



Agenda Item Cover Sheet

Agenda Item No. _____

Meeting Date August 13, 2024

- Consent Section
 Regular Section
 Public Hearing

Subject: Public Hearing – Vacating Petition by CND-Rhodine LLC, to vacate portions of unimproved platted public utility easement of Peninsula at Rhodine Lake a Partial Replat, in Riverview.

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 | 7/9/2024 |
| <small>Assistant County Administrator</small> | <small>Date</small> | <small>Department Director</small> | <small>Date</small> |
| N/A | | Todd Sobel | 7/9/2024 |
| <small>Management and Budget – Approved as to Financial Impact Accuracy</small> | <small>Date</small> | <small>County Attorney – Approved as to Legal Sufficiency</small> | <small>Date</small> |

Staff's Recommended Board Motion:
 Adopt a Resolution vacating portions of platted public utility easements, lying within (i) Lots 32-39 (Parcel "A") and (ii) Lot 17 and Tract B (together, Parcel "B") as noted on location map, of the plat of Peninsula at Rhodine Lake a Partial Replat, as recorded in Plat Book 146, Page 102, of the public records of Hillsborough County, Florida, and being more particularly described in the Resolution. The proposed vacate areas are located generally lying east of US Highway 301 and north of Rhodine Drive, in Riverview, and consist of approximately 4,001 square feet (0.09 acres) within Parcel "A"; and approximately 1,100 square feet (0.03 acres) within Parcel "B". County Departments, agencies, and utility providers have raised no objections and have no current or foreseeable need for the subject easements. Furthermore, staff notes that if this vacating request is approved, there appears to be adequate utility easement remaining on the northern boundary of Lots 32-39 and on the western boundary of Lot 17. Estimated costs for required advertising per statute, recording fees and processing, are accounted for in the Petitioners application fee of \$400.

Financial Impact Statement:
 Estimated costs for required advertising per statute, recording fees and processing, are accounted for in the Petitioners application fee of \$400.

Background:
 This petition is submitted by CND-Rhodine LLC, as owner of the properties underlying the proposed vacate areas, to vacate portions of unimproved platted public utility easements of Peninsula at Rhodine Lake a Partial Replat, as recorded in Plat Book 146, Page 102, of the public records of Hillsborough County, Florida. According to the Petitioner (i) the Parcel "A" easement is unnecessary due to an existing, duplicate utility easement lying on the northern boundary of the corresponding lots, which serves the same purpose, and (ii) the Parcel "B" easement was platted in error. Pursuant to F.S. 177.101(4), Public Notice of this public hearing was published in *La Gaceta* on July 19, 2024, and July 26, 2024.




Staff Reference: V24-0005 Petition to vacate portions of platted utility easements, (CND-Rhodine, LLC)
 List Attachments: Location Map, Overview Map, Resolution, Plat Excerpt, Review Summary and Comments, Petition, Division of Corporations

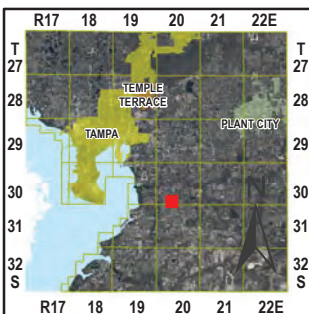
V24-0005

Petition to vacate portions of platted utility easements, (CND-Rhodine, LLC)



LEGEND

-  Petitioner's Property
-  Parcel "A" Vacate
4,001 SqFt (0.09 Ac)
-  Parcel "B" Vacate
1,100 SqFt (0.03 Ac)



SEC 33 TWP 30S 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 V24-0005
Project Lead: Annette Montalvo
CND-Rhodine, LLC - Petitioner
Portions of unimproved platted utility easements
Peninsula at Rhodine Lake a Partial Replat
PB 146 PG 102
Folio: Multiple folios
Section 33, Township 30 South, Range 20 East

RESOLUTION NUMBER R24-_____

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

WHEREAS, CND-Rhodine, LLC, a Florida Limited Liability Company, has petitioned the Board of County Commissioners of Hillsborough County, Florida, in which petition said Board is asked to close, vacate, and abandon portions of unimproved platted utility easements described as follows:

**LANDS DESCRIBED IN EXHIBIT "A" AND EXHIBIT "B"
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 petitioners; and,

WHEREAS, the Board of County Commissioners finds that granting the petition to vacate the portions of unimproved platted utility easements 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 August 13, 2024, and the same having been investigated and considered, and it is appearing that the representations and statements contained therein are true:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, IN REGULAR MEETING ASSEMBLED THIS 13th day of August 2024:

1. That the above-described portions of 10-foot-wide unimproved platted utility easements, are hereby closed, vacated, and abandoned, and the right of the public and the County in and to that portion of the utility easements 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 utility easements being vacated herein as a result of the exercise by Hillsborough County of its rights within any remaining platted interests 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 August 13, 2024, as the same appears of record in Minute Book _____, of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this _____ day of _____, 2024.

Cindy Stuart, CLERK

APPROVED BY COUNTY ATTORNEY

BY: Todd Sobel
Approved as to Form and Legal
Sufficiency

BY: _____
Deputy Clerk

SKETCH OF DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

HILLSBOROUGH COUNTY
PROJECT NO. V24-0005

SECTION **33** TOWNSHIP **30** SOUTH RANGE **20** EAST HILLSBOROUGH COUNTY, FLORIDA

EXHIBIT "A"

LEGAL DESCRIPTION (EASEMENT VACATION PARCEL "A")

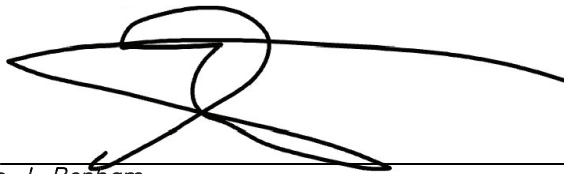
A parcel of land being a portion of Lot(s) 32, 33, 34, 35, 36, 37, 38 and 39, PENINSULA AT RHODINE LAKE A PARTIAL REPLAT as recorded in Plat Book 146 Page(s) 102 through 111 of the Public Records of Hillsborough County, Florida and being more particularly described as follows:

BEGIN at the Southeast corner of Tract "E" of said PENINSULA AT RHODINE LAKE A PARTIAL REPLAT also being the Southwest corner of said Lot 32 and also being a point on the North right of way line of Hardwood Hammock Lane; thence N.00 degrees 21'45"E., on the East line of said Tract "E" also being the West line of said Lot 32, a distance of 10.00 feet to a point on the North line of a 10.00 foot Public Utility Easement; thence on the North line of said 10.00 foot Public Utility Easement the following two (2) courses, (1) S.89 degrees 38'15"E., a distance of 398.04 feet and (2) on a curve to the left having a radius of 2.00 feet, a central angle of 77 degrees 49'23", a chord length of 2.51 feet and a chord bearing of N.51 degrees 27'04"E., thence on the arc of said curve, an arc length of 2.72 feet to the end of said curve and a point on the East line of said Lot 39 also being a point on the West line of Tract "C" of said PENINSULA AT RHODINE LAKE A PARTIAL REPLAT; thence S.00 degrees 21'45"W., on the East line of said Lot 39 also being the West line of said Tract "C", a distance of 11.42 feet to the Southeast corner of said Lot 39 also being the Southwest corner of said Tract "C" and also being a point on the North right of way line of said Hardwood Hammock Lane; thence on the North right of way line of said Hardwood Hammock Lane also being the South line of said Lot(s) 39, 38, 37, 36, 35, 34, 33 and 32 the following two (2) courses, (1) on a curve to the right having a radius of 12.00 feet, a central angle of 09 degrees 22'34", a chord length of 1.96 feet and a chord bearing of S.85 degrees 40'28"W., thence on the arc of said curve, an arc length of 1.96 feet to the end of said curve and (2) N.89 degrees 38'15"W., a distance of 398.04 feet to the POINT OF BEGINNING.

Parcel contains 4,001 square feet or 0.09 Acres, more or less.

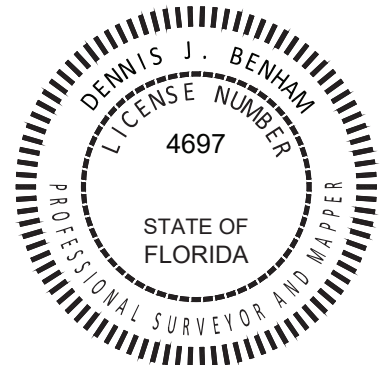
SURVEYOR'S CERTIFICATE

I, the undersigned Professional Surveyor and Mapper, hereby certify that this Sketch of Description was prepared under my direct supervision, that to the best of my knowledge, information and belief is a true and accurate representation of the land shown and described, and that it meets the Standards of Practice for Land Surveying in the State of Florida Chapter 5J-17, Florida Administrative Code.

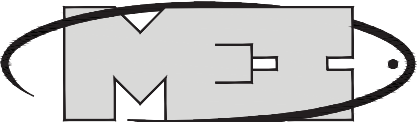


1/24/2024

Dennis J. Benham
Professional Surveyor and Mapper No. 4697
State of Florida
McNeal Engineering, Inc.
State of Florida Licensed Business No. 8384



REVISED PER MISC. COMMENTS BY COUNTY - DATE 1/24/24

| | | |
|---|--|---|
|  MCNEAL ENGINEERING, INC. 15957 N. FLORIDA AVE, LUTZ, FL 33549 PH. (813) 968-1081 FAX (813) 961-5839 CA #08975, LB #8384 | PROJECT: PENINSULA AT RHODINE LAKE 11306 RHODINE ROAD, RIVERVIEW, FLORIDA 33569 | JOB NO. 21-131 ACAD FILE: LOTS 32-39 DRAWN BY: MGF CHK'D BY: DJB |
| | PREPARED FOR: DM WEEKLEY, INC. SHEET TITLE: LOTS 32 - 39 EASEMENT VACATION PARCEL "A" | DATE: 24.01.08 SHEET NO.: 1 OF 4 |

SKETCH OF DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

HILLSBOROUGH COUNTY
PROJECT NO. V24-0005

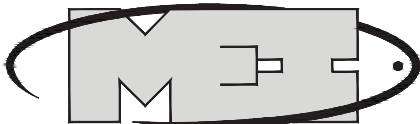
SECTION **33** TOWNSHIP **30** SOUTH RANGE **20** EAST HILLSBOROUGH COUNTY, FLORIDA

EXHIBIT "A"

SURVEYOR'S REPORT

1. This sketch not valid unless embossed or stamped with a surveyor's seal.
2. Underground encroachments such as utilities and foundations, that may exist, have not been located.
3. This is NOT a Boundary Survey.
4. This Sketch does not represent a field survey.
5. This Information is not complete without accompanying sketch.
6. Folio numbers, owners name, address, and zoning shown hereon provided by the Hillsborough County Property Appraisers.
7. Legal description shown hereon prepared by the undersigned surveyor.
8. Bearings shown hereon are based upon record plat, holding the North right of way line of Hardwood Hammock Lane as being N 89°38'15" W.
9. This sketch was prepared with the benefit of a Property Information Report supplied by Chicago Title Insurance Company, Order No. 11445586, Customer No, WE185312, Searched Dates 09/30/1966 through 01/11/2024, at 5:00 PM.
10. Items 1, 2, 3, 6, 9, 10 and 11 referenced in Property Information Report supplied for the preparation of this sketch of description are not a matter of survey.
11. Restrictions, covenants, conditions, easements and other matters as contained on the plat of RHODINE LAKE PHASE 2, a Partial Replat, recorded in Plat Book 139, Page(s) 130 through 134, inclusive, of the Public Records of Hillsborough County, Florida (Item No. 4 of Property Information Report), if any, have been graphically depicted on Sheet 3 of the sketch.
12. Restrictions, covenants, conditions, easements and other matters as contained on the plat of PENINSULA AT RHODINE LAKE A REPLAT, recorded in Plat Book 146, Page(s) 102 through 111, inclusive, of the Public Records of Hillsborough County, Florida (Item No. 5 of Property Information Report), have been graphically depicted on Sheet 3 of the sketch.
13. Reciprocal Easement Agreement by and between Lennar Homes, LLC, a Florida limited liability company and Rhodine Lake, LLC, a Florida limited liability company recorded in Official Records Book 25887, Page 1283, Public Records of Hillsborough County, Florida (Item No. 7 of Property Information Report), has not been graphically depicted on the sketch as it does not fall within the limits of subject property.
14. Temporary Construction Easement Agreement by and between Rhodine Lake, LLC, a Florida limited liability company and Lennar Homes, LLC, a Florida limited liability company recorded November 13, 2018, in Official Records Book 26200, Page 1418, Public Records of Hillsborough County, Florida (Item No. 8 of Property Information Report), has not been graphically depicted on the sketch as it does not fall within the limits of subject property.

REVISED PER MISC. COMMENTS BY COUNTY – DATE 1/24/24



MCNEAL ENGINEERING, INC.
15957 N. FLORIDA AVE, LUTZ, FL 33549
PH. (813) 968-1081 FAX (813) 961-5839
CA #08975, LB #8384

PROJECT: **PENINSULA AT RHODINE LAKE**
11306 RHODINE ROAD,
RIVERVIEW, FLORIDA 33569

PREPARED FOR: **DM WEEKLEY, INC.**

SHEET TITLE: **LOTS 32 - 39**
EASEMENT VACATION PARCEL "A"

| | |
|------------|---------------|
| JOB NO. | 21-131 |
| ACAD FILE: | LOTS 32-39 |
| DRAWN BY: | MGF |
| CHK'D BY: | DJB |
| DATE: | 24.01.08 |
| SHEET NO.: | 2 OF 4 |

SKETCH OF DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

HILLSBOROUGH COUNTY
PROJECT NO. V24-0005

SECTION **33** TOWNSHIP **30 SOUTH** RANGE **20 EAST** HILLSBOROUGH COUNTY, FLORIDA

EXHIBIT "A"

LINE TABLE

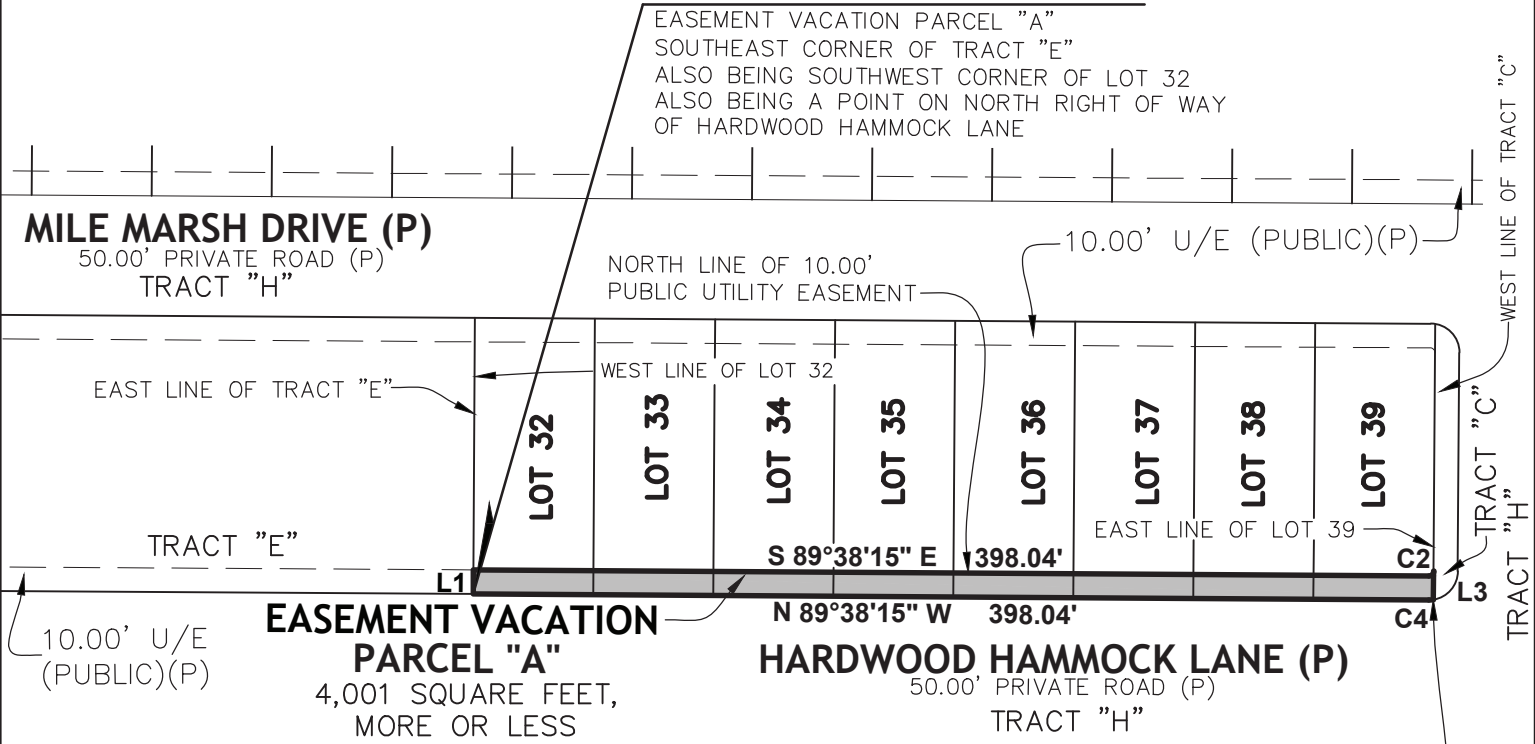
| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 00°21'45" E | 10.00' |
| L3 | S 00°21'45" W | 11.42' |

CURVE TABLE

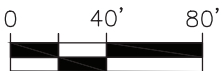
| CURVE | ARC | RADIUS | DELTA | CHORD BEARING | DISTANCE |
|-------|-------|--------|-----------|---------------|----------|
| C2 | 2.72 | 2.00' | 77°49'23" | N 51°27'04" E | 2.51' |
| C4 | 1.96' | 12.00' | 09°22'34" | S 85°40'28" W | 1.96' |

POINT OF BEGINNING

EASEMENT VACATION PARCEL "A"
SOUTHEAST CORNER OF TRACT "E"
ALSO BEING SOUTHWEST CORNER OF LOT 32
ALSO BEING A POINT ON NORTH RIGHT OF WAY
OF HARDWOOD HAMMOCK LANE



NORTH



SCALE: 1" = 80'

McNEAL ENGINEERING, INC.
15957 N. FLORIDA AVE, LUTZ, FL 33549
PH. (813) 968-1081 FAX (813) 961-5839
CA #08975, LB #8384

PROJECT:
PENINSULA AT RHODINE LAKE
11306 RHODINE ROAD,
RIVERVIEW, FLORIDA 33569

PREPARED FOR: **DM WEEKLEY, INC.**

SHEET TITLE: **LOTS 32 - 39**
EASEMENT VACATION PARCEL "A"

JOB NO. 21-131
ACAD FILE: LOTS 32-39
DRAWN BY: MGF
CHK'D BY: DJB
DATE: 24.01.08
SHEET NO.: **3 OF 4**

SKETCH OF DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

HILLSBOROUGH COUNTY
PROJECT NO. V24-0005

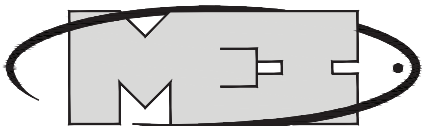
SECTION **33** TOWNSHIP **30** SOUTH RANGE **20** EAST HILLSBOROUGH COUNTY, FLORIDA

EXHIBIT "A"

PROPERTY INFORMATION

| LOT OR TRACT | FOLIO NO. | OWNER | OWNER ADDRESS | ZONING |
|--------------|------------|-----------------|--|--------|
| LOT 32 | 77345.9474 | CND RHODINE LLC | 11858 MILE MARSH DRIVE RIVERVIEW, FL 33569 | PD |
| LOT 33 | 77345.9476 | CND RHODINE LLC | 11854 MILE MARSH DRIVE RIVERVIEW, FL 33569 | PD |
| LOT 34 | 77345.9478 | CND RHODINE LLC | 11846 MILE MARSH DRIVE RIVERVIEW, FL 33569 | PD |
| LOT 35 | 77345.9480 | CND RHODINE LLC | 11842 MILE MARSH DRIVE RIVERVIEW, FL 33569 | PD |
| LOT 36 | 77345.9482 | CND RHODINE LLC | 11838 MILE MARSH DRIVE RIVERVIEW, FL 33569 | PD |
| LOT 37 | 77345.9484 | CND RHODINE LLC | 11834 MILE MARSH DRIVE RIVERVIEW, FL 33569 | PD |
| LOT 38 | 77345.9486 | CND RHODINE LLC | 11828 MILE MARSH DRIVE RIVERVIEW, FL 33569 | PD |
| LOT 39 | 77345.9488 | CND RHODINE LLC | 11822 MILE MARSH DRIVE RIVERVIEW, FL 33569 | PD |
| TRACT "C" | 77345.9490 | CND RHODINE LLC | 3903 NORTHDAL BLVD., SUITE 280E TAMPA, FL 33624 | PD |
| TRACT "E" | 77345.9490 | CND RHODINE LLC | 3903 NORTHDAL BLVD., SUITE 280E TAMPA, FL 33624 | PD |
| TRACT "H" | 77345.9490 | CND RHODINE LLC | 3903 NORTHDAL BLVD., SUITE 280E TAMPA, FL 33624 | PD |

REVISED PER MISC. COMMENTS BY COUNTY - DATE 1/24/24



MCNEAL ENGINEERING, INC.
15957 N. FLORIDA AVE, LUTZ, FL 33549
PH. (813) 968-1081 FAX (813) 961-5839
CA #08975, LB #8384

PROJECT:
PENINSULA AT RHODINE LAKE
11306 RHODINE ROAD,
RIVERVIEW, FLORIDA 33569

PREPARED FOR: **DM WEEKLEY, INC.**

SHEET TITLE: **LOTS 32 - 39**
EASEMENT VACATION PARCEL "A"

JOB NO. 21-131

ACAD FILE: LOTS 32-39

DRAWN BY: MGF

CHK'D BY: DJB

DATE: 24.01.08

SHEET NO.: **4 OF 4**

SKETCH OF DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

HILLSBOROUGH COUNTY
PROJECT NO. V24-0005

SECTION **33** TOWNSHIP **30** SOUTH RANGE **20** EAST HILLSBOROUGH COUNTY, FLORIDA

EXHIBIT "B"

LEGAL DESCRIPTION (EASEMENT VACATION PARCEL "B")

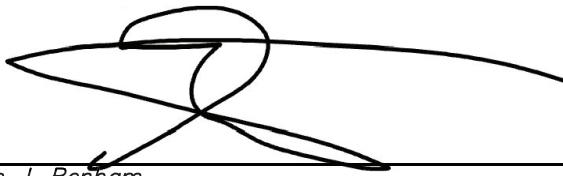
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Parcel contains 1,100 square feet, or 0.03 Acres, more or less.

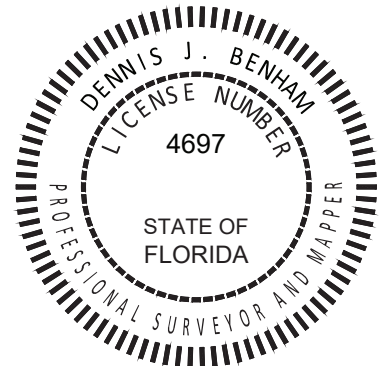
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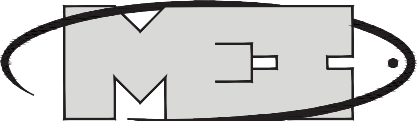


1/24/2024

Dennis J. Benham
Professional Surveyor and Mapper No. 4697
State of Florida
McNeal Engineering, Inc.
State of Florida Licensed Business No. 8384



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| | PREPARED FOR: DM WEEKLEY, INC. SHEET TITLE: LOT 17 & TRACT "B" EASEMENT VACATION PARCEL "B" | DATE: 24.01.08 SHEET NO.: 1 OF 3 |

SKETCH OF DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

HILLSBOROUGH COUNTY
PROJECT NO. V24-0005

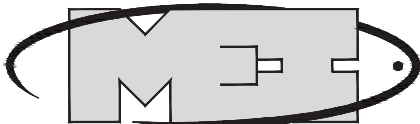
SECTION **33** TOWNSHIP **30** SOUTH RANGE **20** EAST HILLSBOROUGH COUNTY, FLORIDA

EXHIBIT "B"

SURVEYOR'S REPORT

1. *This sketch not valid unless embossed or stamped with a surveyor's seal.*
2. *Underground encroachments such as utilities and foundations, that may exist, have not been located.*
3. *This is NOT a Boundary Survey.*
4. *This Sketch does not represent a field survey.*
5. *This Information is not complete without accompanying sketch.*
6. *Folio numbers, owners name, address, and zoning shown hereon provided by the Hillsborough County Property Appraisers.*
7. *Legal description shown hereon prepared by the undersigned surveyor.*
8. *Bearings shown hereon are based upon record plat, holding the North right of way line of Hardwood Hammock Lane as being N 89°38'15" W.*
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14. *Temporary Construction Easement Agreement by and between Rhodine Lake, LLC, a Florida limited liability company and Lennar Homes, LLC, a Florida limited liability company recorded November 13, 2018, in Official Records Book 26200, Page 1418, Public Records of Hillsborough County, Florida (Item No. 8 of Property Information Report), has not been graphically depicted on the sketch as it does not fall within the limits of subject property.*

REVISED PER MISC. COMMENTS BY COUNTY – DATE 1/24/24



MCNEAL ENGINEERING, INC.
15957 N. FLORIDA AVE, LUTZ, FL 33549
PH. (813) 968-1081 FAX (813) 961-5839
CA #08975, LB #8384

PROJECT: **PENINSULA AT RHODINE LAKE**
11306 RHODINE ROAD,
RIVERVIEW, FLORIDA 33569

PREPARED FOR: **DM WEEKLEY, INC.**

SHEET TITLE: **LOT 17 & TRACT "B"**
EASEMENT VACATION PARCEL "B"

| | |
|------------|----------------------|
| JOB NO. | 21-131 |
| ACAD FILE: | LOT 17 REL |
| DRAWN BY: | MGF |
| CHK'D BY: | DJB |
| DATE: | 24.01.08 |
| SHEET NO.: | 2 OF 3 |

SKETCH OF DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

HILLSBOROUGH COUNTY
PROJECT NO. V24-0005

SECTION **33** TOWNSHIP **30 SOUTH** RANGE **20 EAST** HILLSBOROUGH COUNTY, FLORIDA

EXHIBIT "B"

POINT OF BEGINNING

EASEMENT VACATION PARCEL "B"
SOUTHEAST CORNER OF TRACT "B"
ALSO BEING NORTHEAST CORNER OF LOT 17
ALSO BEING A POINT ON WEST LINE OF TRACT "I"

MILE MARSH DRIVE (P)

50.00' PRIVATE ROAD
INGRESS/EGRESS EASEMENTS
UTILITY EASEMENT (PUBLIC)

TRACT "H"

FOLIO NO. 77345-9490
CND RHODINE LLC
3903 NORTHDAL BLVD., SUITE 280E
TAMPA, FL 33624

TRACT "B"

FOLIO NO. 77345-9490
CND RHODINE LLC
3903 NORTHDAL BLVD., SUITE 280E
TAMPA, FL 33624

TRACT "I"

FOLIO NO. 77345-9490
CND RHODINE LLC
3903 NORTHDAL BLVD., SUITE 280E
TAMPA, FL 33624

NORTH LINE OF 10.00' PUBLIC UTILITY EASEMENT

POINT ON THE NORTH LINE OF A
10.00' PUBLIC UTILITY EASEMENT

POINT ON THE NORTH LINE OF LOT 17
ALSO BEING POINT ON THE SOUTH LINE OF TRACT "B"

S 89°38'15" E 110.00'

L3

L2

L4

L1

EASEMENT VACATION PARCEL "B"

1,100 SQUARE FEET,
MORE OR LESS

LOT 17

FOLIO NO. 77345.9444

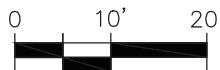
CND RHODINE LLC
11393 HARDWOOD HAMMOCK LANE
RIVERVIEW, FL 33569

PENINSULA AT RHODINE LAKE A PARTIAL REPLAT

(PLAT BOOK 146 PAGES 102-111)



NORTH



SCALE: 1" = 20'

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 00°21'45" W | 7.00' |
| L2 | N 00°21'45" E | 7.00' |
| L3 | N 00°21'45" E | 3.00' |
| L4 | S 00°21'45" W | 3.00' |

WETLAND AND/OR OTHER
SURFACE WATER
SETBACK LINE (P)

EAST LINE OF LOT 17

E.P.C./S.W.F.W.M.D.
WETLAND LINE (P)

WEST LINE OF TRACT "I"

POINT ON THE SOUTH
LINE OF 10.00' PUBLIC
UTILITY EASEMENT

POINT ON THE
EAST LINE OF TRACT "B"
ALSO BEING
WEST LINE OF TRACT "I"

HARDWOOD HAMMOCK LANE (P)

50.00' PRIVATE ROAD
INGRESS/EGRESS EASEMENTS
UTILITY EASEMENT (PUBLIC)

10.00' U/E (PUBLIC)(P)

NORTH LINE OF
10.00' PUBLIC
UTILITY EASEMENT

POINT ON THE EAST
LINE OF 10.00' PUBLIC
UTILITY EASEMENT

SOUTH LINE OF 10.00' PUBLIC UTILITY EASEMENT

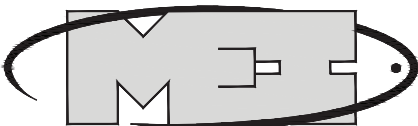
N 89°38'15" W 110.00'

NORTH LINE LOT 17
10.00' U/E (PUBLIC)(P)

LEGEND

(P) PLAT

REVISED PER MISC. COMMENTS BY COUNTY - DATE 1/24/24



MCNEAL ENGINEERING, INC.
15957 N. FLORIDA AVE, LUTZ, FL 33549
PH. (813) 968-1081 FAX (813) 961-5839
CA #08975, LB #8384

PROJECT:
PENINSULA AT RHODINE LAKE
11306 RHODINE ROAD,
RIVERVIEW, FLORIDA 33569

PREPARED FOR: **DM WEEKLEY, INC.**

SHEET TITLE: **LOT 17 & TRACT "B"**
EASEMENT VACATION PARCEL "B"

JOB NO. 21-131

ACAD FILE: LOT 17 REL

DRAWN BY: MGF

CHK'D BY: DJB

DATE: 24.01.08

SHEET NO.: **3 OF 3**

Placeholder for Notice of Hearing Affidavit

A notice of the hearing will be published on July 19, 2024, and July 26, 2024.

NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida, at 9:00 A.M., August 13, 2024, to determine whether or not:

Vacating Petition V24-0005, vacate portion of an unimproved platted public utility easements, lying within the plat of Peninsula at Rhodine Lake a Partial Replat, as recorded in Plat Book 146, Page 102 of the public records of Hillsborough County, Florida, located in Section 33, Township 30 South, Range 20 East, within multiple folios.

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.

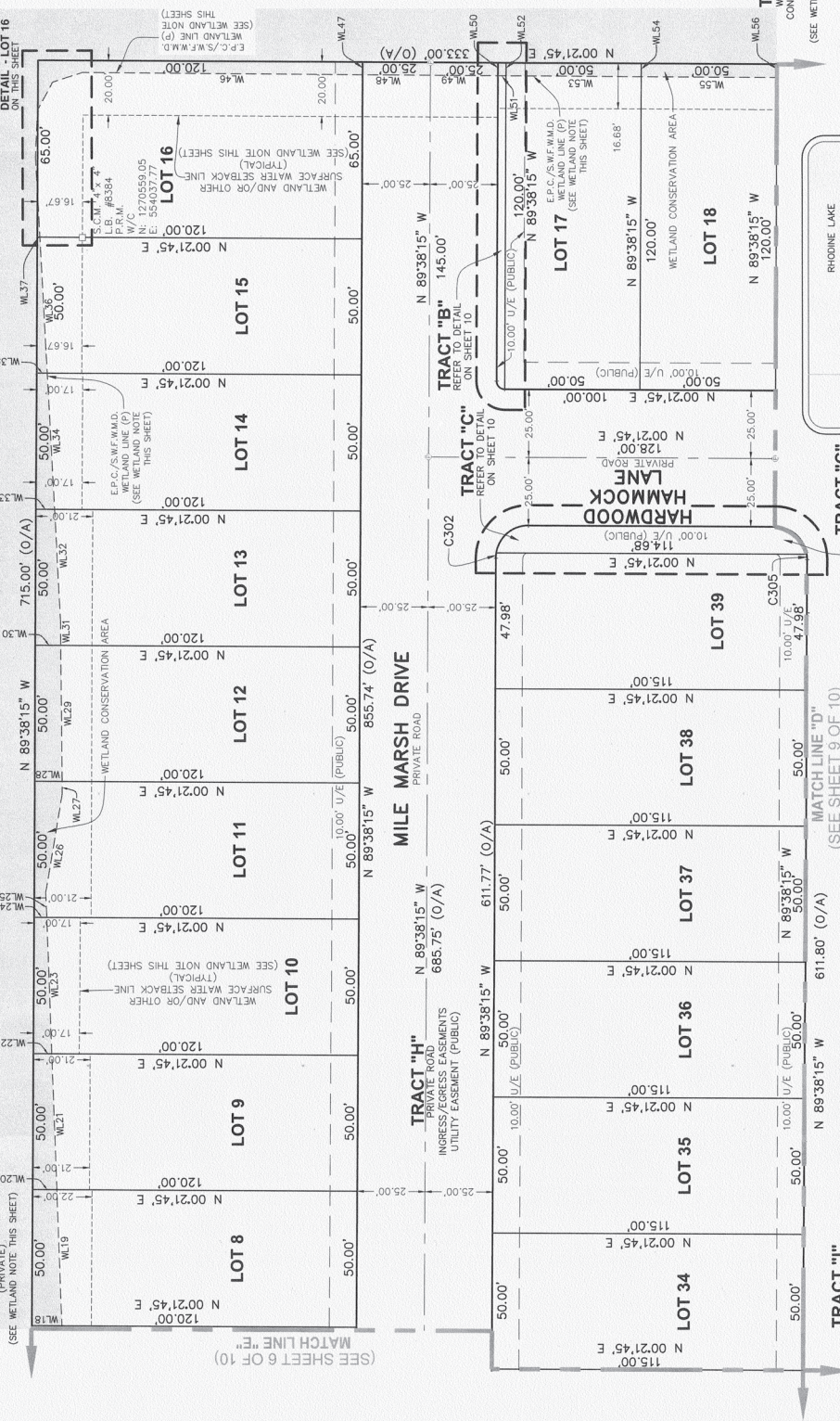
PENINSULA AT RHODINE LAKE A PARTIAL REPLAT

A REPLAT OF "PARCEL 2B" RHODINE LAKE PHASE 2 A PARTIAL REPLAT AS RECORDED IN PLAT BOOK 139 PAGE 130

SECTION 33, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

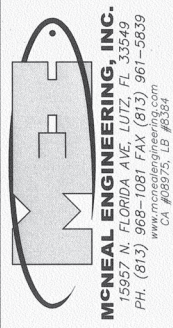


TRACT "I"
WETLAND/O.S.W. AREA
(PRIVATE)
(SEE WETLAND NOTE THIS SHEET)

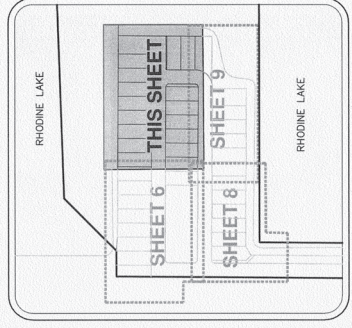


| LINE | BEARING | DISTANCE |
|------|--------------|----------|
| WL18 | N 0021'45" E | 11.15' |
| WL19 | N 8752'39" E | 50.05' |
| WL20 | N 0021'45" E | 8.88' |
| WL21 | N 8752'39" E | 50.05' |
| WL22 | N 0021'45" E | 6.81' |
| WL23 | N 8752'39" E | 50.05' |
| WL24 | N 0021'45" E | 4.64' |
| WL25 | N 8752'39" E | 9.19' |
| WL26 | S 8022'34" E | 36.78' |
| WL27 | N 8938'15" E | 4.52' |
| WL28 | N 0021'45" E | 10.10' |
| WL29 | N 8938'15" E | 50.00' |
| WL30 | N 0021'45" E | 9.44' |
| WL31 | N 8938'15" E | 8.45' |
| WL32 | N 8658'38" E | 41.63' |
| WL33 | N 0021'45" E | 6.87' |
| WL34 | N 8658'38" E | 50.09' |
| WL35 | N 0021'45" E | 3.91' |
| WL36 | N 8658'38" E | 50.09' |
| WL37 | N 0021'45" E | 0.95' |
| WL38 | N 8658'38" E | 16.14' |
| WL39 | N 8938'15" E | 16.11' |
| WL40 | N 8658'38" E | 13.43' |
| WL41 | S 8722'10" E | 17.30' |
| WL42 | S 6124'42" E | 0.23' |
| WL43 | N 8938'15" E | 18.00' |
| WL44 | S 6124'42" E | 11.31' |
| WL45 | S 1759'52" E | 11.54' |
| WL46 | S 0030'34" W | 103.70' |
| WL47 | N 8938'15" E | 4.66' |
| WL48 | S 0030'34" W | 10.01' |
| WL49 | S 0028'09" E | 39.99' |
| WL50 | S 8938'15" E | 4.76' |
| WL51 | S 0028'09" E | 3.00' |
| WL52 | S 8938'15" E | 4.77' |
| WL53 | S 0028'09" E | 50.00' |
| WL54 | S 8938'15" E | 4.86' |
| WL55 | S 0028'09" E | 50.00' |
| WL56 | S 8938'15" E | 4.95' |

| CURVE | ARC | RADIUS | DELTA | CHORD BEARING | DISTANCE |
|-------|--------|--------|----------|---------------|----------|
| C302 | 1.96° | 12.00' | 0922'34" | S 84°56'58" E | 1.96' |
| C305 | 18.85° | 12.00' | 9070'07" | N 44°37'39" W | 16.97' |



MCNEAL ENGINEERING, INC.
15957 N. FLORIDA AVE. LUTZ, FL 33549
PH. (813) 968-1081 FAX (813) 961-5639
www.mcnealengineering.com
CA #88973, LB #8364



KEY MAP
NOT TO SCALE

TRACT "A"
WETLAND/O.S.W. AREA
(PRIVATE)
(SEE WETLAND NOTE THIS SHEET)

TRACT "B"
ON SHEET 10

TRACT "C"
REFER TO DETAIL ON SHEET 10

TRACT "D"
REFER TO DETAIL ON SHEET 10

TRACT "H"
PRIVATE ROAD
INGRESS/EGRESS EASEMENTS
UTILITY EASEMENT (PUBLIC)

TRACT "I"
WETLAND/O.S.W. AREA
(PRIVATE)
(SEE WETLAND NOTE THIS SHEET)

WETLAND NOTE:
The Wetland Conservation Area shall be retained pursuant to the Hillsborough County Land Development Code (LDC) as amended, the Hillsborough County Environmental Protection Act, Chapter 84-446, and Chapter 1-11, Rules of the Hillsborough County Environmental Protection Commission (EPC). In addition, a 30-foot wetland setback from the Wetland Conservation Area is required and shall be retained pursuant to Fla. Stat. sec. 373.421(3) (2021) and Chapter 1-11 of the Rules of the EPC. Wetland delineations are binding for 5 years as long as physical conditions on the property do not change so as to alter the boundaries of wetlands during that time. After 5 years, the boundaries of a Wetland Conservation Area shall be re-delineated and the boundaries of the Wetland Conservation Area shall be applied to the boundaries of the Wetland Conservation Area, as revised.

* The Wetland and/or Other Surface Water setback line is identified and shown on this plat, as approved by Hillsborough County Land Use hearing officer on August 23, 2021. Case No. WAR 21-1032.

WETLAND NOTE:
20' AVERAGE WETLAND/O.S.W. SETBACK LINE AS APPROVED BY HILLSBOROUGH COUNTY LAND USE HEARING OFFICER CASE NO. WAR 21-1032 (TYPICAL)
(SEE WETLAND NOTE THIS SHEET)

WETLAND NOTE:
NORTH LINE LOT 16
EAST LINE LOT 16
WETLAND/O.S.W. AREA (PRIVATE)
(SEE WETLAND NOTE THIS SHEET)

WETLAND NOTE:
20' AVERAGE WETLAND/O.S.W. SETBACK LINE AS APPROVED BY HILLSBOROUGH COUNTY LAND USE HEARING OFFICER CASE NO. WAR 21-1032 (TYPICAL)
(SEE WETLAND NOTE THIS SHEET)

WETLAND DETAIL - LOT 16
SCALE: 1" = 10'

NOTE
REFER TO AREA TABLE ON SHEET 2 OF 10 FOR WETLAND AREA, UPLAND AREA, AND TOTAL AREA FOR ALL LOTS, TRACT "A", TRACT "B", TRACT "C", TRACT "D", TRACT "E", TRACT "F", TRACT "G", TRACT "H", AND TRACT "I".

Vacating Petition V24-0005

Portion of platted 10-foot-wide utility easements
Peninsula at Rhodine Lake a Partial Replat (Plat Book 146 Page 102)
Section 33 – Township 30 S – Range 20 E
Folios: Multiple folios
Petitioner – CND-Rhodine, LLC

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

REVIEWING DEPARTMENTS

- | | |
|-------------------------------------|----------------|
| 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 ENVIRONMENTAL PROTECTION | – NO OBJECTION |
| 9. HC ADDRESSING/E 911 | – NO OBJECTION |

REVIEWING AGENCIES

- | | |
|----------------------------|-----------|
| 10. CHARTER/SPECTRUM | – CONSENT |
| 11. PEOPLES GAS | – CONSENT |
| 12. TAMPA ELECTRIC COMPANY | – CONSENT |
| 13. FRONTIER | – CONSENT |

VACATING REVIEW COMMENT SHEET

DATE: 04/11/2024

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

VACATING PETITION:

V24-0005 (CND-Rhodine, LLC) portions of 10' platted utility easements, Lots 32-39, Lot 17, and Tract B, Section 33, Township 30, Range 20, folios 777345-9490, 77345-9444, 77345-9474, 77345-9476, 77345-9478, 77345-9480, 77345-9482, 77345-9484, 77345-9486, 77345-9488.

Reviewing Agency: Development Services Department

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

NO OBJECTION by this agency to the vacating as petitioned.

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

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

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

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

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

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

 Additional Comments: _____

Reviewed By: Michael Williams / Brian Grady

Date: 04/11/2024

Email: williamsm@hcfl.gov/gradyb@hcfl.gov

Phone: 813-307-1707

VACATING REVIEW COMMENT SHEET

DATE: 4/5/2024

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

VACATING PETITION:

V24-0005 (CND-Rhodine, LLC) portions of 10' platted utility easements, Lots 32-39, Lot 17, and Tract B, Section 33, Township 30, Range 20, folios 77345-9490, 77345-9444, 77345-9474, 77345-9476, 77345-9478, 77345-9480, 77345-9482, 77345-9484, 77345-9486, 77345-9488.

Reviewing Agency: Water Resources Department

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

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

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

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 comments.

Reviewed By: Clay Walker, E.I.

Date: 4/5/2024

Email: walkerck@hillsboroughcounty.org

Phone: (813) 829-2654, ext. 43354

VACATING REVIEW COMMENT SHEET

DATE: 4/11/2024

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

VACATING PETITION:

V24-0005 (CND-Rhodine, LLC) portions of 10' platted utility easements, Lots 32-39, Lot 17, and Tract B, Section 33, Township 30, Range 20, folios 777345-9490, 77345-9444, 77345-9474, 77345-9476, 77345-9478, 77345-9480, 77345-9482, 77345-9484, 77345-9486, 77345-9488.

Reviewing Agency: Hillsborough County Stormwater Planning, Engineering, & Operations

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

NO OBJECTION by this agency to the vacating as petitioned.

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

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

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.

Reviewed By: Ayse Figanmese

Date: 4/11/2024

Email: figanmesea@hcfl.gov

Phone: 813-476-4960

VACATING REVIEW COMMENT SHEET

DATE: 04/11/24

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

VACATING PETITION:

V24-0005 (CND-Rhodine, LLC) portions of 10' platted utility easements, Lots 32-39, Lot 17, and Tract B, Section 33, Township 30, Range 20, folios 77345-9490, 77345-9444, 77345-9474, 77345-9476, 77345-9478, 77345-9480, 77345-9482, 77345-9484, 77345-9486, 77345-9488.

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:

Reviewed By: Marcia Bento

Date: 04/11/24

Email: bentom@hcfl.gov

Phone:

VACATING REVIEW COMMENT SHEET

DATE: 4/4/24

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

VACATING PETITION:

V24-0005 (CND-Rhodine, LLC) portions of 10' platted utility easements, Lots 32-39, Lot 17, and Tract B, Section 33, Township 30, Range 20, folios 77345-9490, 77345-9444, 77345-9474, 77345-9476, 77345-9478, 77345-9480, 77345-9482, 77345-9484, 77345-9486, 77345-9488.

Reviewing Agency: Systems Planning Stormwater Team

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

| | |
|-------------------------------------|--|
| <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: Jeremy Leuschke, PE

Date: 4/4/24

Email: leuschkej@hcfll.gov

Phone: (813)307-1797

VACATING REVIEW COMMENT SHEET

DATE: 04/09/2024

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

VACATING PETITION:

V24-0005 (CND-Rhodine, LLC) portions of 10' platted utility easements, Lots 32-39, Lot 17, and Tract B, Section 33, Township 30, Range 20, folios 77345-9490, 77345-9444, 77345-9474, 77345-9476, 77345-9478, 77345-9480, 77345-9482, 77345-9484, 77345-9486, 77345-9488.

Reviewing Agency: Hillsborough County Residential Streetlighting Program

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

NO OBJECTION by this agency to the vacating as petitioned.

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

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

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

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

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

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

Additional Comments: _____

Reviewed By: Andrew Mullikin

Date: 04/09/2024

Email: mullikina@hcfl.com

Phone: 813-690-9357

VACATING REVIEW COMMENT SHEET

DATE: 04/16/2024

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

VACATING PETITION:

V24-0005 (CND-Rhodine, LLC) portions of 10' platted utility easements, Lots 32-39, Lot 17, and Tract B, Section 33, Township 30, Range 20, folios 777345-9490, 77345-9444, 77345-9474, 77345-9476, 77345-9478, 77345-9480, 77345-9482, 77345-9484, 77345-9486, 77345-9488.

Reviewing Agency: Hillsborough County PW SSU

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

NO OBJECTION by this agency to the vacating as petitioned.

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

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

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

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

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

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

 Additional Comments: No comments.

Reviewed By: Juan O. Olivero Lopez

Date: 04/16/2024

Email: oliveroj@hcfl.gov

Phone: 813-671-7624 Ext. 41539

VACATING REVIEW COMMENT SHEET

DATE: April 11, 2024

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

VACATING PETITION:

V24-0005 (CND-Rhodine, LLC) portions of 10' platted utility easements, Lots 32-39, Lot 17, and Tract B, Section 33, Township 30, Range 20, folios 777345-9490, 77345-9444, 77345-9474, 77345-9476, 77345-9478, 77345-9480, 77345-9482, 77345-9484, 77345-9486, 77345-9488.

Reviewing Agency: EPC - Wetlands

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

Form with checkboxes for 'NO OBJECTION' (checked) and 'OBJECTION'.

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

Wetlands exist within the extreme eastern portion of the area to be vacated on the north side of Lot 17

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

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

No objection to the vacation of the wetland portion of the easement

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: Wetlands exist in the easternmost 10 feet of the area to be vacated on the north side of Lot 17. The vacation would not result in a wetland impact; therefore, the EPC has no objection to the easement vacation.

Reviewed By: Kelly M. Holland

Date: April 11, 2024

Email: hollandk@epchc.org

Phone: 813.627.2600 ext. 1222

VACATING REVIEW COMMENT SHEET

DATE: 04/03/2024

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

VACATING PETITION:

V24-0005 (CND-Rhodine, LLC) portions of 10' platted utility easements, Lots 32-39, Lot 17, and Tract B, Section 33, Township 30, Range 20, folios 777345-9490, 77345-9444, 77345-9474, 77345-9476, 77345-9478, 77345-9480, 77345-9482, 77345-9484, 77345-9486, 77345-9488.

Reviewing Agency: CORE DATA SERVICES FKA STREETS AND ADDRESSES

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: 04/03/2024

Email: franklinds@hcfl.gov

Phone: 813-264-3050

VACATING REVIEW UTILITY COMMENT SHEET

DATE: 04/16/2024

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

VACATING PETITION:

V24-0005 (CND-Rhodine, LLC) portions of 10' platted utility easements, Lots 32-39, Lot 17, and Tract B, Section 33, Township 30, Range 20, folios 777345-9490, 77345-9444, 77345-9474, 77345-9476, 77345-9478, 77345-9480, 77345-9482, 77345-9484, 77345-9486, 77345-9488.

Reviewing Agency: Spectrum

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

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

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

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

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

If YES, please specify which portion may be vacated:

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

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

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

If YES, please explain:

Additional Comments: Spectrum does not currently have services in area indicated.

Reviewed By: Eric Oertel

Date: 04/16/2024

Email: eric.oertel@charter.com

Phone: 813-293-9729

VACATING REVIEW UTILITY COMMENT SHEET

DATE: April 03, 2024

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

VACATING PETITION:

V24-0005 (CND-Rhodine, LLC) portions of 10' platted utility easements, Lots 32-39, Lot 17, and Tract B, Section 33, Township 30, Range 20, folios 777345-9490, 77345-9444, 77345-9474, 77345-9476, 77345-9478, 77345-9480, 77345-9482, 77345-9484, 77345-9486, 77345-9488.

Reviewing Agency: Tampa Electric Company - 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 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: We have no active gas lines at the specified portions of platted utility owned by Rhodine, LLC. We have no objection you stay in the area of the specified plat on the location map.

Reviewed By: Cheyenne Thompson
 Email: CThompson2@tecoenergy.com

Date: 04/03/2024
 Phone: 813-743-7164

VACATING REVIEW UTILITY COMMENT SHEET

DATE: 04/19/2024

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

VACATING PETITION:

V24-0005 (CND-Rhodine, LLC) portions of 10' platted utility easements, Lots 32-39, Lot 17, and Tract B, Section 33, Township 30, Range 20, folios 777345-9490, 77345-9444, 77345-9474, 77345-9476, 77345-9478, 77345-9480, 77345-9482, 77345-9484, 77345-9486, 77345-9488.

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: No TECO facilities in vacate area

Reviewed By: Kamryn Gregory

Date: 04/19/2024

Email: KMGregory@tecoenergy.com

Phone: (813) 449-3746

VACATING REVIEW UTILITY COMMENT SHEET

DATE: 04/03/2024

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

VACATING PETITION:

V24-0005 (CND-Rhodine, LLC) portions of 10' platted utility easements, Lots 32-39, Lot 17, and Tract B, Section 33, Township 30, Range 20, folios 777345-9490, 77345-9444, 77345-9474, 77345-9476, 77345-9478, 77345-9480, 77345-9482, 77345-9484, 77345-9486, 77345-9488.

Reviewing Agency: 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 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: 04/03/2024

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

Empty checkbox

Easement

Checked checkbox

Subdivision Plat

Empty checkbox

PETITIONER'S INFORMATION

Name(s): CND-Rhodine LLC, a FLorida limited liability company
Address: 3903 Northdale Blvd Suite 280E
City: Tampa State: FL Zip Code: 33624
Phone Number(s): (813) 422-6135
Email address: gmiller@dwhomes.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 sketch & description.

Table with 2 columns: Folio #s, and list of lots including Tract B - 77345-9490, Lot 35 - 77345.9480, Lot 17 - 77345.9444, Lot 36 - 77345.9482, Lot 32 - 77345.9474, Lot 37 - 77345.9484, Lot 33 - 77345.9476, Lot 38 - 77345.9486, Lot 34 - 77345.9478, Lot 39 - 77345.9488

Located in Section 33, Township 30, Range 20, Folio # see above list

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): Christopher S. McNeal
Company: McNeal Engineering
Address: 15957 N Florida Avenue
City: Lutz State: FL Zip Code: 33549
Phone Number(s): (813) 968-1081
Email address: permitting@mcnealengineering.com

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

10' U/E on South side of Lots 32-39: This easement is a duplicate of the 10' U/E on the North side of these lots. As such, the easement is not used and becomes an unnecessary encumbrance to these lots. The developer desires that the easement be vacated across these lots.

10' U/E on North side of Lot 17/Tract B: This easement was shown in error on the Final Plat. As a result, the developer is unable to construct the same size home on this lot as all the others in the subdivision. The developer desires that this easement to be vacated.

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. CM 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. CM 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. CM 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. CM 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. CM 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. CM 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. CM 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. CM 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. CM 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



Gary Miller, Land Development Manager
of DM Weekley Inc., Manager
of CND-Rhodine, LLC

CND-Rhodine LLC by DM Weekley Inc

3903 Northdale Blvd Suite 280E

Tampa, FL 33624

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 16th day of November, 2023, by Gary Miller who is/are personally known to me or who has produced _____ as identification.

NOTARY PUBLIC:

Signature: Mary Shea

(SEAL)

Printed Name: Mary Shea

Title or Rank: _____

Serial / Commission Number: HH091907

My Commission Expires: 2/27/2025

