


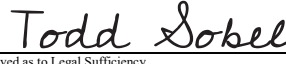


Agenda Item Cover Sheet

Agenda Item N^o. _____

Meeting Date March 19, 2024

- Consent Section
 Regular Section
 Public Hearing

Subject: Public Hearing - Vacating Petition by Simmons Loop Apartment Partners WB LLC to vacate lots 1-7 of The Estates of Bullfrog Creek plat in Riverview.	
Department Name: Facilities Management & Real Estate Services Department	
Contact Person: Anne-Marie Lenton, (C. Allen)	Contact Phone: 813-272-5810
Sign-Off Approvals:	
N/A	John Muller  2/6/2024
<small>Assistant County Administrator</small>	<small>Department Director</small>
N/A	Todd Sobel  2/6/2024
<small>Management and Budget – Approved as to Financial Impact Accuracy</small>	<small>County Attorney – Approved as to Legal Sufficiency</small>

Staff's Recommended Board Motion:

Adopt a Resolution vacating a portion of The Estates at Bullfrog Creek plat, as recorded in Plat Book 83, Page 25, of the public records of Hillsborough County, being more particularly Lots 1-7. The proposed vacate area is located south of Big Bend Road, north of Paseo Al Mar Boulevard, and west of US Highway 301 (Folios No. 77771-9052, 77771-9054, 77771-9056, 77771-9058, 77771-9058, 77771-9060, 77771-9062, 77771-9064), in Riverview and consists of approximately 2,202,277 square feet (50.55 acres). The Petitioner, Simmons Loop Apartment Partners WB LLC, has submitted this request in furtherance of a site redevelopment, which is anticipated to be the new Olado Apartments. The new construction plans are currently under review (PI#6449) by various departments and agencies, and will be conducted in accordance with applicable laws, codes, ordinances, and procedures. Reviewing departments, agencies, and utility providers have raised no objections to this request. Stormwater has noted the need for the redevelopment to maintain historical drainage to the north, which is provided for through a previously recorded, standalone drainage easement as reflected on the plat. This drainage easement will not be affected by approval of this item since it is not dedicated through the plat. 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:

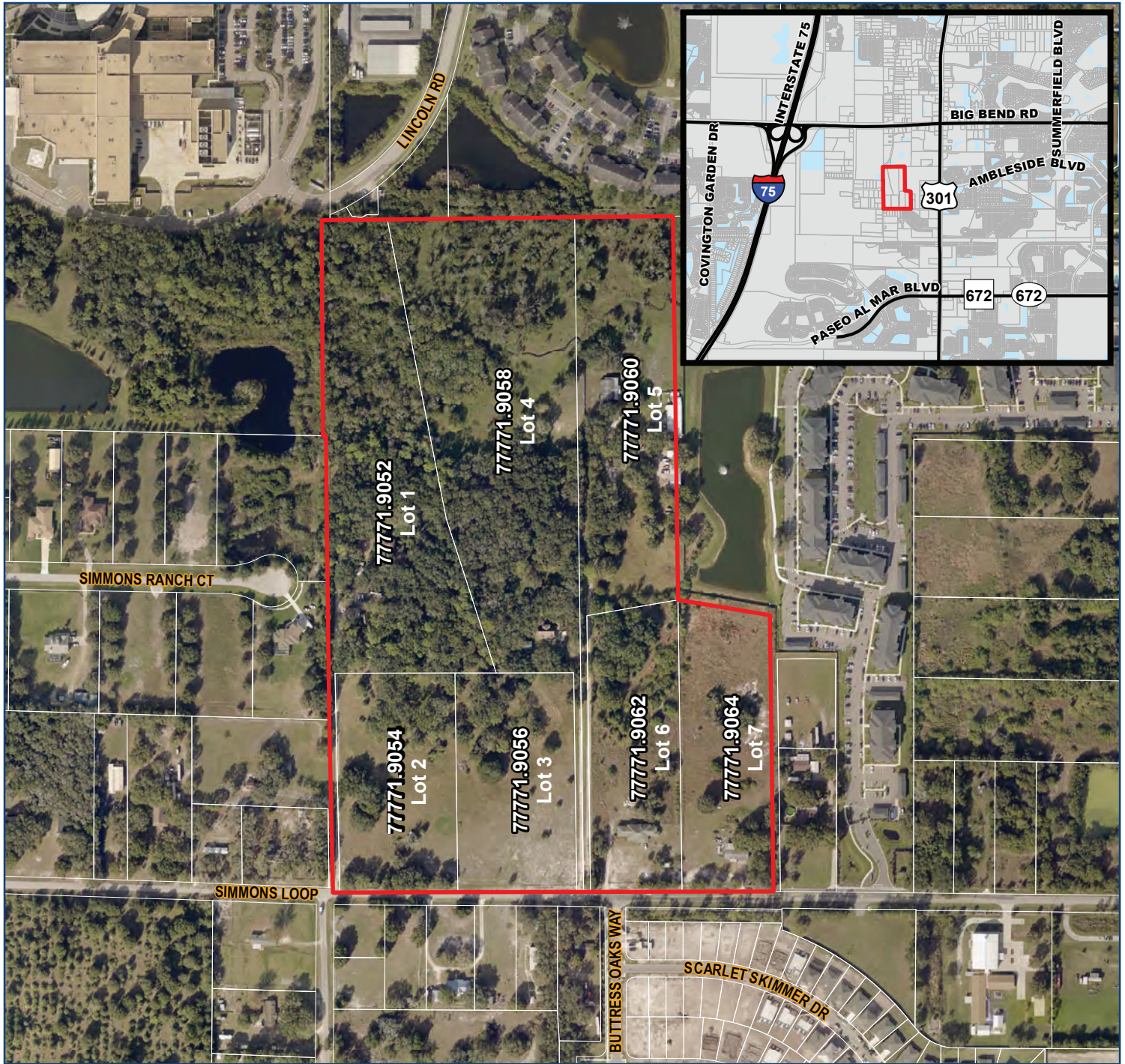
This petition is submitted by Simmons Loop Apartment Partners WB LLC, as owner of the property underlying the proposed vacate area, to vacate Lots 1-7 of The Estates at Bullfrog Creek plat. This plat was created in 1998 and recorded in Plat Book 83, Page 25, of the public records of Hillsborough County. According to the Petitioner, the Southwest Florida Water Management District is requiring certain changes in the stormwater management system for the redevelopment of the site, which requires the plat to be vacated before such changes can occur. Pursuant to F.S. 177.101(4), Public Notice of this public hearing was published in *La Gaceta* on March 1, 2024, and March 8, 2024.

Staff Reference: V23-0005 Petition to vacate Lots 1-7 of The Estates at Bullfrog Creek Plat (Simmons Loop Apartment Partners WB LLC)


List Attachments: Location Map, Resolution, Plat Excerpt, Placeholder Notice of Hearing Affidavit, Review Summary and Comments, Petition, Division of Corporations.

V23-0005

Petition to vacate lots 1-7 of The Estates at Bullfrog Creek Plat (Simmons Loop Apartment Partners WB LLC)



LEGEND

-  Lots 1-7 of The Estate at Bullfrog Creek Plat to be Vacated
2,202,276.73 SF (50.55 Ac)



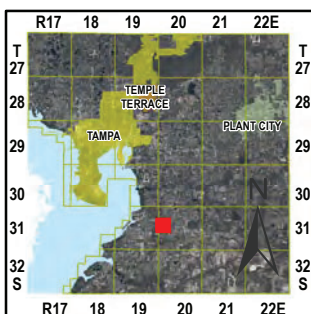
Hillsborough County Florida

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.



SEC 18 TWP 31S RNG 20E

Vacating Petition V23-0005
Project Lead: Cari Allen
Simmons Loop Apartment Partners WB LLC - Petitioner
Petition to vacate lots 1-7 of The Estates
at Bullfrog Creek Plat (PB 83 PG 25)
Folios: 77771-9052, 77771-9054, 77771-9056,
77771-9058, 77771-9060, 77771-9062, 77771-9064
Section 18, Township 31 South, Range 20 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, Simmons Loop Apartment Partners WB LLC, a Florida limited liability company, 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 a plat 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 said portion of the plat 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 19th Day of MARCH 2024:

1. That the above-described portion of the plat is hereby closed, vacated, and abandoned, and the lands heretofore covered by said portion of the plat are returned to acreage and the rights of the public and the County in and to that portion of the plat are 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 platted interests 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

DESCRIPTION AND SKETCH ONLY

(NOT A BOUNDARY SURVEY)

SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 1 THRU 7 OF THE ESTATES AT BULLFROG CREEK AS RECORDED IN PLAT BOOK 83, PAGE 25 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA LYING IS SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 7 OF SAID PLAT OF ESTATES AT BULLFROG CREEK: THENCE SOUTH 89°51'12" WEST, 1275.60 FEET ALONG THE SOUTH LINE OF LOTS 1, 2, 3, 4, 5, 6 AND 7 OF SAID PLAT TO THE SOUTHWEST CORNER OF LOT 1 OF SAID PLAT; THENCE NORTH 01°15'11" WEST, 1285.59 FEET ALONG THE WEST LINE OF LOT 1 OF SAID PLAT; THENCE NORTH 00°24'14" WEST, 660.57 FEET ALONG SAID WEST BOUNDARY TO THE NORTHWEST CORNER OF LOT 1; THENCE NORTH 89°18'36" EAST, 1017.30 FEET ALONG LOTS 1, 4, AND 5 TO THE NORTHEAST CORNER OF LOT 5; THENCE SOUTH 00°45'57" EAST, 1110.68 FEET ALONG THE EAST LINE OF LOT 5 OF SAID PLAT TO THE NORTHWEST CORNER OF LOT 7 OF SAID PLAT; THENCE SOUTH 80°31'36" EAST, 269.27 FEET ALONG THE NORTH LINE OF LOT 7 OF SAID PLAT TO THE NORTHEAST CORNER OF LOT 7 OF SAID PLAT; THENCE SOUTH 00°45'57" EAST, 800.00 FEET ALONG THE EAST LINE OF LOT 7 OF SAID PLAT TO THE POINT OF BEGINNING.

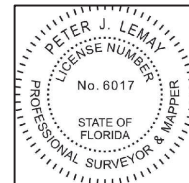
SAID PARCEL CONTAINS 2,202,276.73 SQUARE FEET OR 50.55 ACRES

SURVEYORS NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY LINE OF LOTS 2, 3, 6, AND 7 OF THE ESTATES AT BULLFROG CREEK SUBDIVISION RECORDED IN PLAT BOOK 83, PAGE 52 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA,.
2. THIS LEGAL AND SKETCH WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, SETBACKS, RESTRICTIONS, RIGHTS OF WAY, AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
4. INFORMATION IS NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH.

Peter Lemay

Digitally signed by Peter Lemay
DN: cn=Peter Lemay,
o=Tampa Civil Design, ou,
email=pete@tampacivil.co
m, c=US
Date: 2023.02.23 13:10:41
-05'00'



Date Prepared: 11-04-2022

**HILLSBOROUGH COUNTY
FOLIO NUMBERS:**

077771-9052
077771-9054
077771-9056
077771-9058
077771-9060
077771-9062
077771-9064

PROJECT NUMBER/NAME:
544/SIMMONS LOOP

REVISIONS	
DATE	DESCRIPTION
01/17/2023	COUNTY COMMENTS
02/23/2023	COMMENTS

PETER J. LEMAY

STATE OF FLORIDA PROFESSIONAL SURVEY & MAPPER NO. LS6017

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER." ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

SHEET
1 OF 2

TAMPA CIVIL DESIGN
ENGINEERING - SURVEYING - DESIGN
17937 HUNTING BOW CIR. S-102
LUTZ, FL 33558
(813) 920-2005 PHONE

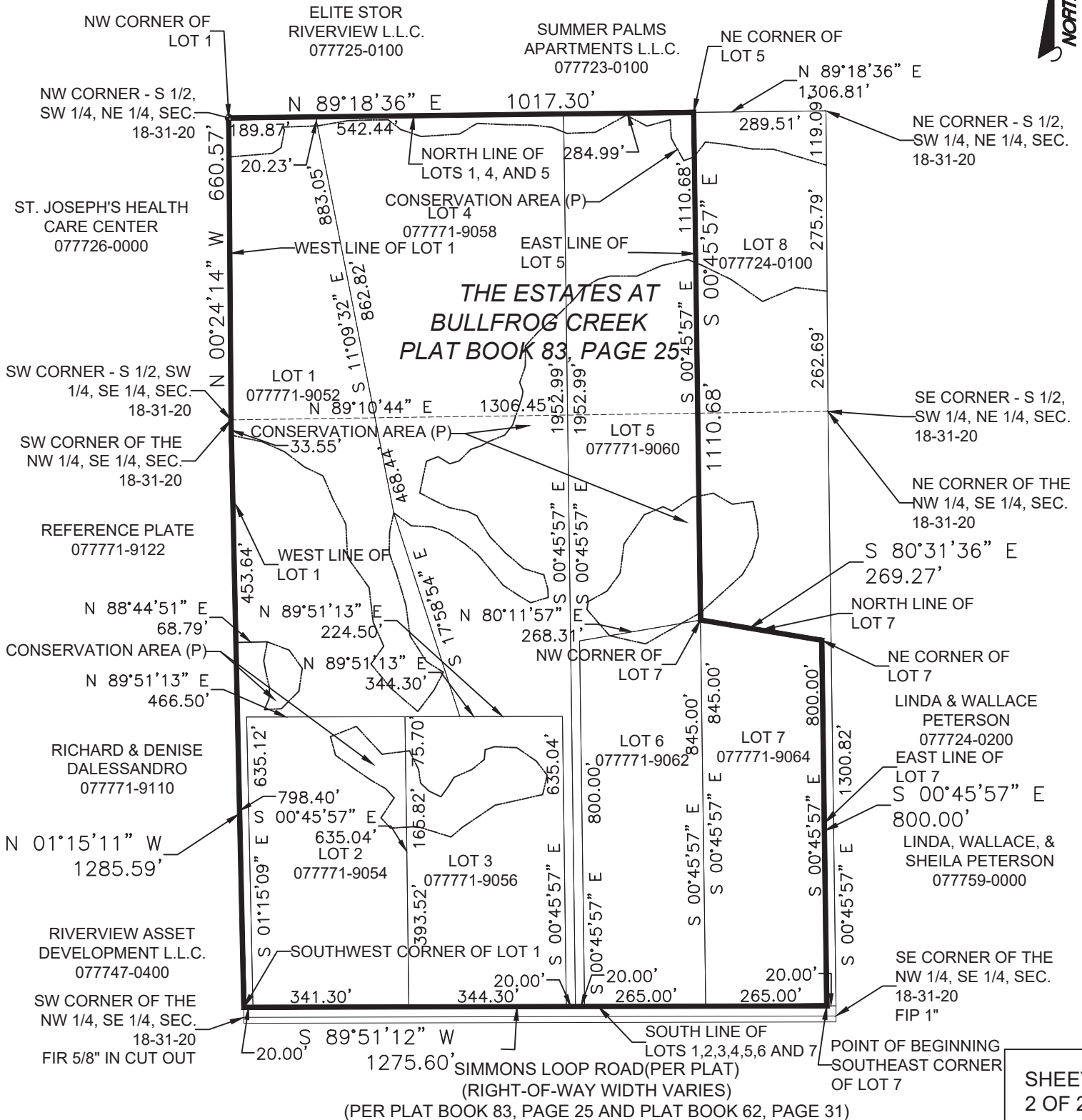
CERTIFICATE OF AUTHORIZATION NUMBER 28971
CERTIFICATE OF AUTHORIZATION NUMBER LB8323

DESCRIPTION AND SKETCH ONLY

(NOT A BOUNDARY SURVEY)

SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

EXHIBIT "A"



SHEET
2 OF 2

REVISIONS	
DATE	DESCRIPTION
01/17/2023	COUNTY COMMENTS
02/23/2023	COMMENTS

TAMPA CIVIL DESIGN
ENGINEERING - SURVEYING - DESIGN
 17937 HUNTING BOW CIR. S-102
 LUTZ, FL 33558
 (813) 920-2005 PHONE
CERTIFICATE OF AUTHORIZATION NUMBER 28971
CERTIFICATE OF AUTHORIZATION NUMBER LB8323

PROJECT NUMBER/NAME:
544/SIMMONS LOOP

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 at 9:00 A.M., Tuesday, March 19, 2024, to determine whether or not:

Vacating Petition V23-0005, Lots 1-7 within The Estates at Bullfrog Creek subdivision plat, as recorded in Plat Book 83, Page 25, of the public records of Hillsborough County, Florida, located in Section 18, Township 31 South, Range 20 East, lying within folios 77771-9052, 77771-9054, 77771-9056, 77771-9058, 77771-9060, 77771-9062, 77771-9064.

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

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

The BOCC fully encourages public participation in its communications media technology hearing in an orderly and efficient manner. For more information on how to view or participate in a virtual meeting, visit: <https://www.hillsboroughcounty.org/en/government/meeting-information/speak-at-a-virtual-meeting>. Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at: [HillsboroughCounty.org/SpeakUp](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. Prioritization is on a first-come, first-served basis. Participation information will be provided to participants who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

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

- The County's official YouTube channel: [YouTube.com/HillsboroughCounty](https://www.youtube.com/HillsboroughCounty)
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to [HCFLGov.net/newsroom](https://www.hcflgov.net/newsroom) and selecting the "Live Meeting" button
- Listen to the meeting on smart phones by going to the above YouTube link.

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

All meeting facilities are accessible in accordance with the Americans with Disabilities Act. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to contact the Hillsborough County ADA Officer Carmen LoBue at lobuec@hcflgov.net or 813-276-8401; TTY: 7-1-1. For individuals who require hearing or speech assistance, please call the Florida Relay Service Numbers, (800)

955-8771 (TDD) or (800) 955-8700 (v) or Dial 711 no later than 48 hours prior to the proceedings. All BOCC meetings are closed captioned.

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

Vacating Petition V23-0005

Petition To Vacate portion of Plat

Lots 1-7, The Estates at Bullfrog Creek (Plat Book 83 Page 25)

Section 18 – Township 31 S – Range 20 E

Folios: 77771-9052, 77771-9054, 77771-9056, 77771-9058, 77771-9060, 77771-9062, 77771-9064

Petitioner – Simmons Loop Apartment Partners WB LLC

1ST FEE (\$169.00) REC'D

2ND FEE (\$250.00) REC'D

NOTICE OF HEARING AD PUBL'D

NOTICE OF HEARING SIGN PST'D

REVIEWING DEPARTMENTS

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

REVIEWING AGENCIES

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

VACATING REVIEW COMMENT SHEET

DATE: 05/10/2023

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

VACATING PETITION:

V23-0005 (Simmons Loop) Portion of plat of Estates at Bullfrog Creek, PB 83 PG 25, Section 18, Township 31S, Range 20E, Folios 77771-9058, 77771-9052, 77771-9060, 77771-9054, 77771-9056, 77771-9062, 77771-9064

Reviewing Agency: Development Services Department

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

NO OBJECTION by this agency to the vacating as petitioned.

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

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

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

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

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

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

 Additional Comments: _____

Reviewed By: Mike Williams / Brian Grady Date: 5/10/23

Email: williamsm@hillsboroughcounty.org / gra Phone: _____

VACATING REVIEW COMMENT SHEET

DATE: 5/4/2023

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

VACATING PETITION:

V23-0005 (Simmons Loop) Portion of plat of Estates at Bullfrog Creek, PB 83 PG 25, Section 18, Township 31S, Range 20E, Folios 77771-9058, 77771-9052, 77771-9060, 77771-9054, 77771-9056, 77771-9062, 77771-9064

Reviewing Agency: Wastewater Planning

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

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

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

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

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

n/a

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

n/a

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

n/a

 Additional Comments: _____

Reviewed By: Clay Walker, E.I.

Date: 5/4/2023

Email: walkerck@hillsboroughcounty.org

Phone: 813-751-5178

VACATING REVIEW COMMENT SHEET

DATE: 03/30/2023

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

VACATING PETITION:

V23-0005 (Simmons Loop) Portion of plat of Estates at Bullfrog Creek, PB 83 PG 25, Section 18, Township 31S, Range 20E, Folios 77771-9058, 77771-9052, 77771-9060, 77771-9054, 77771-9056, 77771-9062, 77771-9064

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.

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: Hillsborough County Stormwater does not object because we do not have standing with regard to vacating platted lots and conservation areas.

Reviewed By: Ayse Figanmese Date: 3/30/2023
Email: figanmesea@hillsboroughcounty.org Phone: 813-480-4960

VACATING REVIEW COMMENT SHEET

DATE: 03/07/2023

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

VACATING PETITION:

V23-0005 (Simmons Loop) Portion of plat of Estates at Bullfrog Creek, PB 83 PG 25, Section 18, Township 31S, Range 20E, Folios 77771-9058, 77771-9052, 77771-9060, 77771-9054, 77771-9056, 77771-9062, 77771-9064

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: Transportation Review Team has no Objection to the Plat vacate request.

Reviewed By: Marcia Bento Date: 03/09/23
Email: PW-CIPTransportationReview@hillsborough.gov Phone:

VACATING REVIEW COMMENT SHEET

DATE: 03/07/2023

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

VACATING PETITION:

V23-0005 (Simmons Loop) Portion of plat of Estates at Bullfrog Creek, PB 83 PG 25, Section 18, Township 31S, Range 20E, Folios 77771-9058, 77771-9052, 77771-9060, 77771-9054, 77771-9056, 77771-9062, 77771-9064

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 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

Horizontal lines for explanation of question 1.

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

Horizontal 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

Horizontal 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

Horizontal 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

Horizontal lines for explanation of question 4.

Additional Comments:

Reviewed By: William Hand, PE

Date: 3/7/23

Email: handwt@hillsboroughcounty.org

Phone: 813-635-5404

VACATING REVIEW COMMENT SHEET

DATE: 03/07/2023

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

VACATING PETITION:

V23-0005 (Simmons Loop) Portion of plat of Estates at Bullfrog Creek, PB 83 PG 25, Section 18, Township 31S, Range 20E, Folios 77771-9058, 77771-9052, 77771-9060, 77771-9054, 77771-9056, 77771-9062, 77771-9064

Reviewing Agency: Hillsborough County Residential Street Lighting Program

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

NO OBJECTION by this agency to the vacating as petitioned.

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

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

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

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

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

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

 Additional Comments: _____

Reviewed By: Landon Hamilton

Date: 03/07/2023

Email: HamiltonL@HCFLGov.net

Phone: (813) 538-5452

VACATING REVIEW COMMENT SHEET

DATE: 03/07/2023

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

VACATING PETITION:

V23-0005 (Simmons Loop) Portion of plat of Estates at Bullfrog Creek, PB 83 PG 25, Section 18, Township 31S, Range 20E, Folios 77771-9058, 77771-9052, 77771-9060, 77771-9054, 77771-9056, 77771-9062, 77771-9064

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:

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

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

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

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

 Additional Comments: _____

Reviewed By: Juan Olivero Lopez

Date: 03/07/2023

Email: oliveroj@hillsboroughcounty.org

Phone: 813 -671 -7624 Ext. 41539

VACATING REVIEW COMMENT SHEET

DATE: 03/07/2023

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

VACATING PETITION:

V23-0005 (Simmons Loop) Portion of plat of Estates at Bullfrog Creek, PB 83 PG 25, Section 18, Township 31S, Range 20E, Folios 77771-9058, 77771-9052, 77771-9060, 77771-9054, 77771-9056, 77771-9062, 77771-9064

Reviewing Agency: Hillsborough County Fire Rescue

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

NO OBJECTION by this agency to the vacating as petitioned.

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

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

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

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

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

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

 Additional Comments: _____

Reviewed By: Ray Hansen, Deputy Fire Marshal

Date: 3/8/23

Email: Hansenr@hcflgov.net

Phone: _____

VACATING REVIEW COMMENT SHEET

DATE: 03/07/2023

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

VACATING PETITION:

V23-0005 (Simmons Loop) Portion of plat of Estates at Bullfrog Creek, PB 83 PG 25, Section 18, Township 31S, Range 20E, Folios 77771-9058, 77771-9052, 77771-9060, 77771-9054, 77771-9056, 77771-9062, 77771-9064

Reviewing Agency: Community & Infrastructure Planning

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

NO OBJECTION by this agency to the vacating as petitioned.

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

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

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

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

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

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

 Additional Comments: _____

Reviewed By: Sarah Caper

Date: 3/13/23

Email: capers@hillsboroughcounty.org

Phone: 813-807-0743

VACATING REVIEW COMMENT SHEET

DATE: 03/07/2023

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

VACATING PETITION:

V23-0005 (Simmons Loop) Portion of plat of Estates at Bullfrog Creek, PB 83 PG 25, Section 18, Township 31S, Range 20E, Folios 77771-9058, 77771-9052, 77771-9060, 77771-9054, 77771-9056, 77771-9062, 77771-9064

Reviewing Agency: EPC

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

NO OBJECTION by this agency to the vacating as petitioned.

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

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

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

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

n/a

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

n/a

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

n/a

 Additional Comments: The subject portion of plat to be vacated is associated with the Hillsborough County Development Services construction plan review for Olado Apartments, pi#6449.

Reviewed By: Abbie Weeks

Date: 3/31/2023

Email: weeksa@epchc.org

Phone: 813-627-2600 ex1101

VACATING REVIEW COMMENT SHEET

DATE: 03/07/2023

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

VACATING PETITION:

V23-0005 (Simmons Loop) Portion of plat of Estates at Bullfrog Creek, PB 83 PG 25, Section 18, Township 31S, Range 20E, Folios 77771-9058, 77771-9052, 77771-9060, 77771-9054, 77771-9056, 77771-9062, 77771-9064

Reviewing Agency: STREETS & ADDRESSES UNIT

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

NO OBJECTION by this agency to the vacating as petitioned.

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

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

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

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

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

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

 Additional Comments: _____

Reviewed By: Deborah S Franklin

Date: 03/07/2023

Email: franklinds@hillsboroughcounty.org

Phone: 813-264-3050

VACATING REVIEW COMMENT SHEET

DATE: 03/07/2023

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

VACATING PETITION:

V23-0005 (Simmons Loop) Portion of plat of Estates at Bullfrog Creek, PB 83 PG 25, Section 18, Township 31S, Range 20E, Folios 77771-9058, 77771-9052, 77771-9060, 77771-9054, 77771-9056, 77771-9062, 77771-9064

Reviewing Agency: Hillsborough County City-County Planning Commission

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

NO OBJECTION by this agency to the vacating as petitioned.

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

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

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

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

N/A

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

N/A

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

N/A

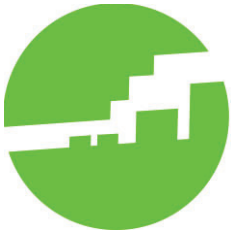
 Additional Comments: None

Reviewed By: Bryce Fehringer, Planner I

Date: 03/21/2023

Email: fehingerb@plancom.org

Phone: 813-582-7359



Hillsborough County City-County Planning Commission

Memorandum

March 21, 2023

To: Cari Allen, J.D., Manager, Technical Services, Real Estate Division

From: Bryce Fehringer, Planner I

Re: VACATING PETITION: V23-0005 (Simmons Loop), portion of plat of Estates at Bullfrog Creek, PB 83 PG 25, Section 18, Township 31S, Range 20E, Folios 77771-9058, 77771-9052, 77771-9060, 77771-9054, 77771-9056, 77771-9062, 77771-9064.

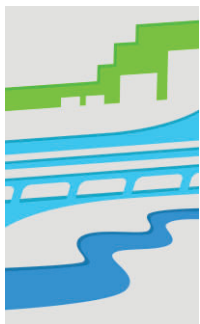
Planning Commission staff has reviewed the requested petition to vacate portion of plat of Estates at Bullfrog Creek, as per Plat Book 83 Page 25, located in Section 18 Township 31 South, Range 20 East, multiple folios.

The applicant is requesting to vacate 50.55 acres (2,202,276.73 square feet) of a portion of plat of Estates at Bullfrog Creek that includes multiple folios. The subject site is in the Urban Service Area. The subject site's Future Land Use is Suburban Mixed Use-6 (SMU-6) which permits up to 6 dwelling units per acre or a Floor Area Ratio of 0.35. The purpose of this vacating is to accommodate changes in the stormwater management system as required by the Southwest Florida Water Management District.

The subject site is within the limits of the adopted SouthShore Areawide Systems Plan. The plan is intended to establish a framework for decisions about growth and development which shall be implemented over time by both public and private actions. Compatibility and interconnectivity of various systems among individual community planning efforts should be supported. This petition to vacate in accordance with Southwest Florida Water Management District standards would not impede interconnectivity of the area or have adverse impacts on the compatibility of the surrounding area.

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

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



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

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

VACATING PETITION:

V23-0005 (Simmons Loop) Portion of plat of Estates at Bullfrog Creek, PB 83 PG 25, Section 18 Township 31S, Range 20E, Folios 77771-9058, 77771-9052, 77771-9060, 77771-9054, 77771-9056, 77771-9062, 77771-9064

Reviewing Agency: Spectrum

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

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

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

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

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

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

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

Additional Comments: _____

Reviewed By: Aaron Sweet

Date: 04/10/2023

Email: Aaron.Sweet@Charter.com

Phone: (813)927-1716

VACATING REVIEW UTILITY COMMENT SHEET

DATE: 3/7/2023

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

VACATING PETITION:

V23-0005 (Simmons Loop) Portion of plat of Estates at Bullfrog Creek, PB 83 PG 25, Section 18 Township 31S, Range 20E, Folios 77771-9058, 77771-9052, 77771-9060, 77771-9054, 77771-9056, 77771-9062, 77771-9064 Simmons Loop, Riverview, FL 33578

Reviewing Agency: TECO-PGS

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

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

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

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

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

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

Additional Comments: _____

Joan A Domning

Reviewed By: Joan A Domning Sr Admin Specialist

Date: 03/09/2023

Email: jdomning@tecoenergy.com

Phone: 813-275-3783

VACATING REVIEW UTILITY COMMENT SHEET

DATE: 10/19/2023

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

VACATING PETITION:

V23-0005 (Simmons Loop) Portion of plat of Estates at Bullfrog Creek, PB 83 PG 25, Section 18 Township 31S, Range 20E, Folios 77771-9058, 77771-9052, 77771-9060, 77771-9054, 77771-9056, 77771-9062, 77771-9064

Reviewing Agency: 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.

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

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

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

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

If YES, please specify which portion may be vacated:

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

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

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

If YES, please explain:

Additional Comments: _____

Reviewed By: Lena Kirby

Date: 10/19/2023

Email: cjkirby@tecoenergy.com

Phone: 813-635-1500

VACATING REVIEW UTILITY COMMENT SHEET

DATE: 3/7/2023

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

VACATING PETITION:

V23-0005 (Simmons Loop) Portion of plat of Estates at Bullfrog Creek, PB 83 PG 25, Section 18 Township 31S, Range 20E, Folios 77771-9058, 77771-9052, 77771-9060, 77771-9054, 77771-9056, 77771-9062, 77771-9064

Reviewing Agency: Frontier Florida LLC

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

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

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

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

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

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

Additional Comments: _____

Reviewed By: Stephen Waidley

Date: 03/07/2023

Email: stephen.waidley@ftr.com

Phone: (941) 941-9218



**Hillsborough
County Florida**

PETITION TO VACATE

Hillsborough County Facilities Management & Real Estate Services Department
County Center
601 East Kennedy Boulevard – 23rd Floor
Tampa, Florida 33602
Telephone: (813) 272-5810 | Fax: (813) 272-5597
Submission email: RP-Vacating@HillsboroughCounty.org

Right-of-Way

Easement

Subdivision Plat

PETITIONER'S INFORMATION

Name(s): Simmons Loop Apartment Partners WB, LLC
Address: 180 Fountain Parkway N, Suite 100
City: St. Petersburg State: FL Zip Code: 33716
Phone Number(s): 813-540-8086
Email address: tlamontagne@2ndwavedevelopment.com

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

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

Legal Description and Sketch Attached as Exhibit A

Located in Section 18, Township 31 South, Range 20 East, Folio # 07771-9052,54,56,58,60,62,64 & 07724-0100

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): Rebecca Reeder, Julie Fanelli
Company: Fanelli Law Firm
Address: 180 Fountain Parkway N, Suite 100
City: St. Petersburg State: FL Zip Code: 33716
Phone Number(s): 813-670-6130
Email address: rreeder@fanellilaw.com

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

The current plat should be vacated in order to accommodate changes in the stormwater management system as required by Southwest Florida Water Management District.

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. **MSS** 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. **MSS** 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. **MSS** The Petitioner(s) will forward a check for the initial filing fee in the amount of \$414.10 made payable to the Board of County Commissioners of Hillsborough County, Florida, to cover the administrative costs of processing the Petition after direction from staff that the petition submission is sufficient. Petitioner acknowledges and agrees that the initial filing fee is non-refundable in whole or in part.
4. **MSS** 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. **MSS** 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. **MSS** 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. **MSS** 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. **MSS** 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. **MSS** 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

PETITION

Page 3 of 4

Submission email: RP-Vacating@HillsboroughCounty.org

REV. 2022

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


 Mark S Sembler, Vice President of Manager
 Printed name and title if applicable

Simmons Loop Apartment Partners WB LLC
 Master Control, Inc., Manager of Simmons Loop Apartment Partners WB LLC
 180 Fountain Parkway N, St. Petersburg, FL 33716

Printed name and title if applicable

Printed name and title if applicable

STATE OF FLORIDA
 COUNTY OF PINELLAS

The following instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization this 2nd day of November, 2023, by Mark S. Sembler who is/are personally known to me or who has produced _____ as identification.

NOTARY PUBLIC:

Signature: Susan T Wilcox
 Printed Name: SUSAN TWILCOX
 Title or Rank: NOTARY PUBLIC
 Serial / Commission Number: 66980944
 My Commission Expires: 8/23/24

(SEAL)





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
SIMMONS LOOP APARTMENT PARTNERS WB LLC

Filing Information

Document Number L23000375088
FEI/EIN Number NONE
Date Filed 08/09/2023
State FL
Status ACTIVE

Principal Address

180 FOUNTAIN PKWY N
SUITE 100
ST. PETERSBURG, FL 33716

Mailing Address

180 FOUNTAIN PKWY N
SUITE 100
ST. PETERSBURG, FL 33716

Registered Agent Name & Address

FANELLI LAW FIRM, PA
180 FOUNTAIN PKWY N
SUITE 100
ST. PETERSBURG, FL 33716

Authorized Person(s) Detail

Name & Address

Title MGR

MASTER CONTROL, INC.
180 FOUNTAIN PKWY N, STE. 100
ST. PETERSBURG, FL 33716

Annual Reports

No Annual Reports Filed

Document Images

[08/09/2023 -- Florida Limited Liability](#)

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Florida Department of State, Division of Corporations



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
MASTER CONTROL, INC.

Filing Information

Document Number P97000017669
FEI/EIN Number 59-3430445
Date Filed 02/25/1997
State FL
Status ACTIVE

Principal Address

180 Fountain Parkway N
Suite 100
Saint Petersburg, FL 33716

Changed: 01/18/2023

Mailing Address

180 Fountain Parkway N
Suite 100
Saint Petersburg, FL 33716

Changed: 01/18/2023

Registered Agent Name & Address

BALLAST POINT MANAGEMENT SERVICES LLC
180 Fountain Parkway N
Suite 100
Saint Petersburg, FL 33716

Name Changed: 01/26/2012

Address Changed: 01/18/2023

Officer/Director Detail

Name & Address

Title DP

SEMBLER, M. STEVEN
180 Fountain Parkway N
Suite 100

Saint Petersburg, FL 33716

Title DVP

SEMBLER, MARK
 180 Fountain Parkway N
 Suite 100
 Saint Petersburg, FL 33716

Title VP

JOHNSON, DARIAN W
 180 Fountain Parkway N
 Suite 100
 Saint Petersburg, FL 33716

Title S

FANELLI, JULIE V
 180 Fountain Parkway N
 Suite 100
 Saint Petersburg, FL 33716

Title Treasurer

Persinger, Edward
 180 Fountain Parkway N
 Suite 100
 Saint Petersburg, FL 33716

Annual Reports

Report Year	Filed Date
2021	02/18/2021
2022	03/16/2022
2023	01/18/2023

Document Images

01/18/2023 -- ANNUAL REPORT	View image in PDF format
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