



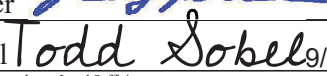


# Agenda Item Cover Sheet

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

Meeting Date October 11, 2022

- Consent Section     
  Regular Section     
  Public Hearing

<b>Subject:</b> Public Hearing - Vacating Petition by Maritza & Gary Pippin, and West Lake, LLC, to vacate portions of unimproved platted public right-of-way within Folio No. 79525-0400, 2299 Roosevelt Street, in Wimauma.			
<b>Department Name:</b> Facilities Management & Real Estate Services Department			
<b>Contact Person:</b> Anne-Marie Lenton, (C. Allen)		<b>Contact Phone:</b> 813-272-5810	
<b>Sign-Off Approvals:</b>			
Thomas H. Fass		9.20.22	
<small>Assistant County Administrator</small>		<small>Date</small>	
N/A			
<small>Management and Budget – Approved as to Financial Impact Accuracy</small>		<small>Date</small>	
John Muller		9/21/22	
<small>Department Director</small>		<small>Date</small>	
Todd Sobel		9/21/22	
<small>County Attorney – Approved as to Legal Sufficiency</small>		<small>Date</small>	

**Staff's Recommended Board Motion:**  
 Adopt a Resolution vacating portions of unimproved platted public right-of-way within the plat of Davis & Dowdell Addition to Town of Wimauma, and the plat of Halifax, both recorded in Plat Book 1, Page 136, of the public records of Hillsborough County, and being more particularly described in the Resolution. The proposed vacate area is located within Folio No. 79525-0400, having an address of 2299 Roosevelt Street, generally lying north of Bishop Road and west of South County Road 579, and consists of approximately 25,014 square feet (0.574 acres), in Wimauma. The petitioners, Maritza & Gary Pippin, and West Lake, LLC, have submitted this vacate request to replace the existing unimproved right-of-way with new and appropriately placed right-of-way, which will be developed and dedicated through the subdivision and platting process. Reviewing departments, agencies, and utility providers have raised no objections to this request. The Planning Commission finds the proposed vacating consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County. 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.

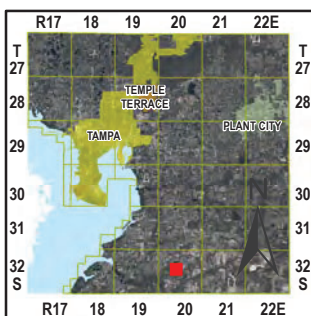
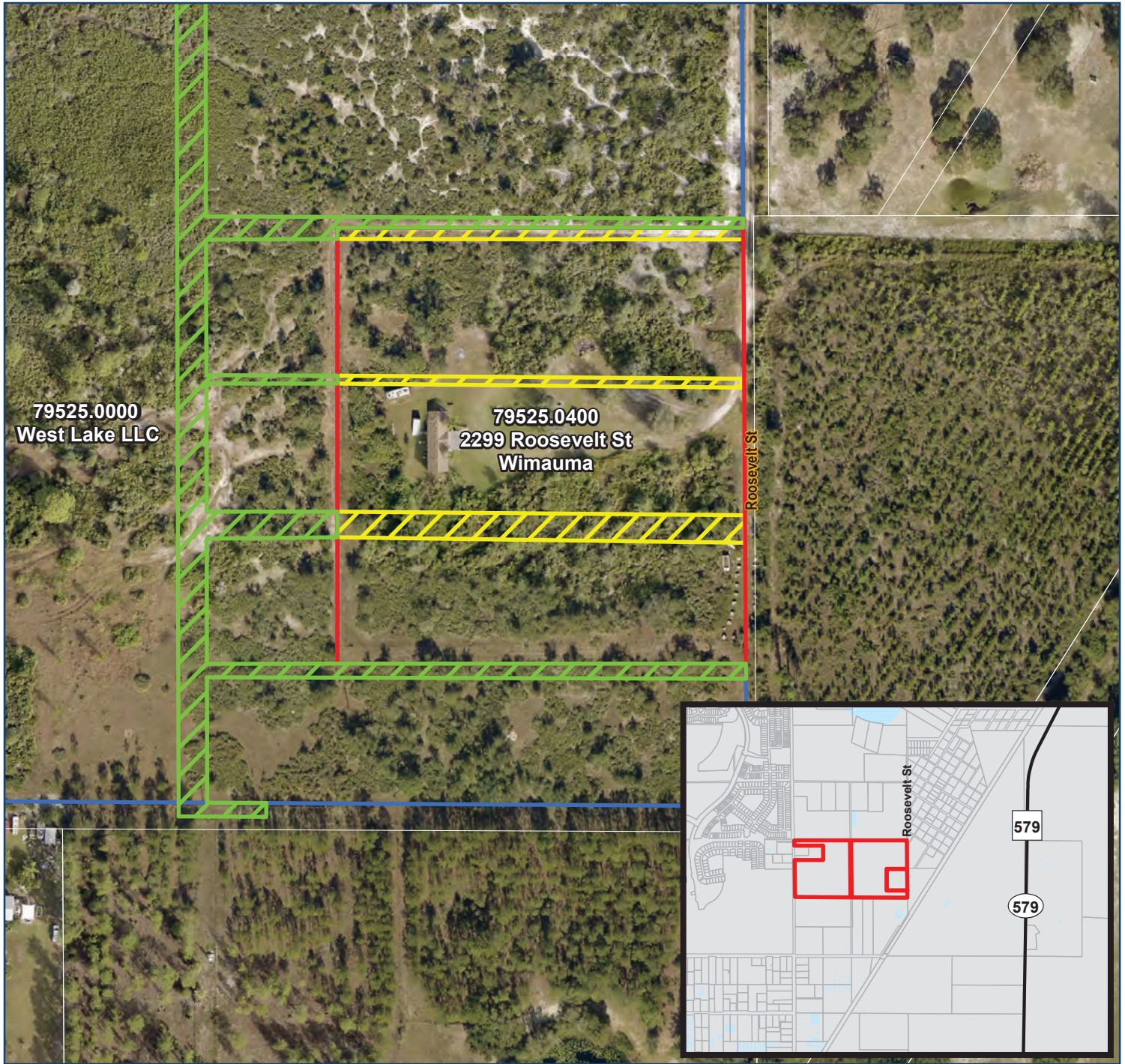
**Financial Impact Statement:**  
 The financial impact associated with this item consists of required advertising per statute, recording fees and processing, estimated to be less than \$175.00, which are paid by the Petitioners.

**Background:**  
 This petition is submitted by Maritza & Gary Pippin, and West Lake, LLC, as owners of the properties abutting the proposed vacate area, to vacate portions of unimproved platted public right-of-way. These portions of right-of-way were established in 1914 by virtue of the plat of Davis & Dowdell Addition to Town of Wimauma, and the plat of Halifax, both recorded in Plat Book 1, Page 136, of the public records of Hillsborough County. The applicant is requesting to vacate a portion of right-of-way totaling 0.574 +/- acres (25,014 square feet), which is part of a larger area that is proposed to be redeveloped into a residential subdivision. The vacating is associated with rezoning PD 22-0443, which will provide for new public roadway connections. A portion of right-of-way within the West Lake, LLC property was previously vacated per Instrument No. 2022268887. Pursuant to F.S. 177.101(4) and F.S. 336.10, Public Notice of this public hearing was published in *La Gaceta* on September 16, 2022, and September 23, 2022.

Staff Reference: V22-0015 Petition to Vacate Portions of Platted ROW, West Lake (Pippin)  
 List Attachments: Location Map, Overview Map, Resolution, Plat Excerpt, Review Summary and Comments, Petition

# V22-0015

## Petition to vacate portions of platted ROW, West Lake (Pippin)



### LEGEND

- Pippin Property  
Folio - 79525.0400
- West Lake LLC  
Folio - 79525.0000
- ROW Vacate  
Approx. 25,014 SF (0.574 Ac)
- Prior Vacated Right-of-Way  
(Inst. No. 2022268887)

**SEC 16 TWP 32S RNG 20E**



**Hillsborough  
County Florida**

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

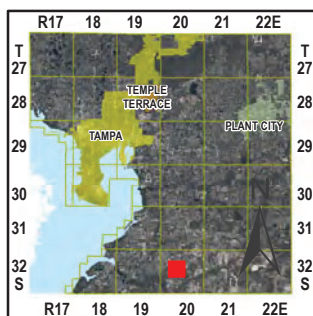
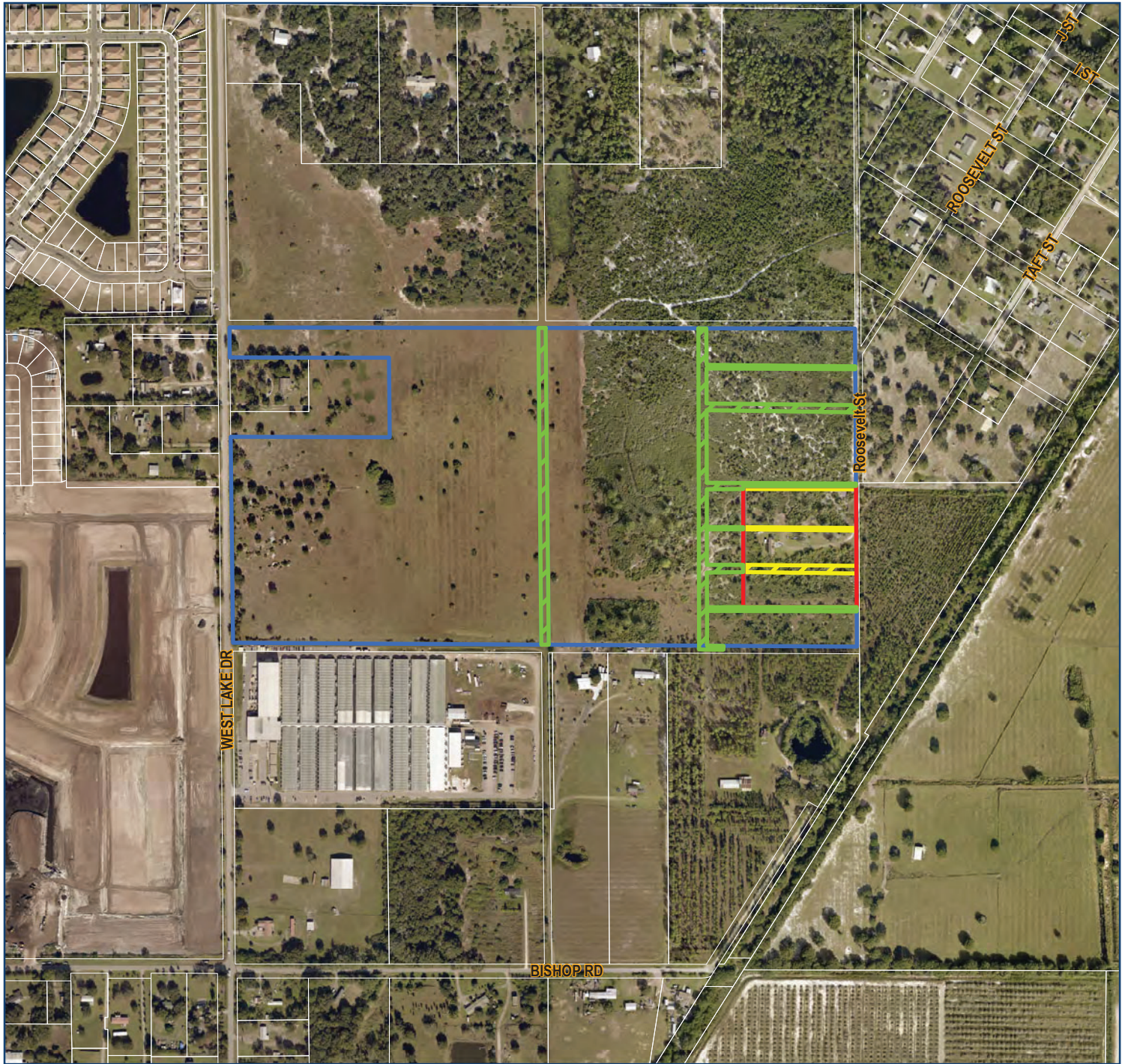
NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability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

V22-0015

# Petition to vacate portions of platted ROW, West Lake (Pippin)



## LEGEND

-  Pippin Property  
Folio - 79525.0400
-  West Lake LLC  
Folio - 79525.0000
-  ROW Vacate  
Approx. 25,014 SF (0.574 Ac)
-  Prior Vacated Right-of-Way  
(Inst. No. 2022268887)

**SEC 16 TWP 32S RNG 20E**



**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.

Vacating Petition V22-0015  
Maritza & Gary Pippin,  
West Lake, LLC - Petitioners  
Davis and Dowdell Add. To  
Town of Wimauma, Halifax (PB 1 PG 136)  
Folios: 079525-0400  
Section 16 Township 32 South, Range 20 East

**RESOLUTION NUMBER R22-\_\_\_\_\_**

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

WHEREAS, West Lake, LLC, Maritza Pippin, and Gary Pippin have  
petitioned the Board of County Commissioners of Hillsborough  
County, Florida, in which petition said Board is asked to close,  
vacate, and abandon portions of unimproved platted public right-of-  
way described as follows:

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

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

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

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

WHEREAS, said petition came on for hearing before this Board of  
County Commissioners on October 11, 2022, 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  
11th Day of October, 2022:

- 1.□ That the above-described portions of the unimproved platted public right-of-way are hereby closed, vacated, and annulled, and the right of the public and the County in and to the rights-of-way as shown on the plat of said subdivision is hereby renounced, disclaimed, and terminated.
- 2.□ That the petitioner and successors in title shall indemnify and hold harmless Hillsborough County from any claims, damages, expenses and costs that result from damage to or destruction of any improvement, structure or property located within the above-described rights-of-way being vacated herein as a result of the exercise by Hillsborough County of its rights within any remaining public rights-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, 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 \_\_\_\_\_, 2022, 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 \_\_\_\_\_, 2022.

Cindy Stuart, CLERK

APPROVED BY COUNTY ATTORNEY

BY: Todd Sobel  
Approved As to Form and Legal  
Sufficiency

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

# EXHIBIT "A"

Project No: V22-0015



**DESCRIPTION:** All of the (Public) Rights-of-Way and Alleys within the plat of HALIFAX, as shown on the plat of DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA, as recorded in Plat Book 1, Page 136, of the Public Records of Hillsborough County, Florida, lying with the following described parcel of land:

Tract 8 in the Southwest ¼ of Section 16, Township 32 South, Range 20 East, DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA, according to plat thereof recorded in Plat Book 1, Page 136, Public Records of Hillsborough County, Florida, less the West 165.0 feet and less the South 165.00 feet thereof.

Vacating area, contains 25,014 square feet (0.574 acres), more or less.

**NOTE:** Bearings shown hereon are based on the East boundary of the Southwest 1/4 of Section 16, Township 32 South, Range 20 East, Hillsborough County, Florida, having a Grid bearing of S.00°21'16"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

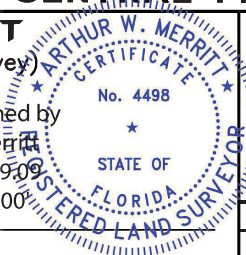
**LEGEND:**

- 1. O.R. - Official Records Book
- 2. P.B. - Plat Book
- 3. R/W - Right-of-Way
- 4. (D) - Deed
- 5. INST#: - Instrument Number
-  - Area Vacated by INST#: 2022268887
-  - Area to be Vacated

## WEST LAKE PIPPIN PARCEL VACATING EXHIBIT

INFORMATION IS NOT COMPLETE  
WITHOUT THE ACCOMPANYING SKETCH.

No.	Date	Description	Dwn.
1	7/06/22	County Comments	VBR
REVISIONS			
<b>SHEET NO. 1 OF 2 SHEETS</b>			

Prepared For: <b>LENNAR CENTRAL FLORIDA</b>		
<b>EXHIBIT</b> (Not a Survey)  <b>Arthur W Merritt</b> Digitally signed by Arthur W Merritt Date: 2022.09.06 14:43:44 -04'00'		<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200
Drawn: VBR	Checked: AWM	Order No.:
Date: 04/22/22	Dwg: Pippin Parcel Vacating Exhibit.dwg	
File Path: P:\West Lake Drive\Master Plan\Legal\VACATING\Pippin Vacating		
SECTION 16, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.		

Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498  
THIS DOCUMENT IS NOT COMPLETE WITHOUT THE ENTIRETY OF ALL 2 SHEETS.

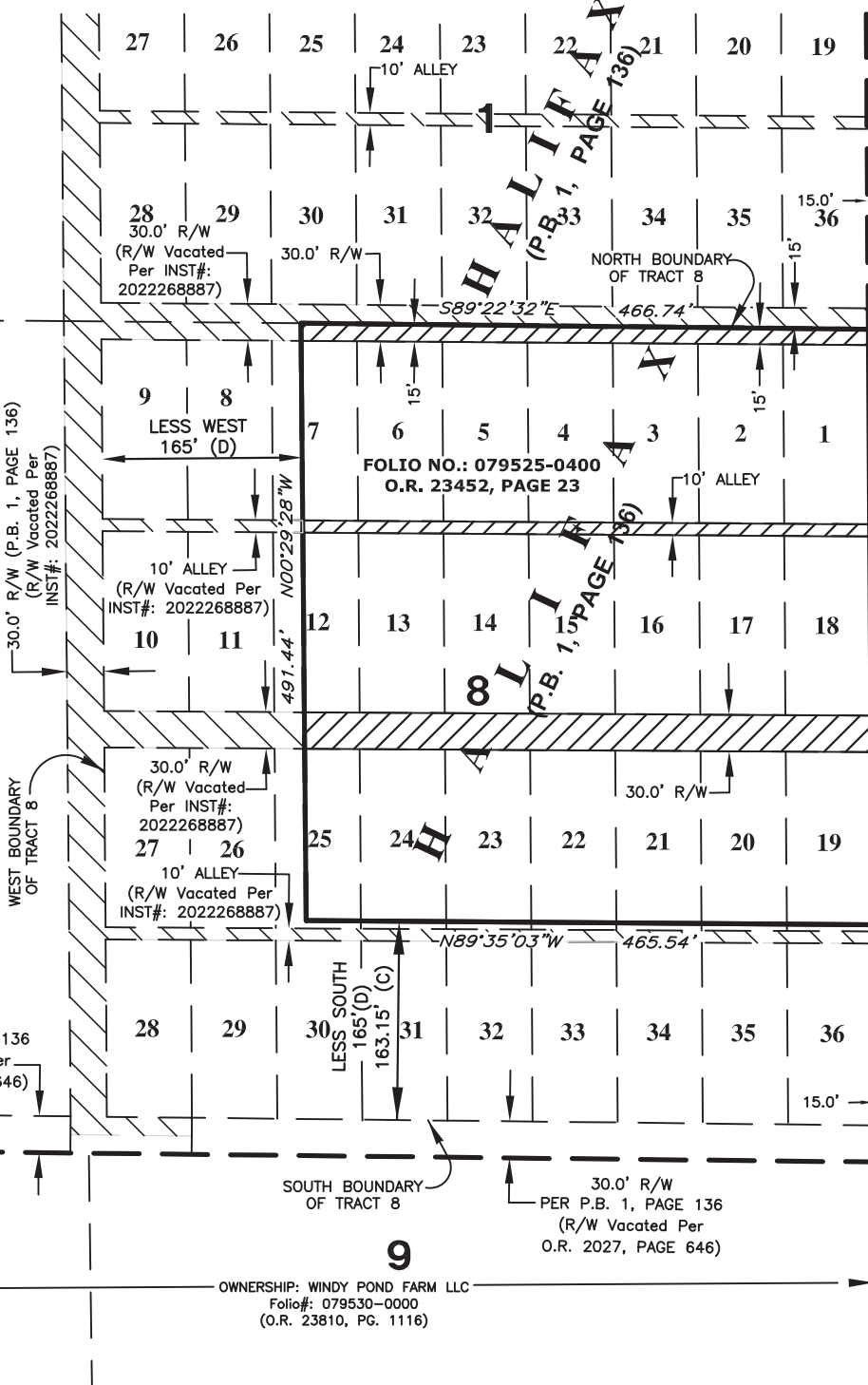
# EXHIBIT "A"

Project No: V22-0015

DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA

2

(P.B. 1, PAGE 136)



DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA (P.B. 1, PAGE 136)

ROOSEVELT STREET (30' PUBLIC R/W, PG 1, PG 136)

EAST BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 16-32S-20E (BASIS OF BEARINGS REFERENCE LINE) SEE SHEET 1 FOR BASIS OF BEARING NOTE

OWNERSHIP: WINDY POND FARM LLC Folio#: 079459-0000 (O.R. 23810, PG. 1116)



## WEST LAKE PIPPIN PARCEL VACATING EXHIBIT

Prepared For: **LENNAR CENTRAL FLORIDA**

**EXHIBIT**  
(Not a Survey)

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING  
LICENSED BUSINESS NUMBER LB7778  
3010 W. Azeele Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5200

**SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.**

Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **4498**

Drawn: VBR | Checked: AWM | Order No.:  
Date: 04/22/22 | Dwg: Pippin Parcel Vacating Exhibit.dwg  
File Path: P:\West Lake Drive\Master Plan\Legal\VACATING\Pippin Vacating

No.	Date	Description	VBR Dwn.
1	7/06/22	County Comments	VBR
REVISIONS			
<b>SHEET NO. 2 OF 2 SHEETS</b>			

THIS DOCUMENT IS NOT COMPLETE WITHOUT THE ENTIRETY OF ALL 2 SHEETS.

SECTION 16, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

## Placeholder for Notice of Hearing Affidavit

A notice of the hearing will be published on September 16, 2022, and September 23, 2022.

### **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, October 11, 2022, to determine whether or not:

**Vacating Petition V22-0015- Vacate portions of unimproved platted public right-of-way within the plat of Davis & Dowdell Addition to Town of Wimauma, and the plat of Halifax, both recorded in Plat Book 1, Page 136, of the public records of Hillsborough County, Florida, located in Section 16, Township 32 South, Range 20 East, lying adjacent to folio 79525-0400**

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

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

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

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

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

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

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

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



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

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

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

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

UNCERTIFIED COPY

UNCERTIFIED COPY

UNCERTIFIED COPY

UNCERTIFIED COPY

UNCERTIFIED COPY

UNCERTIFIED COPY

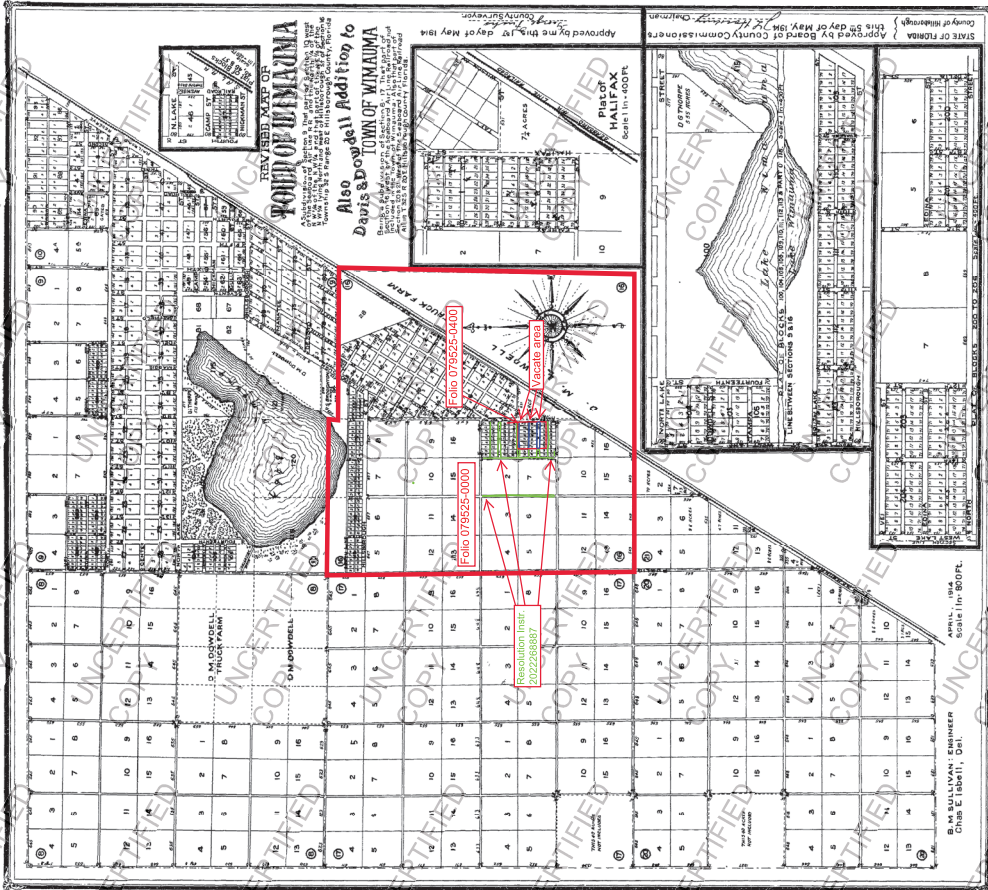
UNCERTIFIED COPY

UNCERTIFIED COPY

UNCERTIFIED COPY

UNCERTIFIED COPY

UNCERTIFIED COPY



# Vacating Petition V22-0015

Petition To Vacate portions of unimproved platted public right-of-way  
Davis and Dowdell Add. To Town of Wimauma, Halifax (Plat Book 1 Page 136)  
Section 16 – Township 32 S – Range 20 E  
Folios: 79525-0400  
Petitioners – West Lake, LLC; Maritza & Gary Pippin

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

## REVIEWING DEPARTMENTS

- HC DEVELOPMENT SERVICES – NO OBJECTION
- HC PUBLIC UTILITIES – NO OBJECTION
- HC PUBLIC WORKS-STORMWATER – NO OBJECTION
- HC PUBLIC WORKS-TRANSPORTATION – NO OBJECTION
- HC PUBLIC WORKS-SYSTEMS PLANNING – NO OBJECTION
- HC PUBLIC WORKS-STREET LIGHTING – NO OBJECTION
- HC PUBLIC WORKS-SERVICE UNIT – NO OBJECTION
- 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 w ESMT RESV
- FRONTIER – CONSENT

VACATING REVIEW COMMENT SHEET

DATE: 8/22/2022

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

VACATING PETITION:

V22-0015 Pippin, portions of platted right of way, lying within the plat of Davis & Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East, Folio 79525-0400.

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.

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

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

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

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

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

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

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

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

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

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

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

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

Reviewed By: J. Brian Grady / Mike Williams

Date: 8/22/2022

Email: gradyb@hillsboroughcounty.org

Phone: 276-8343

VACATING REVIEW COMMENT SHEET

DATE 08/04/2022

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

Project: V22-0015 - Vacate portions of platted Right-of-Way within the plat of Davis & Dowdell Add. to Town of Wimauma - PB 1, Page 136, Folio# 79525.0400

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

S., T., R. 16 - 32 - 20

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

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

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

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

Phone No.

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

Reviewed By: Randy Rochelle Date: August 04, 2022

FROM:

VACATING REVIEW COMMENT SHEET

DATE: 8/8/2022

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

VACATING PETITION:

V22-0015 Pippin, portions of platted right of way, lying within the plat of Davis & Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East, Folio 79525-0400.

Reviewing Agency: PW Engineering & Operations Dept./ Stormwater Services Section

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County 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: No Objection to the Vacate from Hillsborough County Stormwater. There are not stormwater assets in the 30' ROW (N & S) & 10' alley (middle) are small and perpendicular to flow direction, not suitable for drainage ponds or conveyance, or access to other drainage.  
 There is no current or future drainage value for the area to be vacated.  
 \*\*\*\*\*

Reviewed By: Ronald Steijlen

Date: 08/08/2022

Email: SteijlenR@HillsboroughCounty.Org

Phone: 813) 307-1801

VACATING REVIEW COMMENT SHEET

DATE: 8/15/2022

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

VACATING PETITION:

V22-0015 Pippin, portions of platted right of way, lying within the plat of Davis & Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East, Folio 79525-0400.

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.

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: Transportation Review Team has no Objection to the ROW vacate request.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Reviewed By: Marcia Bento Date: 08/15/22  
 Email: PW-CIPTransportationReview@hillsboroc Phone: \_\_\_\_\_

VACATING REVIEW COMMENT SHEET

DATE: 8/17/2022

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

VACATING PETITION:

V22-0015 Pippin, portions of platted right of way, lying within the plat of Davis & Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East, Folio 79525-0400.

Reviewing Agency: HC PW 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.

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

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

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: William Hand

Date: 8/17/22

Email: handwt@hillsboroughcounty.org

Phone: 813-635-5404



VACATING REVIEW COMMENT SHEET

DATE: 8/2/2022

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

VACATING PETITION:

V22-0015 Pippin, portions of platted right of way, lying within the plat of Davis & Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East, Folio 79525-0400.

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.

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

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

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

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

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

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

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

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

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

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

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

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

Reviewed By: Landon Hamilton

Date: 08/02/2022

Email: HamiltonL@HCFLGov.net

Phone: 813-538-5452

VACATING REVIEW COMMENT SHEET

DATE: 8/2/2022

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

VACATING PETITION:

V22-0015 Pippin, portions of platted right of way, lying within the plat of Davis & Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East, Folio 79525-0400.

Reviewing Agency: PW South 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 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:

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

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: 08/02/2022

Email: oliveroj@hillsboroughcounty.org

Phone: 813-671-7624 ext.41539

VACATING REVIEW COMMENT SHEET

DATE: 8/3/2022

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

VACATING PETITION:

V22-0015 Pippin, portions of platted right of way, lying within the plat of Davis & Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East, Folio 79525-0400.

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.

<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: Ray Hansen, Deputy Fire Marshal

Date: August 3 2022

Email: hansenr@hcflgov.net

Phone: 813-744-5541

VACATING REVIEW COMMENT SHEET

DATE: 8/16/2022

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

VACATING PETITION:

V22-0015 Pippin, portions of platted right of way, lying within the plat of Davis & Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East, Folio 79525-0400.

Reviewing Agency: Community & Infrastructure Planning Department

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

NO OBJECTION by this agency to the vacating as petitioned.

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

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

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

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: Upon review of additional information provided that includes connectivity, the C&IP Department has no objection to this request.  
 \_\_\_\_\_  
 \_\_\_\_\_

Reviewed By: Sarah Capers

Date: 8/16/22

Email: capers@hillsboroughcounty.org

Phone: 813-807-0743

VACATING REVIEW COMMENT SHEET

DATE: 8/16/2022

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

VACATING PETITION:

V22-0015 Pippin, portions of platted right of way, lying within the plat of Davis & Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East, Folio 79525-0400.

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:

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

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: Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff. The approved wetland / OSW line must be incorporated into the development of a site plan.

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

Reviewed By: Kelly M. Holland

Date: August 16, 2022

Email: hollandk@epchc.org

Phone: 813.627.2600 ext. 1222

VACATING REVIEW COMMENT SHEET

DATE: 08/02/2022

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

VACATING PETITION:

V22-0015 Pippin, portions of platted right of way, lying within the plat of Davis & Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East, Folio 79525-0400.

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: 08/02/2022

Email: franklinds@hillsboroughcounty.org

Phone: 813-264-3050

VACATING REVIEW COMMENT SHEET

DATE: 8/16/2022

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

VACATING PETITION:

V22-0015 Pippin, portions of platted right of way, lying within the plat of Davis & Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East, Folio 79525-0400.

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:

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

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

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

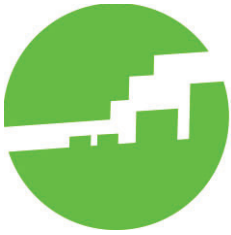
\*\*\*\*\*  
 Additional Comments: Please see attached memorandum.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Reviewed By: Salma Ahmad, Planner II

Date: August 16, 2022

Email: ahmads@plancom.org

Phone: 813-273-3777



# Hillsborough County City-County Planning Commission

## Memorandum

August 16, 2022

To: Paul "Chris" Heiber, Real Property Specialist, Technical Services,  
Real Estate Division

From: Salma Ahmad, Planner II

Re: VACATING PETITION: V22-0015 Pippin, portions of platted right of way,  
lying within the plat of Davis & Dowdell Add to Town of Wimauma, PB 1,  
Page 136 located in Section 16, Township 32 South, Range 20 East, Folio  
79525-0400.

Planning Commission staff has reviewed the requested petition to vacate portions of platted right of way, lying within the plat of Davis & Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East, Folio 79525-0400.

The applicant is requesting to vacate a portion of right-of-way (ROW) totaling 0.574 +/- acres (25, 014 square feet) that is part of a larger area that is proposed to be redeveloped into a residential subdivision. The vacating is associated with rezoning PD 22-0443. The purpose of the vacating is to replace the existing cross access of unimproved ROW with a new ROW in the correct location and that will be developed and dedicated to the public through the appropriate subdivision development platting and development process.

The subject site and the surrounding properties in the area are designated as Residential-4 (RES-4) on the Future Land Use Map. The subject site is in the Urban Service Area. The subject site is also within the limits of the Wimauma Community Plan. The vacating of this ROW will not have any adverse impacts on the abutting properties. Access to neighboring properties will continue through existing roadways and the changed roads will be re-dedicated as public ROW.

The request to vacate this portion of platted ROW 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 *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

Thank you for the opportunity to review the ROW vacating. If you have any questions regarding these comments or need further information, please contact me at (813) 273-3777



Plan Hillsborough  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
813- 272-5940  
601 E Kennedy Blvd  
18<sup>th</sup> Floor  
Tampa, FL, 33602



VACATING REVIEW UTILITY COMMENT SHEET

DATE: 8/17/2022

\*\*\*\*\*

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

VACATING PETITION:

V22-0015 Pippin, portions of platted right of way, lying within the plat of Davis & Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East, Folio 79525-0400.

Reviewing Agency: 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 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: Eric Oertel

Date: 08/17/2022

Email: eric.oertel@charter.com

Phone: 813-293-9729

V22-0015 Pippin, portions of platted right of way, lying within the plat of Davis & Dowdell Add to Town of Wimauma, PB 1; Page 136 located in Section 16, Township 32 South, Range 20 East, Folio 79525-0400.

TECO-PGS

WIMAUMA

Reviewing Agency: \_\_\_\_\_

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: N/A

B) Could said area be vacated subject to reserving an easement over **all or part of area** to be vacated? N/A  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? N/A  YES  NO  
 If YES, please explain: \_\_\_\_\_

\*\*\*\*\*

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

Joan Dornig-Senior Admin Specialist  
 TECO-PGS-Distribution Engineering  
 8416 Palm River Rd, Tampa, FL 33619  
 813-275-3783  
 jdomning@tecoenergy.com

*Joan Dornig*  
 8/5/2022

R \_\_\_\_\_ Date: \_\_\_\_\_

VACATING REVIEW UTILITY COMMENT SHEET

DATE: 9/13/2022

\*\*\*\*\*

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

VACATING PETITION:

V22-0015 Pippin, portions of platted right of way, lying within the plat of Davis & Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East, Folio 79525-0400.

Reviewing Agency: 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 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: 09/13/2022

Email: cjkirby@tecoenergy.com

Phone: 813-635-1467

\*\*\*\*\*

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

VACATING PETITION:

V22-0015 Pippin, portions of platted right of way, lying within the plat of Davis & Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East, Folio 79525-0400.

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: 08/02/2022

Email: stephen.waidley@ftr.com

Phone: (941) 266-9218



Hillsborough  
County Florida

### PETITION TO VACATE

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

Right-of-Way

Easement

Subdivision Plat

#### PETITIONER'S INFORMATION

Name(s): PIPPIN MARITZA; PIPPIN GARY; WEST LAKE, LLC  
Address: PO BOX 5470  
City: SUN CITY CENTER State: FL Zip Code: 33571-5470  
Phone Number(s): 813.543.5900  
Email address: mbrooks@bsrfirm.com

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

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

Located in Section 16, Township 32, Range 20, Folio # 079525-0400

#### 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): Michael Brooks  
Company: Brooks, Sheppard & Rocha, PLLC  
Address: 400 N. Tampa Street, Suite 1910  
City: Tampa State: FL Zip Code: 33602  
Phone Number(s): 813.543.5900  
Email address: mbrooks@bsrfirm.com

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

The intent of this application is to replace the existing cross access unimproved ROW with new ROW in the correct location and that will be developed and dedicated to the public through the appropriate subdivision development platting and development process. The vacating will allow the parcel to be redeveloped consistent with the County Comprehensive Plan.

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

**REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**

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

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

PETITIONERS' SIGNATURES

MAILING ADDRESS

Parker Hiron, VP  
Printed name and title if applicable

4301 W. Boy Scout Blvd Ste. 600  
Tampa, FL 33607

\_\_\_\_\_  
Printed name and title if applicable

\_\_\_\_\_

\_\_\_\_\_  
Printed name and title if applicable

\_\_\_\_\_

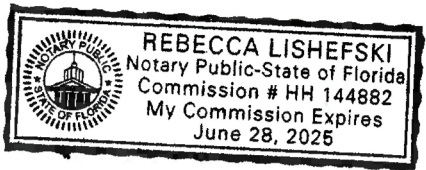
STATE OF Florida  
COUNTY OF Hillsborough

The following instrument was sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization this 27 day of May, 2022, by Parker Hiron who is/are personally known to me or who has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC:

Signature: Rebecca Lishefski  
Printed Name: Rebecca Lishefski  
Title or Rank: Land Coordinator  
Serial / Commission Number: HH 144882  
My Commission Expires: June 28, 2025

(SEAL)







# AFFIDAVIT TO AUTHORIZE AGENT

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

Maritza Pippin and Gary Pippin

(NAME OF ALL PROPERTY OWNERS), being first duly sworn, depose(s) and say(s):

1. That (I am/we are) the owner(s) and record title holder(s) of the following described property, to wit:  
ADDRESS OR GENERAL LOCATIONS: 2299 Roosevelt St, Wimauma Folio No: 079525.0400
2. That this property constitutes the property for which a request for a: Vacating Petition (NATURE OF REQUEST) is being applied to the Board of County Commissioners, Hillsborough County.
3. That the undersigned (has/have) appointed Lennar Homes LLC as (his/their) agent(s) to execute any permits or other documents necessary to affect such permit.
4. That this affidavit has been executed to induce Hillsborough County, Florida, to consider and act on the above-described property;
5. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

Maritza Pippin  
Signature (Property Owner) Maritza Pippin

Gary Pippin  
Signature (Property Owner) Gary Pippin

<p><b>STATE OF FLORIDA</b> <b>COUNTY OF HILLSBOROUGH</b> The foregoing instrument was acknowledged before me this <u>12-1-21</u> by <u>Maritza Pippin</u> Date Property Owner</p> <p>Who: <input checked="" type="checkbox"/> Personally known to me _____ Florida Drivers License _____ Other Type of Identification</p> <p>And Who: _____ did <input checked="" type="checkbox"/> did not take an oath.</p> <p><u>Shirley Mays</u> Signature of Notary taking acknowledgement</p> <p><u>SHIRLEY MAYS</u> Type/Print Name of Notary Commission # <u>GG 935042</u> Expires <u>January 13, 2024</u> <small>Bonded Thru Budget Notary Services</small></p> <p>Commission Number _____ Expiration Date _____</p>	<p><b>STATE OF FLORIDA</b> <b>COUNTY OF HILLSBOROUGH</b> The foregoing instrument was acknowledged before me this <u>12-1-21</u> by <u>Gary Pippin</u> Date Property Owner</p> <p>Who: <input checked="" type="checkbox"/> Personally known to me _____ Florida Drivers License _____ Other Type of Identification</p> <p>And Who: _____ did <input checked="" type="checkbox"/> did not take an oath.</p> <p><u>Shirley Mays</u> Signature of Notary taking acknowledgement</p> <p><u>SHIRLEY MAYS</u> Type/Print Name of Notary Commission # <u>GG 935042</u> Expires <u>January 13, 2024</u> <small>Bonded Thru Budget Notary Services</small></p> <p>Commission Number _____ Expiration Date _____</p>
---	--



**Hillsborough  
County Florida**

# Affidavit to Authorize Agent

(If applicant is other than owner)

**State of Florida  
County of Hillsborough**

West Lake, LLC

(Name of all property owners), being first duly sworn, depose(s) and say(s):

- That (I am/we are) the owner(s) and record title holder(s) of the following described property, to wit:  
Address or general location: East of West Lake Drive and North of Bishop Road Folio No(s): 079525.0000
- That this property constitutes the property for which a request for a: Vacation of rights of way for a portion of the Plat of Halifax (V22-0015) (Nature of request)  
is being applied to the Board of County Commissioners, Hillsborough County.
- That the undersigned (has/have) appointed Michael Brooks Esq./Brooks Sheppard Rocha LLC as (his/their) agent(s) to execute any permits or other documents necessary to affect such permit.
- That this affidavit has been executed to induce Hillsborough County, Florida, to consider and act on the above-described property;
- That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

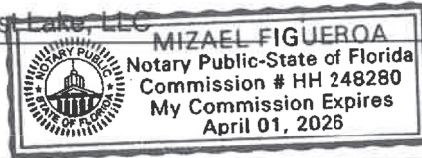
*Brion Brigmon*

Signed (Property Owner)

Signed (Property Owner)

Brion Brigmon, Manager of West Lake, LLC

Type or Print Name



Type or Print Name

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22nd day of July, 2022, by Brion Brigmon, Manager of West Lake, LLC (name of person acknowledging)

Personally Known OR  Produced Identification

Type of Identification Produced FLDL

*Mizael Figueroa*

(Signature of Notary taking acknowledgment)

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_ (name of person acknowledging)

Personally Known OR  Produced Identification

Type of Identification Produced \_\_\_\_\_

(Signature of Notary taking acknowledgment)