 7768

The Description is not complete without the accompanying sketch



DESCRIPTION SKETCH THIS IS NOT A SURVEY

VALENCIA DEL SOL PHASE 1  
PLAT BOOK 133, PAGES 34-37  
DESCRIPTION SKETCH

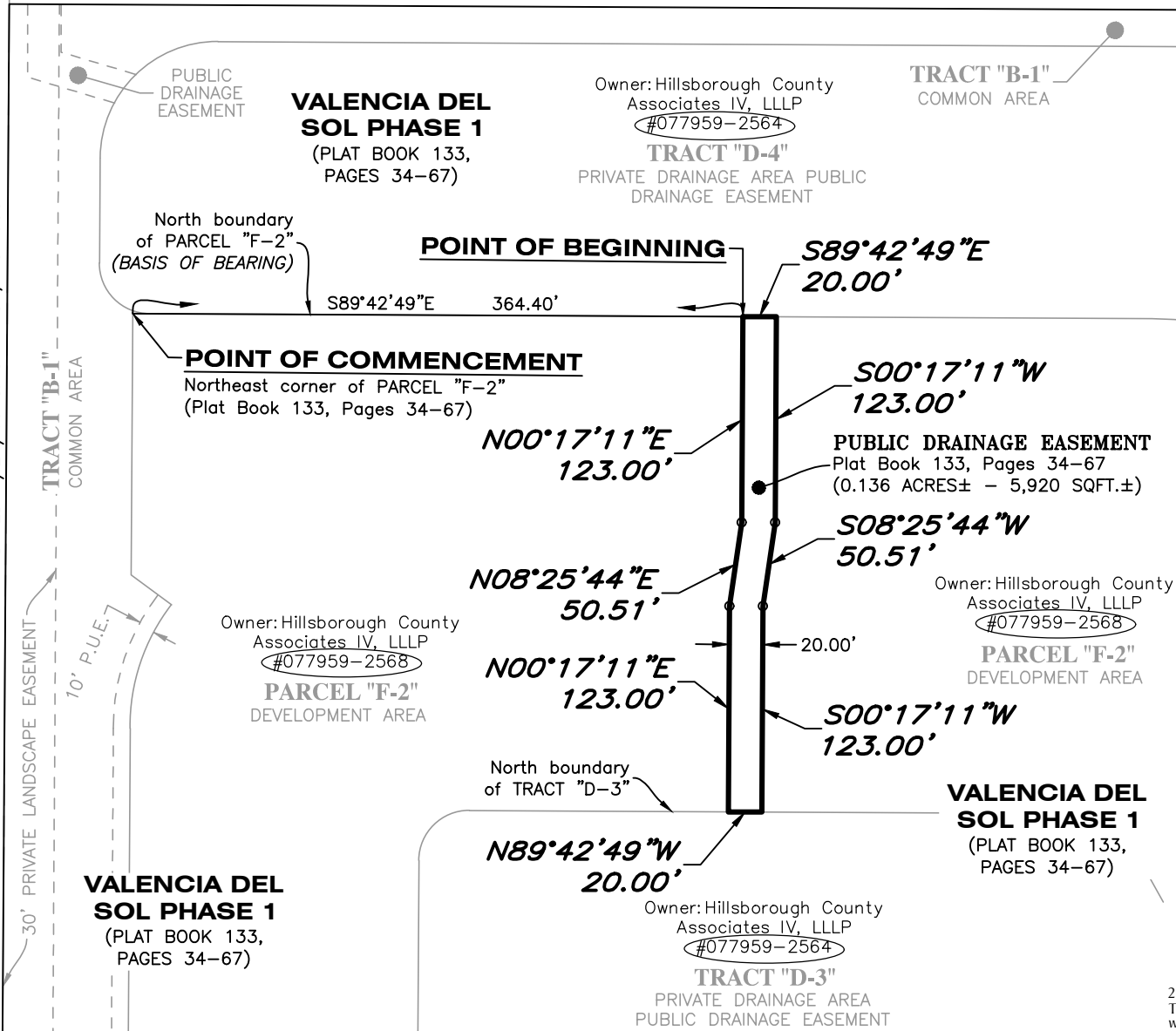
F.D.O.T Parcel 102.01  
(O.R. 23742, Pg. 677)

LEGEND

- O.R. -- Official Records Book
- Pg(s.) -- Page(s)
- P.U.E -- Public Utility Easement
- SQFT. -- Square Feet
- R/W -- Right-of-way
- F.D.O.T. -- Florida Department of Transportation

EXHIBIT A

S U.S. HIGHWAY 301  
182' PUBLIC R/W  
(F.D.O.T. PLANS SECTION 10010-2504)  
WORK PROGRAM ITEM/SEGMENT 415489-1  
DATED 4/27/65 & O.R. 181, PG. 938



SURVEYOR'S NOTES:  
BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTH BOUNDARY OF PARCEL "F-2" (FUTURE DEVELOPMENT), VALENCIA DEL SOL PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGES 34-67, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, HAVING A GRID BEARING OF S.89°42'49"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA, AS ESTABLISHED FROM A RTK GPS NETWORK.



**GeoPoint**  
Surveying, Inc.

213 Hobbs Street Phone: (813) 248-8888  
Tampa, Florida 33619 Fax: (813) 248-2266  
www.geopointsurvey.com Licensed Business Number LB 7768

HILLSBOROUGH COUNTY, FLORIDA  
FACILITIES MANAGEMENT & REAL ESTATE SERVICES  
County Center, 23rd Floor, 601 E. Kennedy Blvd., Tampa FL 33602  
p: 813.307.1050 | w: <http://www.hillsboroughcounty.org>

PUBLIC DRAINAGE EASEMENT  
TO BE VACATED  
VALENCIA DEL SOL PHASE 1  
SKETCH OF DESCRIPTION

DATE: 01/14/2021		
REVISED DATES: 3/3/21; 3-16-21; 4-7-21		
-COMMENTS: UPDATE DEPARTMENT; COMMENTS		
DRAWN BY: DJR		
CHECKED BY: AM		
SEC: 32	TWP: 31S	RNG: 20E
FIELDBOOK No.: N/A		SHEET No. 2 OF 2



## Placeholder for Notice of Hearing Affidavit

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

### **NOTICE OF HEARING FOR CLOSING AND VACATING**

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida at 9:00 A.M., Tuesday, May 11, 2021, via Communications Media Technology to determine whether or not:

**Vacating Petition V21-0005, platted public 20-foot wide drainage easement, within Valencia Del Sol Phase 1 plat, as recorded in Plat Book 133, Page 34, of the public records of Hillsborough County, folio 077959-2568, within Section 32, Township 31 South, Range 20 East**

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

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

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

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

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

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

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

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

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

Participants are encouraged (whenever possible) to submit questions related to vacating petitions to Facilities Management and 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.

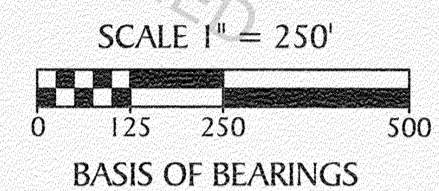
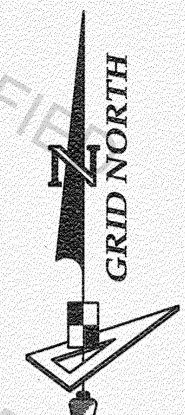
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to contact the Hillsborough County ADA Officer Carmen LoBue at [lobuec@hcflgov.net](mailto:lobuec@hcflgov.net) or 813-276-8401; TTY: 7-1-1. For individuals 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.**



# VALENCIA DEL SOL PHASE I

LYING IN SECTION 32, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, HAVING A GRID BEARING OF S.89°34'24"E. THE GRID BEARINGS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.

NOTES:  
1. Northing and Easting coordinates (indicated in feet) as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida, have been established to a minimum of third order accuracy, and are supplemental data only.

Originating Coordinate: Station "SHOUN"  
2. Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding; the Development Services Division has information regarding flooding and restrictions on development.

3. All platted utility easements will provide that such easements will also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services will interfere with the facilities and services of an electric, telephone, gas, or other public utility.

4. Drainage easements shall not contain permanent improvements, including but not limited to sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, sprinkler systems, trees, shrubs, hedges, and landscaping plants other than grass, except for landscaping of stormwater detention and retention ponds as required by the Land Development Code.

5. This Private Subdivision contains rights-of-ways, easements, and other common areas which are neither owned nor maintained by Hillsborough County.

6. Hillsborough County will not be responsible for damages to fence or wall during maintenance activities.

7. Property is subject to and benefits from the following: Official Records Book 3209, Page 148, Official Records Book 6268, Page 544, Official Records Book 15429, Page 440 and Official Records Book 19901, Page 1903.

WEST 1/4 CORNER OF SECTION 32-31-20 FOUND MAG NAIL AND DISK LB#2168 CERTIFIED CORNER RECORD 079816

- LEGEND:**
- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
  - - - indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
  - indicates (P.C.P.) Permanent Control Point LB7768
  - (R) --- indicates radial line
  - (NR) --- indicates non-radial line
  - RB --- indicates radial bearing
  - O.R. --- Official Records Book
  - (TYP) --- Typical

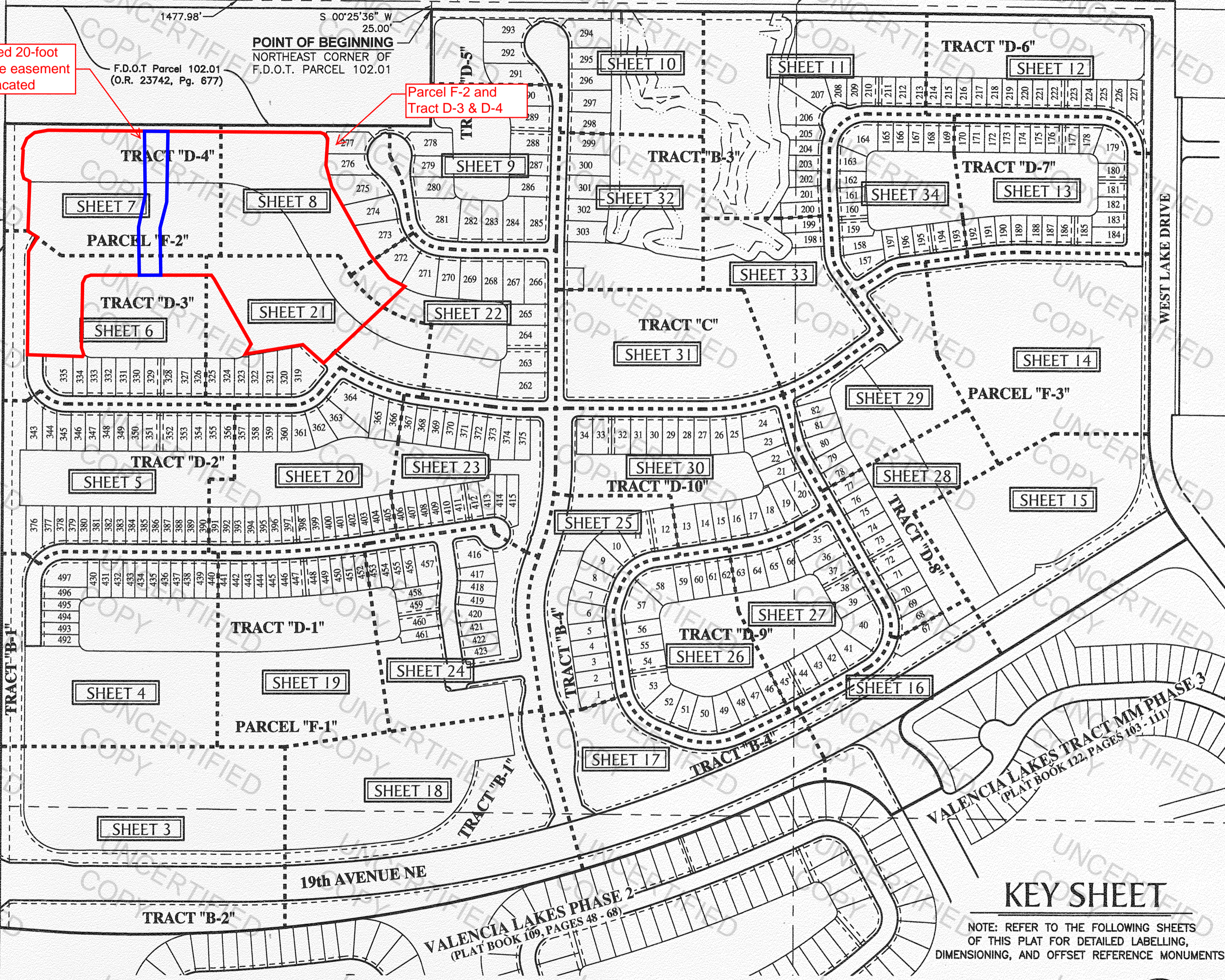
**POINT OF COMMENCEMENT**  
NORTHWEST CORNER OF SECTION 32-31-20  
FOUND MAG NAIL AND DISK LB#2168  
CERTIFIED CORNER RECORD 079815

NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 32-31-20 (BASIS OF BEARINGS)  
**BILL TUCKER ROAD**

NORTH 1/4 CORNER OF SECTION 32-31-20  
FOUND IRON ROD  
CERTIFIED CORNER RECORD 063067

Proposed 20-foot drainage easement to be vacated

Parcel F-2 and Tract D-3 & D-4

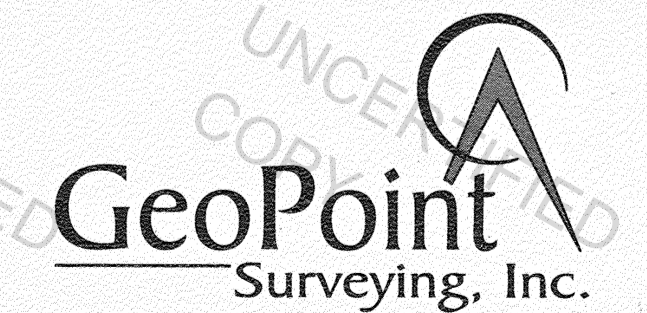


**WETLAND CONSERVATION AREA (W.C.A.) NOTE:**  
The Wetland Conservation Area shall be retained in a natural state pursuant to the Hillsborough County Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Hillsborough County Environmental Protection Commission. In addition, a 30 foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

**PARALLEL OFFSET DIMENSION NOTE:**  
NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

## KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELLING, DIMENSIONING, AND OFFSET REFERENCE MONUMENTS



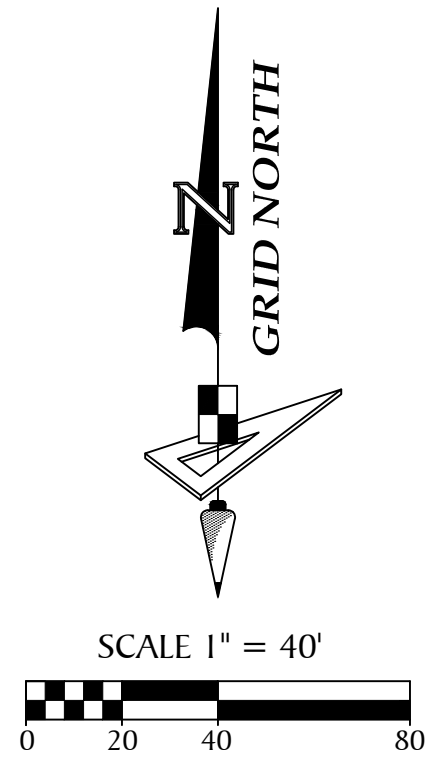
213 Hobbs Street  
Tampa, Florida 33619  
www.geopointsurvey.com  
Phone: (813) 248-8888  
Fax: (813) 248-2266  
Licensed Business Number LB 7768



# VALENCIA DEL SOL PHASE 3B

BEING A REPLAT OF A PORTION OF TRACT "B-1" (COMMON AREA) AND A PORTION OF PARCEL "F-2" (DEVELOPMENT AREA),  
VALENCIA DEL SOL PHASE 1, RECORDED IN PLAT BOOK 133, PAGES 34-67, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA;  
LYING IN SECTION 32, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

VALENCIA DEL SOL PHASE I  
(PLAT BOOK 133, PAGES 34-67)



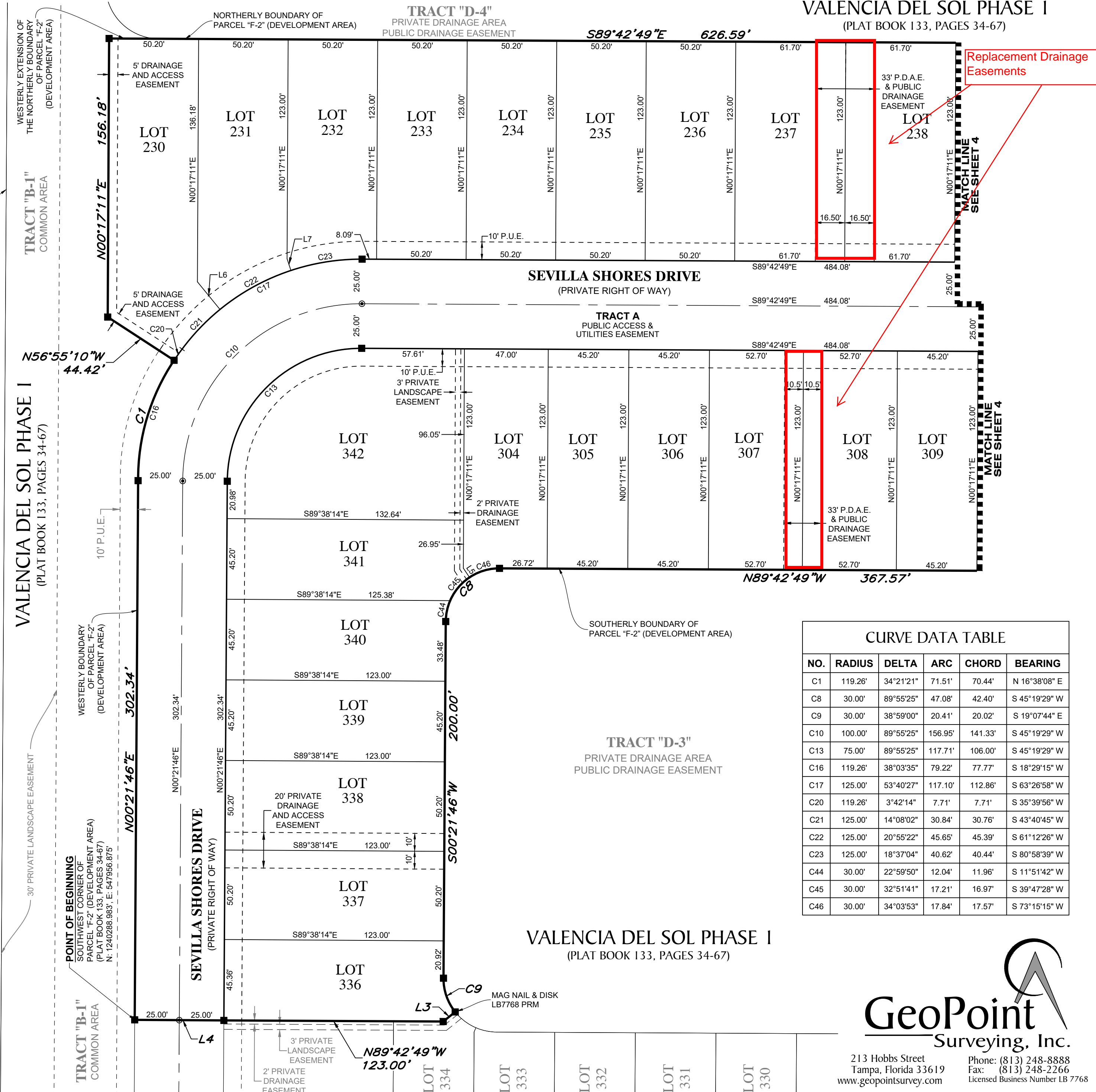
182' PUBLIC RIGHT OF WAY PER  
FDOT PLAN SECTION 10010-2504  
WORK PROGRAM ITEM/SEGMENT 415489-1  
DATED 4/27/65 AND O.R. BOOK 181, PAGE 938

NO.	BEARING	LENGTH
L3	S 51°22'46" W	8.59'
L4	N 89°38'12" W	50.00'
L5	S 33°46'42" E	6.21'
L6	S 39°15'14" E	20.00'
L7	S 18°19'53" E	6.90'

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

**LEGEND:**

- ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB7768, UNLESS OTHERWISE NOTED
- ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL & DISK LB7768
- PG. ----- PAGE
- NR ----- NON-RADIAL LINE
- O.R. ----- OFFICIAL RECORDS BOOK
- P.U.E. ----- PUBLIC UTILITY EASEMENT
- P.D.A.E. ----- PRIVATE DRAINAGE & ACCESS EASEMENT



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	119.26'	34°21'21"	71.51'	70.44'	N 16°38'08" E
C8	30.00'	89°55'25"	47.08'	42.40'	S 45°19'29" W
C9	30.00'	38°59'00"	20.41'	20.02'	S 19°07'44" E
C10	100.00'	89°55'25"	156.95'	141.33'	S 45°19'29" W
C13	75.00'	89°55'25"	117.71'	106.00'	S 45°19'29" W
C16	119.26'	38°03'35"	79.22'	77.77'	S 18°29'15" W
C17	125.00'	53°40'27"	117.10'	112.86'	S 63°26'58" W
C20	119.26'	3°42'14"	7.71'	7.71'	S 35°39'56" W
C21	125.00'	14°08'02"	30.84'	30.76'	S 43°40'45" W
C22	125.00'	20°55'22"	45.65'	45.39'	S 61°12'26" W
C23	125.00'	18°37'04"	40.62'	40.44'	S 80°58'39" W
C44	30.00'	22°59'50"	12.04'	11.96'	S 11°51'42" W
C45	30.00'	32°51'41"	17.21'	16.97'	S 39°47'28" W
C46	30.00'	34°03'53"	17.84'	17.57'	S 73°15'15" W

**GeoPoint**  
Surveying, Inc.

213 Hobbs Street  
Tampa, Florida 33619  
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Phone: (813) 248-8888  
Fax: (813) 248-2266  
Licensed Business Number LB 7768

**SHEET 3 OF 4 SHEETS**

# Vacating Petition V21-0005

Platted Public 20-foot wide Drainage Easement  
Valencia Del Sol Phase 1 (Plat Book 133 Page 34)

Section 32– Township 31 S – Range 20 E

Folios: 077959-2568

Petitioners – Hillsborough County Associates IV, LLLP

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 PUBLIC UTILITIES – NO OBJECTION
- HC PUBLIC WORKS-STORMWATER – NO OBJECTION
- HC PUBLIC WORKS-TRANSPORTATION – NO OBJECTION
- HC PUBLIC WORKS-SYSTEMS PLANNING – NO OBJECTION
- HC PUBLIC WORKS-STREET LIGHTING – NO OBJECTION
- HC PUBLIC WORKS-SERVICE UNIT – NO OBJECTION

\*\*\*\*\*
Return to: Hillsborough County Facilities Management & Real Estate Services Department, to
DionB@hillsboroughcounty.org
\*\*\*\*\*

VACATING PETITION: V21-0005 Vacate platted public 20-foot wide drainage easement, Valencia Del Sol Phase
1, as recorded in Plat Book 133, Page 34, located in Section 32, Township 31 South, Range 20 East, in
Wimauma, Folio # 077959-2568.

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 Facilities Management & Real Estate Services Department. The back of this
form may be used for additional comments.

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

- 1) Do you currently use or have facilities in said area to be vacated? \_\_\_YES \_\_\_X\_\_\_NO
If YES, please explain:
2) Do you foresee a need for said area in the future? \_\_\_YES \_\_\_X\_\_\_NO
IF YES, please explain:
3) IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES";
A) Could any portion of said area be vacated? \_\_\_YES \_\_\_NO
If YES, please specify which portion may be vacated:
B) Could said area be vacated subject to reserving an
easement over all or part of area to be vacated? \_\_\_YES \_\_\_NO
4) If there are facilities in said area to be vacated, could they be
moved at petitioner's expense if they so desire? \_\_\_N/A\_\_\_YES \_\_\_NO

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

Reviewed By: J.Brian Grady / Mike Williams\_\_\_\_\_ Date: \_\_\_4/12/21\_\_\_\_\_
Email: gradyb@hillsboroughcounty.org\_\_\_\_\_ Phone: \_\_\_276-8343\_\_\_\_\_

VACATING REVIEW COMMENT SHEET

DATE 04/06/2021

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

Project: V21-0005 - Vacate a platted public 20-foot drainage easement within Valencia Del Sol - Phase 1 PB 133, Page 34, Folio# 77595.2568

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

S., T., R. 32 - 31 - 20

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

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

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

Blank lines for explanation of question 1.

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

Blank lines for explanation of question 2.

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

Blank lines for explanation of question 3A.

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

Blank lines for explanation of question 3B.

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

Blank lines for explanation of question 4.

Phone No.

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

Reviewed By: Randy Rochelle Date: April 06, 2021

FROM:



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Return to: Hillsborough County Facilities Management & Real Estate Services Department, to DionB@hillsboroughcounty.org

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VACATING PETITION: V21-0005 Vacate platted public 20-foot wide drainage easement, Valencia Del Sol Phase 1, as recorded in Plat Book 133, Page 34, located in Section 32, Township 31 South, Range 20 East, in Wimauma, Folio # 077959-2568.

Reviewing Agency: \_PW Engineering & Operations Dept./ Stormwater Services Section \_\_\_\_\_

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

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

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

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

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

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

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

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Additional Comments: Hillsborough County Stormwater has no objections to vacating that public drainage easement on the plat since it's still undeveloped, and doesn't yet contain any drainage infrastructure. Additionally, the drainage easement in the proposed plat will serve equally well.

Reviewed By: \_Ronald Steijlen \_\_\_\_\_

Date: \_\_04/09/2021\_\_\_\_\_

Email: SteijlenR@HillsboroughCounty.Org

Phone: \_(813) 307-1801\_\_\_\_\_

\*\*\*\*\*

Return to: Hillsborough County Facilities Management & Real Estate Services Department, to DionB@hillsboroughcounty.org

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VACATING PETITION: V21-0005 Vacate platted public 20-foot wide drainage easement, Valencia Del Sol Phase 1, as recorded in Plat Book 133, Page 34, located in Section 32, Township 31 South, Range 20 East, in Wimauma, Folio # 077959-2568.

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 Facilities Management & Real Estate Services Department. The back of this form may be used for additional comments.

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

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

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

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

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

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

Additional Comments:

Reviewed By: Marcia Bento Date: 04/07/2021

Email: PW-CIPTransportationReview@hcflgov.net

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Return to: Hillsborough County Facilities Management & Real Estate Services Department, to DionB@hillsboroughcounty.org

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VACATING PETITION: V21-0005 Vacate platted public 20-foot wide drainage easement, Valencia Del Sol Phase 1, as recorded in Plat Book 133, Page 34, located in Section 32, Township 31 South, Range 20 East, in Wimauma, Folio # 077959-2568.

Reviewing Agency: \_\_\_ Systems Planning \_\_\_\_\_

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

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

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

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

3) IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES";  
 A) Could any portion of said area be vacated?  YES  NO  
 If YES, please specify which portion may be vacated: The entire existing easement can be totally vacated with the condition that the new easement in the plat of Valencia Del Sol Phase 3B replaces it all.

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: \_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reviewed By: \_\_\_ William Hand, PE \_\_\_\_\_ Date: \_\_\_ 4/6/21 \_\_\_\_\_

Email: [handwt@hillsboroughcounty.org](mailto:handwt@hillsboroughcounty.org) Phone: \_\_\_ 813-635-5404 \_\_\_\_\_

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Return to: Hillsborough County Facilities Management & Real Estate Services Department, to DionB@hillsboroughcounty.org

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VACATING PETITION: V21-0005 Vacate platted public 20-foot wide drainage easement, Valencia Del Sol Phase 1, as recorded in Plat Book 133, Page 34, located in Section 32, Township 31 South, Range 20 East, in Wimauma, Folio # 077959-2568.

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 Facilities Management & Real Estate Services Department. The back of this form may be used for additional comments.

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

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

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

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

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:

Reviewed By: Landon Hamilton Date: 04/08/2021

Email: HamiltonL@HCFLGov.net Phone: 813-538-5452

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Return to: Hillsborough County Facilities Management & Real Estate Services Department, to DionB@hillsboroughcounty.org

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VACATING PETITION: V21-0005 Vacate platted public 20-foot wide drainage easement, Valencia Del Sol Phase 1, as recorded in Plat Book 133, Page 34, located in Section 32, Township 31 South, Range 20 East, in Wimauma, Folio # 077959-2568.

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 Facilities Management & Real Estate Services Department. The back of this form may be used for additional comments.

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

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

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

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

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

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

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

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

Date: 04/06/2021 \_\_\_\_\_

Email: [OliveroJ@hillsboroughcounty.org](mailto:OliveroJ@hillsboroughcounty.org)

Phone: 813-399-2293





**Hillsborough  
County Florida**

### PETITION TO VACATE

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

Right-of-Way

Easement

Subdivision Plat

#### PETITIONER'S INFORMATION

Name(s): Hillsborough County Associates IV, LLLP  
Address: 1600 Sawgrass Corporate Parkway, Suite 400  
City: Sunrise State: FL Zip Code: 33323  
Phone Number(s): 813-221-1400  
Email address: john.strowbridge@glhomes.com

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

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

Located in Section 32, Township 31, Range 20, Folio # 77959.2568

#### 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): \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone Number(s): \_\_\_\_\_  
Email address: \_\_\_\_\_

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

The public drainage easement that was previously platted with Valencia Del Sol Phase 1A and 1B within Parcel F-2 will need to be vacated and replaced with a proposed drainage easement that is shown on the approved Valencia Del Sol Phase 3B construction plans.

**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 of the encroachment:**

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

**Please review and initial:**

1. JS 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. JS 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. JS The Petitioner(s) attaches a check for the initial filing fee in the amount of \$414.10 made payable to the Board of County Commissioners of Hillsborough County, Florida, to cover the administrative costs of processing the Petition prior to the scheduling of a public hearing. Petitioner acknowledges and agrees that the initial filing fee is non-refundable in whole or in part.
4. JS 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. JS 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. JS 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. JS 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. JS 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. JS The Petitioner(s) hereby acknowledges and agrees that **HILLSBOROUGH COUNTY MAKES NO STATEMENT, OPINION OR WARRANTY AS TO THE TITLE OF VACATED PUBLIC PROPERTY INTERESTS BY VIRTUE OF ANY VACATING ACTION BY ITS BOARD OF COUNTY COMMISSIONERS. PETITIONER(S) SHOULD VERIFY WITH A TITLE COMPANY WHERE TITLE VESTS FOLLOWING THE VACATING ACTION.**

**REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**

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

PETITIONERS' SIGNATURES

MAILING ADDRESS

HILLSBOROUGH COUNTY ASSOCIATES II, LLC

1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, FL 33323

[Signature], AUTHORIZED SIGNATORY

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 6TH day of JANUARY, 2021, by JOHN STROWARIDGE who is/are personally known to me or who has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC:

Signature: [Signature]  
Printed Name: JO ANN BYRUM  
Title or Rank: N/A  
Serial / Commission Number: \_\_\_\_\_  
My Commission Expires: 11/26/24

(SEAL)

