



Agenda Item Cover Sheet

Agenda Item N^o. _____

Meeting Date September 9, 2025

☐ Consent Section ☐ Regular Section ☒ Public Hearing

Subject: Public Hearing – Vacating Petition by Eljay Properties, LLP and Sealife Restoration Institute, LLC to vacate a portion of improved platted public right-of-way abutting Folio Nos. 055374-0000, 055374-0010, and 054960-0050 in Ruskin.			
Department Name: Facilities Management & Real Estate Services Department			
Contact Person: Anne-Marie Lenton (J. Dalfino)		Contact Phone: 813-272-5810	
Sign-Off Approvals:			
N/A		John Muller <i>John Muller</i> 8/18/2025	
<small>Assistant County Administrator</small>		<small>Department Director</small>	
N/A		Todd Sobel <i>Todd Sobel</i> 8/19/2025	
<small>Management and Budget – Approved as to Financial Impact Accuracy</small>		<small>County Attorney – Approved as to Legal Sufficiency</small>	
<small>Date</small>		<small>Date</small>	

Staff's Recommended Board Motion:

(a) Adopt a Resolution vacating a portion of improved, platted, public right-of-way consisting of approximately 23,747 square feet (0.55 acres), lying within the plat of Map of Ruskin Colony Farms, as recorded in Plat Book 5, Page 63, of the Public Records of Hillsborough County. The Petitioners, Eljay Properties, LLP and Sealife Restoration Institute, LLC submitted this request to facilitate the creation of a planned unit development with commercial uses, including retail, food, storage, and agricultural uses. (b) Accept a Drainage Easement over the subject right-of-way to ensure the County's ability to maintain existing drainage infrastructure or install new drainage infrastructure. Public Works has reviewed the petition and confirmed there is no reimbursement required for the existing right-of-way. There are no objections to this vacating request. EPC has noted any future impacts to wetlands (or conservation areas) will be separately reviewed as a part of any redevelopment. Estimated costs for required advertising per statute, recording fees, and processing, are accounted for in the Petitioner's application fee of \$400.

Financial Impact Statement:

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

Background:

The subject right-of-way is generally located south of 19th Avenue Northeast and west of 24th Street Northeast in Ruskin and was established in 1910 by virtue of the plat of Map of Ruskin Colony Farms, as recorded in Plat Book 5, Page 63, of the Public Records of Hillsborough County, Florida. The subject right-of-way was conveyed to the County by and through that certain Deed dated October 17, 1967, as recorded in Official Record Book 1827, Page 426 of the Public Records of Hillsborough County, Florida. As conditions of no objection by reviewing departments, the Petitioners (i) are granting a Drainage Easement to the County at the request of the Public Works department and (ii) have granted a utility easement over the vacate area to Tampa Electric Company. Pursuant to F.S. 177.101(4) and F.S. 336.10, Public Notice of this public hearing was published in *La Gaceta* on August 15, 2025, and August 22, 2025.

Staff Reference: V24-0013 Eljay Properties LLP (platted ROW)

List Attachments: Location Map, Resolution, Drainage Easement, Plat Excerpt, Review Summary and Comments, Petition, PW Reimbursement Review

V24-0013

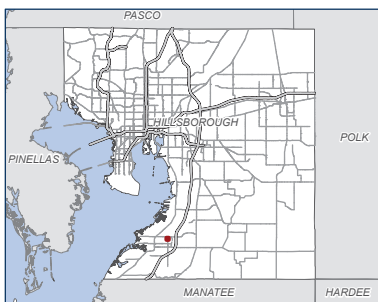
Eljay Properties LLP (platted ROW)



Location


Legend

Terms



 Eljay Properties LLP
055374-0000 and 054960-0050

Sealife Restoration Institute LLC
055374-0010

 Vacate ROW
23,746.51 SqFt (0.55 Ac)

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

This dataset is provided by Hillsborough County for informational purposes and Hillsborough County does not guarantee the accuracy or content of the data.



Performance, Data, & Analytics | Geospatial Services Division

601 E Kennedy Blvd
Tampa, FL 33602

SEC 03 & 04 TWP 32S RNG 19E

Vacating Petition V24-0013
Petitioner: Eljay Properties, LLP; Sealife Restoration Institute, LLC
Portion of improved platted public right-of-way
Map of Ruskin Colony Farms
Plat Book 5 Page 63
Folio: 055374-0000, 055374-0010, 054960-0050
Section 3&4, Township 32 South, Range 19 East

RESOLUTION NUMBER R25-_____

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

WHEREAS, pursuant to both Florida Statute §336.09 and §177.101, Eljay Properties, LLP and Sealife Restoration Institute, LLC have 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 improved platted public right-of-way described as follows:

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

WHEREAS, it appears that said property affected by such closure is owned by Hillsborough County, by virtue of that certain Deed dated October 17, 1967, as recorded in Official Record Book 1827, Page 426, of the Public Records of Hillsborough County, Florida; and,

WHEREAS, through the application of Florida Statute § 336.12, the petitioners will be the apparent fee simple title owner of the closure property upon the adoption of this Resolution, thereby satisfying the ownership requirement as set forth in Florida Statute §177.101(3) for plat vacations; and

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

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

WHEREAS, said petition came for hearing before this Board of County Commissioners on September 9, 2025, 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 9TH DAY OF SEPTEMBER, 2025:

1. That the above-described portion of improved platted public right-of-way is hereby closed, vacated, and annulled, and the right of the public and the County in and to the right-of-way as shown on the plat of said subdivision is hereby renounced, disclaimed, and terminated in accordance with Florida Statutes §336.09, §336.10, §336.12, and §177.101.
2. That the petitioner and successors in title shall indemnify and hold harmless Hillsborough County from any claims, damages, expenses and costs that result from damage to or destruction of any improvement, structure or property located within the above-described right-of-way being vacated herein as a result of the exercise by Hillsborough County of its rights within any remaining public right-of-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, Victor D. Crist , Clerk of the Circuit Court and Ex Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of a resolution adopted by the Board at its regular meeting of September 9, 2025, as the same appears of record in Minute Book _____, of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 9th day of September 2025.

VICTOR D. CRIST, CLERK

APPROVED BY COUNTY ATTORNEY

BY: Todd Sobel
Approved As to Form and Legal
Sufficiency

BY: _____
Deputy Clerk

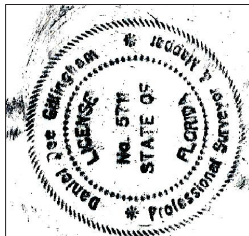
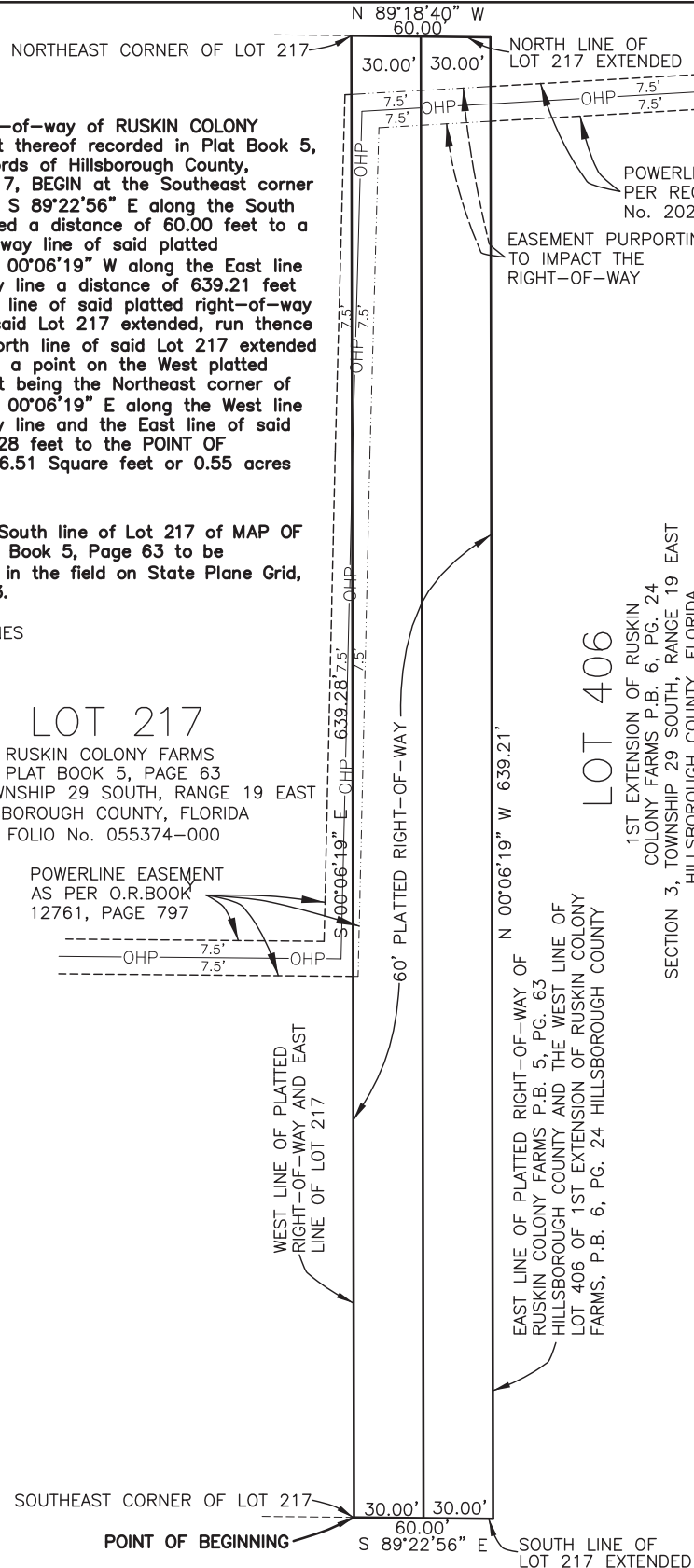
LEGAL DESCRIPTION:

That part of a platted right-of-way of RUSKIN COLONY FARMS according to the plat thereof recorded in Plat Book 5, Page 63 of the Public Records of Hillsborough County, Florida, lying East of Lot 217, BEGIN at the Southeast corner of said Lot 217 run thence S 89°22'56" E along the South line of said Lot 217 extended a distance of 60.00 feet to a point on the East right-of-way line of said platted right-of-way, run thence N 00°06'19" W along the East line of said platted right-of-way line a distance of 639.21 feet to the intersection the East line of said platted right-of-way line and the North line of said Lot 217 extended, run thence N 89°18'40" W along the North line of said Lot 217 extended a distance of 60.00 feet to a point on the West platted right-of-way line, said point being the Northeast corner of said Lot 217, run thence S 00°06'19" E along the West line of said platted right-of-way line and the East line of said Lot 217 a distance of 639.28 feet to the POINT OF BEGINNING, containing 23,746.51 Square feet or 0.55 acres More or Less.

BEARING NOTE:

Bearings are based on the South line of Lot 217 of MAP OF RUSKIN COLONY FARMS Plat Book 5, Page 63 to be S 89°22'56" E as measured in the field on State Plane Grid, Florida West Zone NAD 1983.

OHP - OVERHEAD POWERLINES



GILLINGHAM PROFESSIONAL SERVICES, LLC

By: Daniel D. Gillingham P.S.M. 5711

NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

GILLINGHAM PROFESSIONAL SERVICES, LLC

Licensed Business Number 7925

Daniel D. Gillingham Professional Surveyor and Mapper Number 5711

10145 Slaughterhouse Rd. Polk City, Florida 33868

PHONE: (863) 698-2121

FAX: (863) 874-4165



APPROVED BY:

D.D.G.

DRAWN BY:

D.D.G.

REVISED:

Sketch Revised
12-11-2024

DATE:

Legal Description &
Sketch 07-15-2024

REVISED:

Signature & Seal
Added 07-18-2025

JOB No.

38634

THIS IS NOT A SURVEY

Placeholder for Notice of Hearing Affidavit

A notice of the hearing will be published on August 15, 2025, and August 22, 2025.

NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida, at 9:00 A.M., Tuesday, September 9, 2025, to determine whether or not:

Vacating Petition V24-0013, vacate portion of improved platted public right-of-way lying within the plat of Map of Ruskin Colony Farms, as recorded in Plat Book 5, Page 63, of the Public Records of Hillsborough County, Florida, located in Section 3 & 4, Township 32 South, Range 19 East, abutting folios 055374-0000, 055374-0010, 054960-0050

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

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

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

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

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to contact the Hillsborough County ADA Officer Carmen LoBue at lobuec@hcflgov.net or 813-276-8401; TTY: 7-1-1. For individuals who require hearing or speech assistance, please call the Florida Relay Service Numbers, (800) 955-8771 (TDD) or (800) 955-8700 (v) or Dial 711 no later than 48 hours prior to the proceedings. All BOCC meetings are closed captioned.

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

Hillsborough County Facilities Management &
Real Estate Services Department
Attn: Annette Montalvo Torres
P.O. Box 1110, Tampa, FL 33601

Project: No.: V24-0013
Project Name: Eljay Properties LLP (platted ROW)
Folio #: 055374-0000, 055374-0010, 054960-0050
Section 4 Township 29S Range 19E

Reviewed for Legal Sufficiency on: 8/8/2025
Todd Sobel, Assistant County Attorney: TS

DRAINAGE EASEMENT

THIS EASEMENT made this _____ day of _____, 20__, by and between **ELJAY PROPERTIES, LLP**, a Florida limited liability partnership, whose address is P.O. Box 7034, Lakeland, Florida 33807, and **SEALIFE RESTORATION INSTITUTE LLC**, a Florida limited liability company, whose address is P.O. Box 7034, Lakeland, Florida 33807, as the Grantors, and **HILLSBOROUGH COUNTY**, a political subdivision of the State of Florida, whose address is: Post Office Box 1110, Tampa, Florida 33601, as the Grantee.

WITNESSETH, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, paid receipt of which is hereby acknowledged, does hereby grant unto Grantee, its successors and assigns, a perpetual, non-exclusive easement, license and right, together with the right of ingress and egress, (the “**Easement**”) for the purpose of surface water runoff, drainage detention and attenuation, over, across, upon, through and under that certain property of Grantor, which is more particularly described and depicted in **Exhibit “A”** attached hereto and incorporated herein by reference (the “**Easement Area**”). The Easement includes the right to construct and/or dig a drainage ditch or canal, and/or install a drainage pipeline below ground level, together with drainage structures, if any, use and maintain, repair and replace any drainage improvements and related fixtures and/or appurtenances thereto.

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns, and the Grantor will defend the title to said lands against all persons claiming by, through or under said Grantor.


IN WITNESS WHEREOF, the Grantors has caused these presents to be duly executed on the date first above written.

Signed, sealed and delivered
in the presence of:


Signature of Witness #1
Toni-Marie D'Alessandro

Print Name of Witness #1
1795 W. NASA Blvd. Melbourne, FL 32901

Witness #1 Address


Signature of Witness #2
Adam Vlearbone

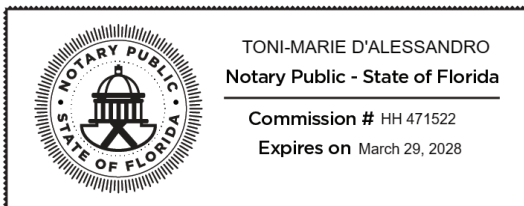
Print Name of Witness #2
1795 W. NASA Blvd. Melbourne, FL 32901

Witness #2 Address

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 5th day of August, 2025, by Jay Martin Tanner, as Managing Partner of Eljay Properties LLP, a Florida limited liability partnership, on its behalf, ☐ who is personally known to me or ☒ who has produced driver's license as identification.

(SEAL)



GRANTOR:

ELJAY PROPERTIES, LLP, a Florida
limited liability partnership

By: Jay Martin Tanner
Jay Martin Tanner, Managing Partner

NOTARY PUBLIC:

Sign: 

Print: _____

My Commission Expires: _____

Notarized remotely online using communication technology via Proof.

Signed, sealed and delivered
in the presence of:

Toni Marie D'Alessandro

Signature of Witness #1

Toni-Marie D'Alessandro

Print Name of Witness #1

1795 W. NASA Blvd. Melbourne, FL 32901

Witness #1 Address

Ada Vlearbone

Signature of Witness #2

Adam Vlearbone

Print Name of Witness #2

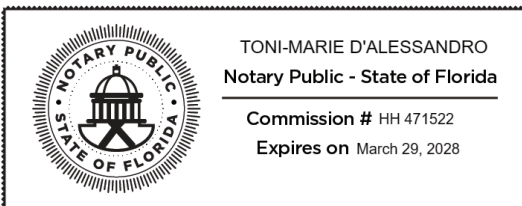
1795 W. NASA Blvd. Melbourne, FL 32901

Witness #2 Address

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 5th day of August, 2025, by Jay M. Tanner, as Manager of Sealife Restoration Institute LLC, a Florida limited liability company, on its behalf, ☐ who is personally known to me or ☒ who has produced driver's license as identification.

(SEAL)



GRANTOR:

**SEALIFE RESTORATION INSTITUTE
LLC**, a Florida limited liability company

By: Jay Martin Tanner

Jay M. Tanner, Manager

NOTARY PUBLIC:

Sign: Toni Marie D'Alessandro

Print: _____

My Commission Expires: _____

Notarized remotely online using communication technology via Proof.

EXHIBIT A: DRAINAGE EASEMENT AREA RESERVED OVER VACATED R.O.W.

LEGAL DESCRIPTION:

That part of a platted right-of-way of RUSKIN COLONY FARMS according to the plat thereof recorded in Plat Book 5, Page 63 of the Public Records of Hillsborough County, Florida, lying East of Lot 217, BEGIN at the Southeast corner of said Lot 217 run thence S 89°22'56" E along the South line of said Lot 217 extended a distance of 60.00 feet to a point on the East right-of-way line of said platted right-of-way, run thence N 00°06'19" W along the East line of said platted right-of-way line a distance of 639.21 feet to the intersection the East line of said platted right-of-way line and the North line of said Lot 217 extended, run thence N 89°18'40" W along the North line of said Lot 217 extended a distance of 60.00 feet to a point on the West platted right-of-way line, said point being the Northeast corner of said Lot 217, run thence S 00°06'19" E along the West line of said platted right-of-way line and the East line of said Lot 217 a distance of 639.28 feet to the POINT OF BEGINNING, containing 23,746.51 Square feet or 0.55 acres More or Less.

BEARING NOTE:

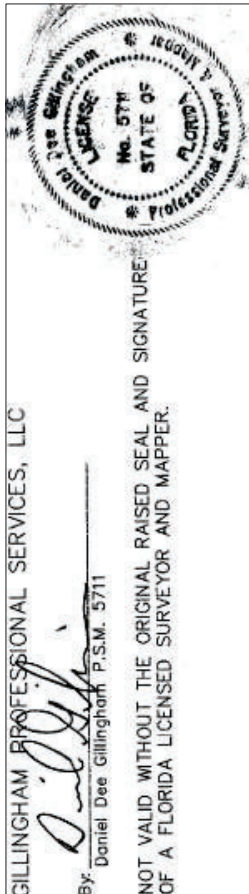
Bearings are based on the South line of Lot 217 of MAP OF RUSKIN COLONY FARMS Plat Book 5, Page 63 to be S 89°22'56" E as measured in the field on State Plane Grid, Florida West Zone NAD 1983.

OHP - OVERHEAD POWERLINES

LOT 217

RUSKIN COLONY FARMS
PLAT BOOK 5, PAGE 63
SECTION 4, TOWNSHIP 29 SOUTH, RANGE 19 EAST
HILLSBOROUGH COUNTY, FLORIDA
FOLIO No. 055374-000

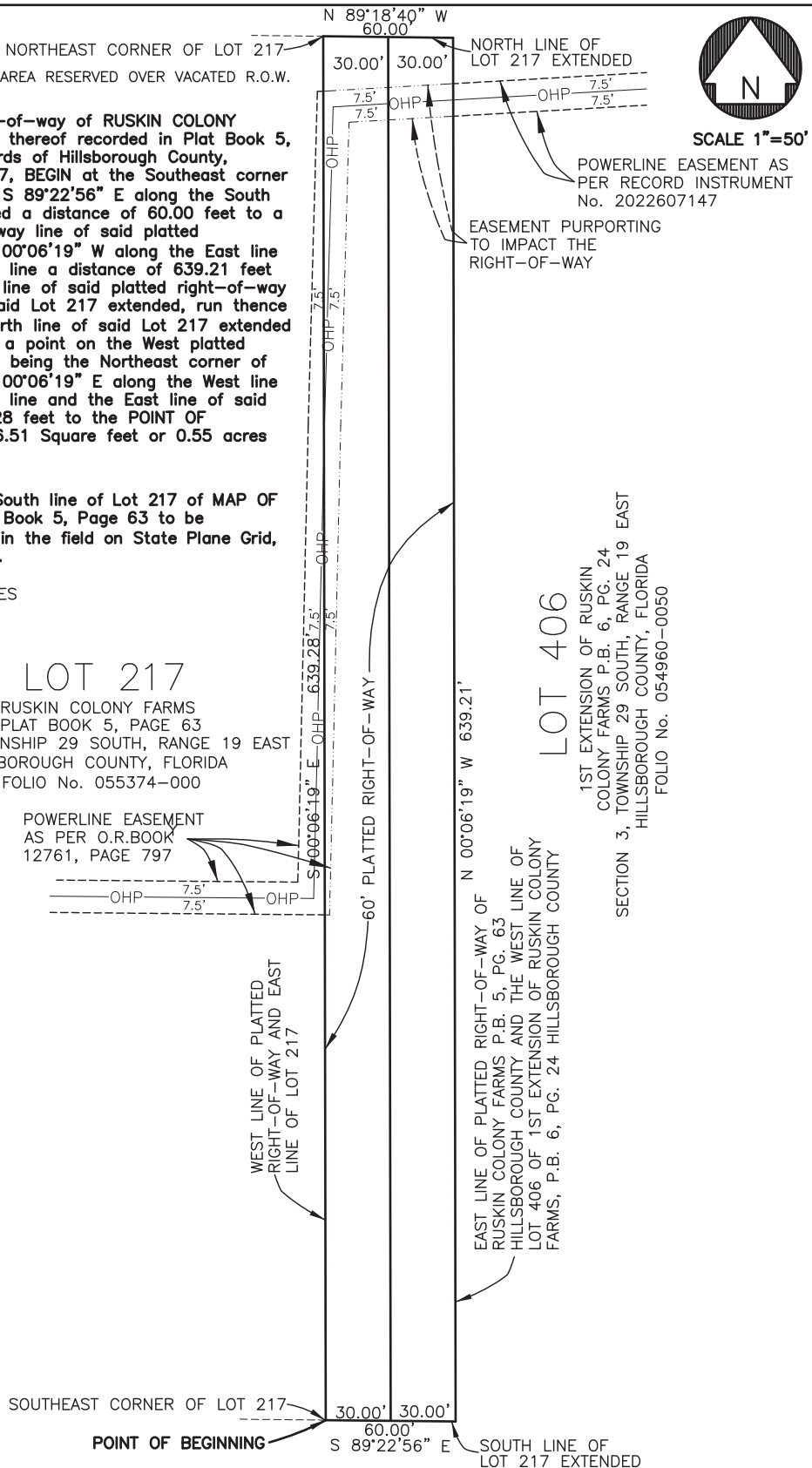
POWERLINE EASEMENT
AS PER O.R.BOOK
12761, PAGE 797



GILLINGHAM PROFESSIONAL SERVICES, LLC

By: Daniel Dee Gillingham P.S.M. 5711

NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**GILLINGHAM PROFESSIONAL SERVICES, LLC**

Licensed Business Number 7925

Daniel D. Gillingham Professional Surveyor and Mapper Number 5711

10145 Slaughterhouse Rd. Polk City, Florida 33868

PHONE: (863) 698-2121

FAX: (863) 874-4165



APPROVED BY:

D.D.G.

REVISED:

Sketch Revised
12-11-2024

REVISED:

Signature, Sea & Note Added
Added 08-15-2025

DRAWN BY:

D.D.G.

DATE:

Legal Description &
Sketch 07-15-2024

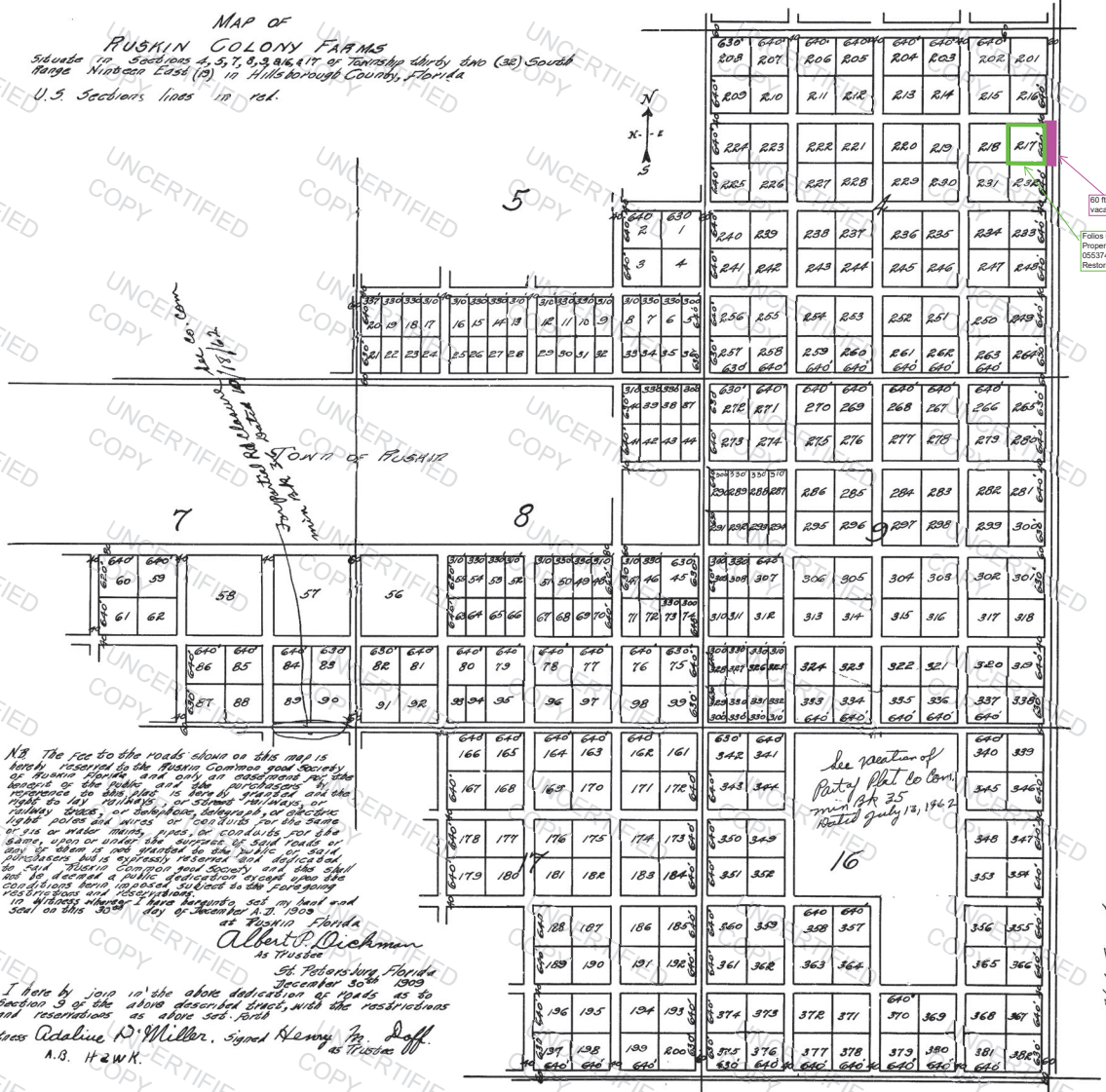
JOB No.

38634

THIS IS NOT A SURVEY

MAP OF
RUSKIN COLONY FARMS
Situated in Sections 4, 5, 7, 8, 9, 16 & 17 of Township thirty two (32) South
Range Nineteen East (19) in Hillsborough County, Florida
U.S. Sections lines in red.

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH
THIS IS TO CERTIFY THAT THIS PLAT IS A
TRUE AND CORRECT COPY THAT HAS BEEN
PHOTODUPLICATED FROM THE
ORIGINAL PLAT AND THE PHOTOGRAPHING
REPRODUCTION HAS BEEN REVIEWED AS
NECESSARY TO CONFORM THE COPY TO THE
ORIGINAL PLAT DRAWING OR TRACING THEREOF
RECORDED BY THE CLERK OF CIRCUIT COURT
OF HILLSBOROUGH COUNTY, FLORIDA. THE
ORIGINAL PLAT WAS PREPARED AND IS
AVAILABLE FOR EXAMINATION UPON REQUEST
RECORDED VERIFIED
WITNESS MY HAND AND OFFICIAL SEAL THIS
8 DAY OF December 19 26
RICHARD AKE, CLERK
Deputy Clerk



16 The fee to the roads shown on this map is hereby reserved to the Ruskin Colony Land Society of Duval County, Florida, and only an easement for the benefit of the roads and the privileges of easement on this plat is hereby granted and the right to lay out, maintain, or remove highways or utility tracks, or telephone, telegraph, or electric light poles and wires or conduits for the same, or gas or water mains, pipes, or conduits for the same, upon or under the surface of said roads or any part thereof is not granted to the public or said Association, but is expressly retained and dedicated to said Ruskin Colony Land Society and the said fee is hereby dedicated to the public and the conditions herein imposed subject to the foregoing restrictions and reservations.

Witness my hand and seal this 10 day of December 19 26 at Tallahassee, Florida
Albert P. Dickman
As Trustee
St. Petersburg, Florida
December 30, 1926

I have by joint in the above dedication of roads as to Section 9 of the above described tract, with the restrictions and reservations as above set forth.
Witness Adeline D. Miller, signed Henry M. Doff.
A.D. H & W.K.

Filed Jan 3rd 1910
C. M. H. 110000 Clerk

Vacating Petition V24-0013

Portion of improved platted public Right-of-Way
Map of Ruskin Colony Farms (Plat Book 5 Page 63)
Section 3 & 4 – Township 32 S – Range 19 E
Folios: 055374-0000, 055374-0010 and 054960-0050
Petitioner – Eljay Properties LLP and Sealife Restoration Institute, LLC

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

REVIEWING DEPARTMENTS

1. HC DEVELOPMENT SERVICES	– NO OBJECTION
2. HC PUBLIC UTILITIES	– NO OBJECTION
3. HC PUBLIC WORKS-STORMWATER	– NO OBJECTION
4. HC PUBLIC WORKS-TRANSPORTATION	– NO OBJECTION
5. HC PUBLIC WORKS-SYSTEMS PLANNING	– NO OBJECTION
6. HC PUBLIC WORKS-STREET LIGHTING	– NO OBJECTION
7. HC PUBLIC WORKS-SERVICE UNIT	– NO OBJECTION
8. HC FIRE RESCUE	– NO OBJECTION
9. HC ENVIRONMENTAL PROTECTION	– NO OBJECTION
10. HC ADDRESSING/E 911	– NO OBJECTION
11. PLANNING COMMISSION	– NO OBJECTION
12. COMMUNITY & INFRASTRUCTURE PLANNING	– NO OBJECTION

REVIEWING AGENCIES

13. CHARTER/SPECTRUM	– NO OBJECTION
14. TECO/PEOPLES GAS	– NO OBJECTION
15. TAMPA ELECTRIC COMPANY	– NO OBJECTION
16. FRONTIER	– NO OBJECTION

VACATING REVIEW COMMENT SHEET

DATE: 05/06/2025

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

VACATING PETITION:

V24-0013 Eljay Properties LLP (platted ROW) improved platted right-of-way per the plat of Map of Ruskin Colony Farms, Plat Book 5, Page 63, within folios 055374-0000, 055374-0010 and 054960-0050

Reviewing Agency: 1. HC DEVELOPMENT SERVICES

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

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

- 1) Do you currently use or have facilities in the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Please explain:

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

☐ YES ☐ NO

Please explain:

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

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments:

Reviewed By: Brian Grady / Michael Williams

Date: 05/06/2025

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

Phone: 813-307-1707

VACATING REVIEW COMMENT SHEET

DATE: 4/28/2025

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

VACATING PETITION:

V24-0013 Eljay Properties LLP (platted ROW) improved platted right-of-way per the plat of Map of Ruskin Colony Farms, Plat Book 5, Page 63, within folios 055374-0000, 055374-0010 and 054960-0050

Reviewing Agency: 2. HC PUBLIC UTILITIES

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

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

- 1) Do you currently use or have facilities in the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

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

Please explain: ☐ YES ☐ NO

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

Please explain: ☐ YES ☐ NO

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

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments: No comment.

Reviewed By: Clay Walker, E.I.

Date: 4/28/2025

Email: walkerck@hcfi.gov

Phone:

VACATING REVIEW COMMENT SHEET

DATE: 06/13/2025

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

VACATING PETITION:

V24-0013 Eljay Properties LLP (platted ROW) improved platted right-of-way per the plat of Map of Ruskin Colony Farms, Plat Book 5, Page 63, within folios 055374-0000, 055374-0010 and 054960-0050

Reviewing Agency: 3. HC PUBLIC WORKS-STORMWATER

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

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

- 1) Do you currently use or have facilities in the vacate area? ☒ YES ☐ NO

If YES:

(a) Please describe:

Drainage ditch

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

☒ YES ☐ NO

Please explain:

Drainage ditch in platted ROW, needs to remain a drainage ditch or piped in. Could rerouted, to be designed and paid for by developer, upon HC Stormwater approval.

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

☒ YES ☐ NO

Please explain:

Drainage ditch in platted ROW, needs to remain a drainage ditch or piped in. Could rerouted, to be designed and paid for by developer, upon HC Stormwater approval.

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

☒ YES ☐ NO

If YES:

(a) Please describe:

Drainage ditch in platted ROW, needs to remain a drainage ditch or piped in. Could rerouted, to be designed and paid for by developer, upon HC Stormwater approval.

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

☒ YES ☐ NO

Drainage ditch in platted ROW, needs to remain a drainage ditch or piped in. Could rerouted, to be designed and paid for by developer, upon HC Stormwater approval.

Additional Comments: No Objection, contingent to the reservation of a drainage easement for the drainage ditch or piped in, which could rerouted, provided the design and permitting is performed

and paid for by developer, and a public drainage easement over it, upon HC Stormwater approval. Please provide Drainage Easement over current east-west ditch from 24th St NE.

Reviewed By: Ronald Steijlen

Date: 06/13/2025

Email: SteijlenR@HCFL.Gov

Phone: 813-307-1801

VACATING REVIEW COMMENT SHEET

DATE: 8/13/2025

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

VACATING PETITION:

V24-0013 Eljay Properties LLP (platted ROW) improved platted right-of-way per the plat of Map of Ruskin Colony Farms, Plat Book 5, Page 63, within folios 055374-0000, 055374-0010 and 054960-0050

Reviewing Agency: 4. HC PUBLIC WORKS-TRANSPORTATION

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

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

- 1) Do you currently use or have facilities in the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

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

Please explain:

☐ YES ☐ NO

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

Please explain:

☐ YES ☐ NO

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

☐ YES ☒ NO

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments: Transportation Review Team has no objections to the vacate request.

Reviewed By: Brad Carver

Date: 8/13/2025

Email: carverb@hcfll.gov

Phone: NA

VACATING REVIEW COMMENT SHEET

DATE: 4/28/25

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

VACATING PETITION:

V24-0013 Eljay Properties LLP (platted ROW) improved platted right-of-way per the plat of Map of Ruskin Colony Farms, Plat Book 5, Page 63, within folios 055374-0000, 055374-0010 and 054960-0050

Reviewing Agency: 5. HC PUBLIC WORKS-SYSTEMS PLANNING

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

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

- 1) Do you currently use or have facilities in the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

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

Please explain: ☐ YES ☐ NO

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

Please explain: ☐ YES ☐ NO

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

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments:

Reviewed By: Jeremy Leuschke, PE

Date: 4/28/25

Email: leuschkej@hcfi.gov

Phone: (813) 307-1797

VACATING REVIEW COMMENT SHEET

DATE: 05-08-2025

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

VACATING PETITION:

V24-0013 Eljay Properties LLP (platted ROW) improved platted right-of-way per the plat of Map of Ruskin Colony Farms, Plat Book 5, Page 63, within folios 055374-0000, 055374-0010 and 054960-0050

Reviewing Agency: 6. HC PUBLIC WORKS-STREET LIGHTING

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

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

- 1) Do you currently use or have facilities in the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

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

Please explain: ☐ YES ☐ NO

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

Please explain: ☐ YES ☐ NO

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

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments:

Reviewed By: Edgar Villa

Date: 05-08-2025

Email: VillaE@HCFL.gov

Phone: (813) 954-9754

VACATING REVIEW COMMENT SHEET

DATE: 04/28/2025

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

VACATING PETITION:

V24-0013 Eljay Properties LLP (platted ROW) improved platted right-of-way per the plat of Map of Ruskin Colony Farms, Plat Book 5, Page 63, within folios 055374-0000, 055374-0010 and 054960-0050

Reviewing Agency: 7. HC PUBLIC WORKS-SERVICE UNIT

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

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

1) Do you currently use or have facilities in the vacate area? ☐ YES ☐ NO

If YES:

(a) Please describe:

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

Please explain:

☐ YES ☐ NO

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

Please explain:

☐ YES ☐ NO

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

☐ YES ☐ NO

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments:

Reviewed By: Juan O. Olivero Lopez

Date: 04/28/2025

Email: oliveroj@hcfi.gov

Phone: 813-671-7624 ext. 41539

VACATING REVIEW COMMENT SHEET

DATE: April 30 2025

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

VACATING PETITION:

V24-0013 Eljay Properties LLP (platted ROW) improved platted right-of-way per the plat of Map of Ruskin Colony Farms, Plat Book 5, Page 63, within folios 055374-0000, 055374-0010 and 054960-0050

Reviewing Agency: 8. HC 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 County Real Estate staff. The back of this form may be used for additional comments.

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

- 1) Do you currently use or have facilities in the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

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

Please explain: ☐ YES ☐ NO

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

Please explain: ☐ YES ☐ NO

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

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments: N/A

Reviewed By: Ray Hansen, DFM

Date: April 30 2025

Email: hansenr@hcfi.gov

Phone: 8137445541

VACATING REVIEW COMMENT SHEET

DATE: May 2, 2025

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

VACATING PETITION:

V24-0013 Eljay Properties LLP (platted ROW) improved platted right-of-way per the plat of Map of Ruskin Colony Farms, Plat Book 5, Page 63, within folios 055374-0000, 055374-0010 and 054960-0050

Reviewing Agency: 9. HC ENVIRONMENTAL PROTECTION

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

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

- 1) Do you currently use or have facilities in the vacate area? ☒ YES ☐ NO

If YES:

(a) Please describe:

Wetlands exist within the area proposed to be vacated

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

Please explain:

Any wetlands requested for removal would require a separate approval from the EPC Executive Director. Any wetland impacts would have to be compensated for.

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

Please explain:

see comment (b) above

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

If YES:

(a) Please describe:

see comment 1) (b) above

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

see comment 1) (b) above

Additional Comments: Wetlands exist within the area proposed to be vacated. Prior to any development, the wetland would have to be established through a wetland delineation. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

Reviewed By: Kelly M. Holland

Date: May 2, 2025

Email: hollandk@epchc.org

Phone: 813.627.2600 ext. 1222

VACATING REVIEW COMMENT SHEET

DATE: 04/8/2025

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

VACATING PETITION:

V24-0013 Eljay Properties LLP (platted ROW) improved platted right-of-way per the plat of Map of Ruskin Colony Farms, Plat Book 5, Page 63, within folios 055374-0000, 055374-0010 and 054960-0050

Reviewing Agency: 10. HC ADDRESSING/E 911

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

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

- 1) Do you currently use or have facilities in the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

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

Please explain: ☐ YES ☐ NO

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

Please explain: ☐ YES ☐ NO

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

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments:

Reviewed By: Deborah S. Franklin

Date: 04/28/2025

Email: franklinds@hcfl.gov

Phone: 813-264-3050

VACATING REVIEW COMMENT SHEET

DATE: 05/02/2025

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

VACATING PETITION:

V24-0013 Eljay Properties LLP (platted ROW) improved platted right-of-way per the plat of Map of Ruskin Colony Farms, Plat Book 5, Page 63, within folios 055374-0000, 055374-0010 and 054960-0050

Reviewing Agency: 11. 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 County Real Estate staff. The back of this form may be used for additional comments.

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

- 1) Do you currently use or have facilities in the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

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

Please explain: ☐ YES ☐ NO

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

Please explain: ☐ YES ☐ NO

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

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments:

Reviewed By: Alexis Myers

Date: 05/02/2025

Email: myersa@plancom.org

Phone: 813-386-5983

VACATING REVIEW COMMENT SHEET

DATE: 06/23/25

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

VACATING PETITION:

V24-0013 Eljay Properties LLP (platted ROW) improved platted right-of-way per the plat of Map of Ruskin Colony Farms, Plat Book 5, Page 63, within folios 055374-0000, 055374-0010 and 054960-0050

Reviewing Agency: 12. 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 County Real Estate staff. The back of this form may be used for additional comments.

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

- 1) Do you currently use or have facilities in the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Please explain:

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

☐ YES ☐ NO

Please explain:

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

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments:

Reviewed By: Rebecca R. Hessinger

Date: 06/23/25

Email: hessingerr@hcfi.gov

Phone: 813-274-6591

VACATING REVIEW COMMENT SHEET

DATE: 06/18/2025

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

VACATING PETITION:

V24-0013 Eljay Properties LLP (platted ROW) improved platted right-of-way per the plat of Map of Ruskin Colony Farms, Plat Book 5, Page 63, within folios 055374-0000, 055374-0010 and 054960-0050

Reviewing Agency: 13. CHARTER/SPECTRUM

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

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

- 1) Do you currently use or have facilities in the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

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

Please explain: ☐ YES ☐ NO

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

Please explain: ☐ YES ☐ NO

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

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments:

Reviewed By: Aaron Sweet

Date: 06/18/2025

Email: Aaron.Sweet@Charter.com

Phone: (813)927-1716

VACATING REVIEW COMMENT SHEET

DATE: May 05, 2025

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

VACATING PETITION:

V24-0013 Eljay Properties LLP (platted ROW) improved platted right-of-way per the plat of Map of Ruskin Colony Farms, Plat Book 5, Page 63, within folios 055374-0000, 055374-0010 and 054960-0050

Reviewing Agency: 14. TECO/PEOPLES GAS

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

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

1) Do you currently use or have facilities in the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

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

Please explain: ☐ YES ☐ NO

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

Please explain: ☐ YES ☐ NO

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

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments:

Reviewed By: Cheyenne Thompson

Date: May 05, 2025

Email: CThompson2@tecoenergy.com

Phone: 813-743-7164

VACATING REVIEW COMMENT SHEET

DATE: 08/06/2025

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

VACATING PETITION:

V24-0013 Eljay Properties LLP (platted ROW) improved platted right-of-way per the plat of Map of Ruskin Colony Farms, Plat Book 5, Page 63, within folios 055374-0000, 055374-0010 and 054960-0050

Reviewing Agency: 15. TAMPA ELECTRIC COMPANY

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

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

1) Do you currently use or have facilities in the vacate area? ☒ YES ☐ NO

If YES:

(a) Please describe:

There are TECO facilities within the vacated area that are secured by a private easement.

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

Please explain:

☒ YES ☐ NO

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

Please explain:

☐ YES ☐ NO

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

If YES:

(a) Please describe:

☐ YES ☐ NO

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

☐ YES ☐ NO

Additional Comments:

Reviewed By: Lena Kirby

Date: 08/06/2025

Email: cjkirby@tecoenergy.com

Phone: 813-635-1467

VACATING REVIEW COMMENT SHEET

DATE: 4/28/2025

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

VACATING PETITION:

V24-0013 Eljay Properties LLP (platted ROW) improved platted right-of-way per the plat of Map of Ruskin Colony Farms, Plat Book 5, Page 63, within folios 055374-0000, 055374-0010 and 054960-0050

Reviewing Agency: 16. FRONTIER

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

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

- 1) Do you currently use or have facilities in the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

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

Please explain: ☐ YES ☐ NO

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

Please explain: ☐ YES ☐ NO

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

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments:

Reviewed By: Stephen Waidley

Date: 4/28/2025

Email: stephen.waidley@ftr.com

Phone: (941) 266-9218



**Hillsborough
County Florida**

PETITION TO VACATE

Hillsborough County Facilities Management & Real Estate Services Department
County Center

601 East Kennedy Boulevard – 23rd Floor
Tampa, Florida 33602

Telephone: (813) 272-5810 | Fax: (813) 272-5597

Submission email: RP-Vacating@HillsboroughCounty.org

Right-of-Way

☒

Easement

☐

Subdivision Plat

☐

PETITIONER'S INFORMATION

Name(s): Eljay Properties, LLP, and Sealife Restoration Institute, LLC

Address: PO BOX 7034

City: Lakeland State: Florida Zip Code: 33807-7043

Phone Number(s): 863-660-3391

Email address: Jmtanner@kcmmanagement.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*):

SEE ATTACHED EXHIBIT "A"

054960-0050, 055374-0000, 055374-0010

Located in Section 04 & 03, Township 32, Range 19, Folio # 054960-0050, 055374-0000, 055374-0010

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): Kelvin A. Ready, Esq

Company: GrayRobinson, PA

Address: One Lake Morton Dr.

City: Lakeland State: Florida Zip Code: 33801

Phone Number(s): 863-284-2259

Email address: kelvin.ready@gray-robinson.com

PETITION

Page 1 of 4

Submission email: RP-Vacating@HillsboroughCounty.org

REV. 2022

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

This right-of-way vacating request is submitted to facilitate the creation of a planned unit development, which will include commercial uses, including retail, food, storage, and agricultural uses.

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. ☒ 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. ☒ 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. ☒ 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. ☒ 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. ☒ 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. ☒ 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. ☒ 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. ☒ 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. ☒ The Petitioner(s) hereby acknowledges and agrees that **HILLSBOROUGH COUNTY MAKES NO STATEMENT, OPINION OR WARRANTY AS TO THE TITLE OF VACATED PUBLIC PROPERTY INTERESTS BY VIRTUE OF ANY VACATING ACTION BY ITS BOARD OF COUNTY COMMISSIONERS. PETITIONER(S) SHOULD VERIFY WITH A TITLE COMPANY WHERE TITLE VESTS FOLLOWING THE VACATING ACTION.**

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Please review and initial:

1. ☒ 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. ☒ 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.
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The Petitioner(s) herein named hereby waive(s), renounce(s), relinquish(es), absolve(s), and discharge(s) Hillsborough County from any claims for damages of any nature and kind whatsoever that petitioner(s) may have or claim or demand, now or in the future, by reason of the vacating, closing, discontinuing, and abandoning of public right(s)-of-way, easement(s) or subdivision plat(s), or any part or portion thereof; and shall indemnify and hold harmless Hillsborough County from any claims, damages, expenses and costs that result from damage to or destruction of any improvement, structure or property located within the portion of right(s)-of-way, easement(s) or subdivision plat(s) being vacated herein as a result of the exercise by Hillsborough County of its rights within any remaining public right(s)-of-way, easement(s), or subdivision plat(s) not vacated.

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

PETITIONERS' SIGNATURES
Sealife Restoration Institute, LLC, a Florida limited liability company

MAILING ADDRESS



Jay M. Tanner, as Manager

Printed name and title if applicable

PO BOX 7034

Lakeland, Florida 33807

Eljay Properties, LLP, a Florida limited liability partnership



Jay M. Tanner, as Managing Partner

Printed name and title if applicable

PO BOX 7034

Lakeland, Florida 33807

STATE OF FLORIDA
COUNTY OF County

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of December, 2024, by Jay M. Tanner, as Manager of Sealife Restoration Institute, LLC, a Florida limited liability company, and as Managing Partner of Eljay Properties, LLP, a Florida limited liability partnership, on behalf thereof, who ☒ is personally known to me, or ☐ produced _____ as identification.

[AFFIX NOTARY SEAL]



Notary Public Signature
Print Notary Name: Kelvin Ready
My commission expires: 10/10/2027



KELVIN READY
Notary Public
State of Florida
Comm# HH453062
Expires 10/10/2027

From: [Mayboroda, Dmitriy](#)
To: [Montalvo Torres, Annette](#)
Subject: RE: V24-0013 Eljay Properties LLP- Reimbursement Review
Date: Wednesday, February 5, 2025 10:33:00 AM
Attachments: [image001.png](#)

Good morning,

As an unimproved right of way, with no tangible County built improvements, the valuation for reimbursement is \$0.00.

Let me know if you have any questions

Dmitriy

Dmitriy Mayboroda, P.E., PTOE

Lead Review Engineer

Public Works Administration, Engineering and Operations Department, Technical Services Division

E: mayborodad@HCFL.gov

601 E. Kennedy Blvd., 22nd Floor, Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Montalvo Torres, Annette <MontalvoA@hcfl.gov>
Sent: Thursday, January 30, 2025 12:12 PM
To: Mayboroda, Dmitriy <MayborodaD@hcfl.gov>
Subject: RE: V24-0013 Eljay Properties LLP- Reimbursement Review

Hi Dmitriy,

No worries, I understand. Whenever we receive a right-of-way vacate request that includes improvements, we need to request reimbursement. In this particular case, Eljay Properties, LLP and Sealife Restoration Institute, LLC are asking to vacate 0.55 acres of platted right-of-way between Lot 217 and Lot 406 in Ruskin Colony Farms (see attachments for details). Please let me know if a reimbursement amount is required, and I will notify the petitioner.

If you have any questions or require additional information to complete your review, please feel free to let me know.

Thank you,

Annette Montalvo

Real Property Specialist, Technical Services