



Agenda Item Cover Sheet

Agenda Item N^o. _____

Meeting Date July 22, 2025

☐ Consent Section

☐ Regular Section

☒ Public Hearing

Subject: Public Hearing – Vacating Petition by Tampa 92, LLC to vacate Watkins Estates, a platted subdivision, in East Rural Hillsborough County.			
Department Name: Facilities Management & Real Estate Services Department			
Contact Person: Anne-Marie Lenton (V. Rosenbecker)		Contact Phone: 813-272-5810	
Sign-Off Approvals:			
N/A		John Muller <i>John Muller</i> 6/6/2025	
Deputy County Administrator		Department Director	
N/A		Todd Sobel <i>Todd Sobel</i> 6/9/2025	
Management and Budget – Approved as to Financial Impact Accuracy		County Attorney – Approved as to Legal Sufficiency	
Date		Date	

Staff's Recommended Board Motion:

Adopt a Resolution vacating the entirety of the plat of Watkins Estates, as recorded in Plat Book 117, Page 120, of the Public Records of Hillsborough County, Florida and described in the Resolution. The Petitioner, Tampa 92, LLC, has submitted this request to comply with final condition of approval # 17(c) for RZ-PD 23-0780. Additionally, the Petitioner intends to eventually combine the proposed vacate area with their adjacent property to the east. Reviewing departments, agencies, and utility providers have raised no objections to this request. EPC has noted any future impacts to wetlands (or conservation areas) will be separately reviewed as a part of any redevelopment. Estimated costs for required advertising per statute, recording fees, and processing are accounted for in the Petitioner's application fee of \$400.

Financial Impact Statement:

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

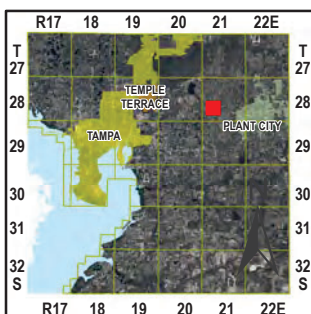
Background:

This petition is submitted by Tampa 92, LLC, as the fee simple owner of the property underlying the entirety of the platted subdivision, in order to comply with the conditions of approval for RZ-PD 23-0780, which allows the existing RV dealership to expand their service center and employee parking as well as their RV display, staging and inventory areas. The proposed vacate area, consisting of approximately 14.24 acres, is located at 13350, 13354 and 13360 East US Highway 92 in East Rural Hillsborough County, generally lying north of US Highway 92, south of Interstate 4, and east of Gallagher Road in East Rural Hillsborough County (Folio Nos. 082855-7802, 082855-7804, 082855-7806). The subject vacate area was established in 2009 by virtue of the plat of Watkins Estates as recorded in Plat Book 117, Page 120, of the Public Records of Hillsborough County, Florida. Pursuant to F.S. 177.101(4), Public Notice of this public hearing was published in *La Gaceta* on June 20, 2025, and June 27, 2025.

Staff Reference: V24-0017 Petition to Vacate Tampa 92 LLC (Plat)

List Attachments: Location Map, Resolution, Plat, Review Summary and Comments, Petition; Final Conditions of Approval (RZ-PD 23-0780)

V24-0017 Tampa 92 LLC (Plat)



LEGEND

Subject Properties:

- Watkins Estates plat
- 620,143 sq ft
- (14.24 Ac)

SEC 29 TWP 28S RNG 21E



**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.

Date: 11/6/2024

Path: W:\AppliedGIS\RealEstate\R20_BoardItemMaps\Maps\V24-0017.mxd

Vacating Petition V24-0017
Project Lead: Mason Young
Tampa 92, LLC - Petitioners
Watkins Estates
PB 117 PG 120
Folios: 082855-7802, 082855-7804, 082855-7806
Section 29, Township 28 South, Range 21 East

RESOLUTION NUMBER R25-_____

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

WHEREAS, Tampa 92, LLC have petitioned the Board of County
Commissioners of Hillsborough County, Florida, in which petition
said Board is asked to close, vacate, and abandon the Watkins
Estates platted subdivision described as follows:

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

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

WHEREAS, the Board of County Commissioners finds that granting the
petition to vacate the aforementioned areas 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 July 22, 2025, 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
22ND DAY OF JULY, 2025:

1. That the above-described plat is hereby closed, vacated, and abandoned, and the lands heretofore covered by said plat are returned to acreage and the rights of the public and the County in and to the plat are hereby renounced, disclaimed, and terminated.
2. That the petitioners and successors in title shall indemnify and hold harmless Hillsborough County from any claims, damages, expenses and costs that result from damage to or destruction of any improvement, structure or property located within the above-described platted interests 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 this Resolution shall be filed in the offices of the Circuit Court Clerk and duly recorded in the public records of Hillsborough County, Florida.

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I, Victor Crist, Clerk of the Circuit Court and Ex Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of a resolution adopted by the Board at its regular meeting of July 22, 2025, as the same appears of record in Minute Book _____, of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this _____ day of _____, 2025.

Victor Crist, 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. V24-0017

SECTION **29** TOWNSHIP **28** SOUTH RANGE **21** EAST HILLSBOROUGH COUNTY, FLORIDA

EXHIBIT "A"

LEGAL DESCRIPTION (VACATION PARCEL)

A parcel of land encompassing WATKINS ESTATES, as recorded in Plat Book 117 Page 120 of the Public Records of Hillsborough County, Florida and being more particularly described as follows:

BEGIN at the Northwest corner of Lot 3 of said WATKINS ESTATES also being the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 28 South, Range 21 East, Hillsborough County, Florida; thence S.89 degrees 26'43"E., on the North line of said Lot 3 also being the North line of the Northwest 1/4 of the Northeast 1/4 of said Section 29, a distance of 334.99 feet to the Northeast corner of said Lot 3 thence S.00 degrees 07'55"E., on the East line of said Lot 3 and the East line of Lot 2 of said WATKINS ESTATES, a distance of 1322.70 feet to a point on the South line of the Northwest 1/4 of the Northeast 1/4 of said Section 29 also being a point on the North line of the Southwest 1/4 of the Northeast 1/4 of said Section 29; thence S.00 degrees 06'44"E., on the East line of said Lot 2, a distance of 483.69 feet to the Southeast corner of said Lot 2 also being a point on the North right of way line of U.S. Highway No. 92 (State Road No. 600); thence on the South line of said Lot 2 and Lot 1 of said WATKINS ESTATES also being the North right of way line of said U.S. Highway No. 92 (State Road No. 600) the following two (2) courses, (1) S.75 degrees 21'50"W., a distance of 149.76 feet and (2) S.75 degrees 23'07"W., a distance of 196.06 feet to the Southwest corner of said Lot 1 also being a point on the West line of the Southwest 1/4 of the Northeast 1/4 of said Section 29; thence N.00 degrees 07'24"W., on the West line of said Lot(s) 1 and 2 also being the West line of the Southwest 1/4 of the Northeast 1/4 of said Section 29, a distance of 573.28 feet to the Northwest corner the Southwest 1/4 of the Northeast 1/4 of said Section 29 and also being the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 29; thence N.00 degrees 07'55"W., on the West line of said Lot(s) 2 and 3 also being the West line of the Northwest 1/4 of the Northeast 1/4 of said Section 29, a distance of 1323.67 feet to the POINT OF BEGINNING.

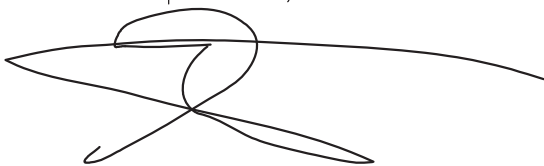
Parcel contains 14.24 acres or 620,143 square feet, more or less.

SURVEYOR'S REPORT

1. This sketch not valid unless embossed or stamped surveyor's seal.
2. Underground encroachments such as utilities and foundations, that may exist, have not been located.
3. Commitments for Title Insurance and Property Information Report utilized for the preparation of this sketch are identified on sheet 3 of 9.
4. Folio numbers, owners name, address and zoning shown hereon obtained from the Hillsborough County Property Appraisers web site.
5. This is not a Boundary Survey.
6. This sketch is based on boundary surveys prepared by McNeil Engineering, Inc.
7. Bearings shown hereon are relative to the Florida State Plane Coordinate System, West Zone 1983-2011 adjustment, holding the West line of Lot 3, WATKINS ESTATES, as recorded in Plat Book 117 Page(s) 120 and 121, of the Public Records of Hillsborough County, Florida as being N.00 degrees 07'55"W.
8. The purpose of this sketch is to vacate the platted lots shown hereon.
9. Legal Description Vacation Parcel shown hereon prepared by the undersigned surveyor.
10. This Sketch of Description not complete without the accompanying sketches and drawings.

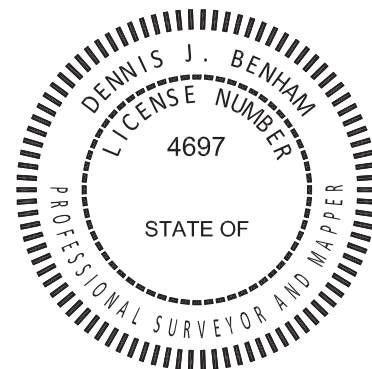
SURVEYOR'S CERTIFICATE

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.

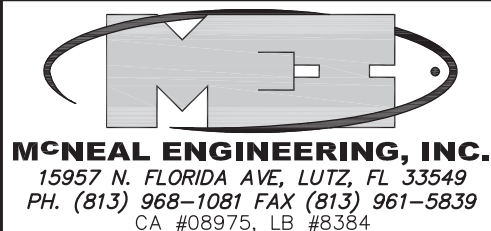


10/16/2024

Dennis J. Benham
Professional Surveyor and Mapper No. 4697
State of Florida



REVISED PER COUNTY COMMENTS 10/16/24



PROJECT:

**GENERAL RV TAMPA
LOTS 1, 2 AND 3, WATKINS ESTATES**

PREPARED FOR:

TAMPA 92, LLC

SHEET TITLE:

**SKETCH OF DESCRIPTION
SUBDIVISION PLAT VACATION**

JOB NO.

23-057

ACAD FILE:

WATKINS EST

DRAWN BY:

AWS

CHK'D BY:

DJB

DATE:

8/12/24

SHEET NO.:

1 OF 9

SKETCH OF DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

HILLSBOROUGH COUNTY
PROJECT NO. V24-0017

SECTION **29** TOWNSHIP **28** SOUTH RANGE **21** EAST HILLSBOROUGH COUNTY, FLORIDA

EXHIBIT "A"

LEGAL DESCRIPTION (PLANT FILE NO. 23-038078)

Lot 1, Watkins Estates, according to the plat thereof as recorded in Plat Book 117, Page 120, Public Records of Hillsborough County, Florida.

AKA:

The West 335.00 feet of the Southwest 1/4 of the Northeast 1/4, lying North of State Road 600, in Section 29, Township 28 South, Range 21 East, Hillsborough County, Florida, LESS the North 16.00 feet thereof.

LESS AND EXCEPT therefrom:

The East 50.00 feet of the following described Parcel:

The West 335.00 feet of the Southwest 1/4 of the Northeast 1/4, lying North of State Road 600, in Section 29, Township 28 South, Range 21 East, Hillsborough County, Florida, Less the North 16.00 feet thereof.

Subject to a proposed sign easement over the following described Parcel:

For a Point of Commencement, begin at the Southeast corner of the West 335.00 feet of the Southwest 1/4 of the Northeast 1/4, lying North of State Road 600, in Section 29, Township 28 South, Range 21 East, Hillsborough County, Florida, Less the North 16.00 feet thereof, said Point of Commencement lying on the Northerly right of way line for State Road No. 600; thence South 75 degrees 14 minutes 11 seconds West along said Northerly right of way line for a distance of 51.64 feet for a Point of Beginning; thence continue along the aforesaid Northerly right of way line, South 75 degrees 14 minutes 11 seconds West for a distance of 40.00 feet; thence leaving said Northerly right of way line, North 00 degrees 16 minutes 06 seconds West for a distance of 25.00 feet; thence North 75 degrees 14 minutes 11 seconds East and parallel with said Northerly right of way line for a distance of 40.0 feet; thence South 00 degrees 16 minutes 06 seconds East for a distance of 25.00 feet to the Point of Beginning.

LEGAL DESCRIPTION (COMMITMENT NO. STI23-122487)

Lot 2, of WATKINS ESTATES, according to the map or plat thereof, as recorded in Plat Book 117, Page 120, of the Public Records of Hillsborough County, Florida.

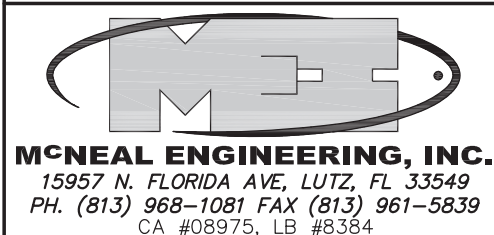
LEGAL DESCRIPTION (P.I.R. NO. 32414-2)

Lot 3, WATKINS ESTATES, according to the plat thereof, as recorded in Plat Book 117, Page 120, of the Public Records of Hillsborough County, Florida.

LEGEND

P.I.R. PROPERTY INFORMATION REPORT

REVISED PER COUNTY COMMENTS 10/16/24



PROJECT:

**GENERAL RV TAMPA
LOTS 1, 2 AND 3, WATKINS ESTATES**

PREPARED FOR:

TAMPA 92, LLC

SHEET TITLE:

**SKETCH OF DESCRIPTION
SUBDIVISION PLAT VACATION**

JOB NO.

23-057

ACAD FILE:

WATKINS EST

DRAWN BY:

AWS

CHK'D BY:

DJB

DATE:

8/12/24

SHEET NO.:

2 OF 9

SKETCH OF DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

HILLSBOROUGH COUNTY
PROJECT NO. V24-0017

SECTION **29** TOWNSHIP **28** SOUTH RANGE **21** EAST HILLSBOROUGH COUNTY, FLORIDA

EXHIBIT "A"

SURVEYOR'S REPORT (PLANT FILE NO. 23-038078)

1. Legal Description (Plant File No. 23-038078) in accord with that shown in the Commitment for Title Insurance supplied for the preparation of this sketch.
2. Commitment for Title Insurance supplied by Westcor Land Title Insurance Company, Plant File No. 23-038078, Customer Code FL1423, Customer No. BHPA-1286, Issuing Agent: FL 1423, Issuing Office File Number: BHPA-1286, Property Address: 13350 E. U.S. Highway 92, Dover, Florida 33527 and with an effective date of July 19, 2024 at 8:00 A.M.
3. Items 1, 2, 3, 4, 5, 6, 7 and 13 referenced in Schedule B-II of the Commitment for Title Insurance have not been graphically depicted on the sketch as they are not matters of sketch.
4. Restrictions, dedications, reservations, setbacks and easements as recorded in Plat Book 117, at Page(s) 120 (Schedule B Part II No. 8), if any, have been graphically depicted on the sketch.
5. Sign Easement recorded in Official Records Book 19481 Page 355 (Schedule B-II No. 9) has been graphically depicted on the sketch.
6. Florida Gas Transmission Pipeline Easement recorded in Official Records Book 6597 Page 933 (Schedule B Part II No. 10) has been graphically depicted on the sketch.
7. Tampa Electric Company Easement as recorded in Official Records Book 3406, Page 1767 (Schedule B Part II No. 11) has been graphically depicted on the sketch.
8. Drainage Easement as recorded in Official Records Book 14351, Page 954 (Schedule B Part II No. 12) has been graphically depicted on the sketch.

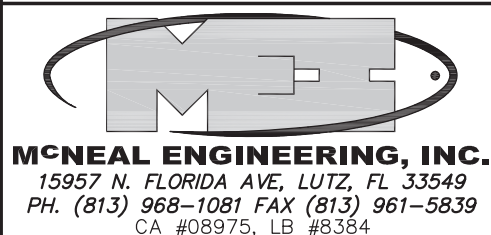
SURVEYOR'S REPORT (COMMITMENT NO. STI23-122487)

1. Legal Description (Commitment No. STI23-122487) in accord with that shown in the Commitment for Title Insurance supplied for the preparation of this sketch.
2. Commitment for Title Insurance supplied by Fidelity National Title Insurance Company, Commitment No. STI23-122487, Issuing Office File No. STI23-122487, Property Address: 13354 E. U.S. Highway 92, Dover, Florida 33527 and with a Commitment Date of September 23, 2024 at 8:00 A.M.
3. Items 1, 2, 3A, 3B, 3C, 3D, 4, 5, 9, 10, 11, 12, 13, 14 and 15 referenced in Schedule B-II of the Commitment for Title Insurance have not been graphically depicted on the sketch as they are not matters of sketch.
4. Matters shown on the subdivision plat of WATKINS ESTATES as recorded in Plat Book 117 Page 120 (Schedule B Part II No. 6) have been graphically depicted on the sketch.
5. Tampa Electric Company Easement as recorded in Official Records Book 3406, Page 1767 (Schedule B Part II No. 7) has been graphically depicted on the sketch.
6. Florida Gas Transmission Pipeline Easement recorded in Official Records Book 6597 Page 933 (Schedule B Part II No. 8) has been graphically depicted on the sketch.

SURVEYOR'S REPORT (P.I.R. NO. 32414-2)

1. Legal Description (P.I.R. NO. 32414-2) in accord with that shown in the Property Information Report supplied for the preparation of this sketch.
2. Property Information Report prepared by American Government Services Corporation, AGSC File No. 32414-2 and dated July 31, 2024 at 8:00 A.M.
3. Property Information Report has revealed the following:
 - a) Tampa Electric Company Easement as recorded in Official Records Book 3406, Page 1767 has been graphically depicted on the sketch.
 - b) Florida Gas Transmission Pipeline Easement recorded in Official Records Book 6597 Page 933 has been graphically depicted on the sketch.
 - c) Drainage Easement recorded in Official Records Book 14351 Page 954 has been graphically depicted on the sketch.
 - e) Matters as set forth on the Plat of Watkins Estates recorded in Plat Book 117, Page 120 have been graphically depicted on the sketch.

REVISED PER COUNTY COMMENTS 10/16/24



PROJECT:

**GENERAL RV TAMPA
LOTS 1, 2 AND 3, WATKINS ESTATES**

PREPARED FOR:

TAMPA 92, LLC

SHEET TITLE:

**SKETCH OF DESCRIPTION
SUBDIVISION PLAT VACATION**

JOB NO.

23-057

ACAD FILE:

WATKINS EST

DRAWN BY:

AWS

CHK'D BY:

DJB

DATE:

8/12/24

SHEET NO.:

3 OF 9

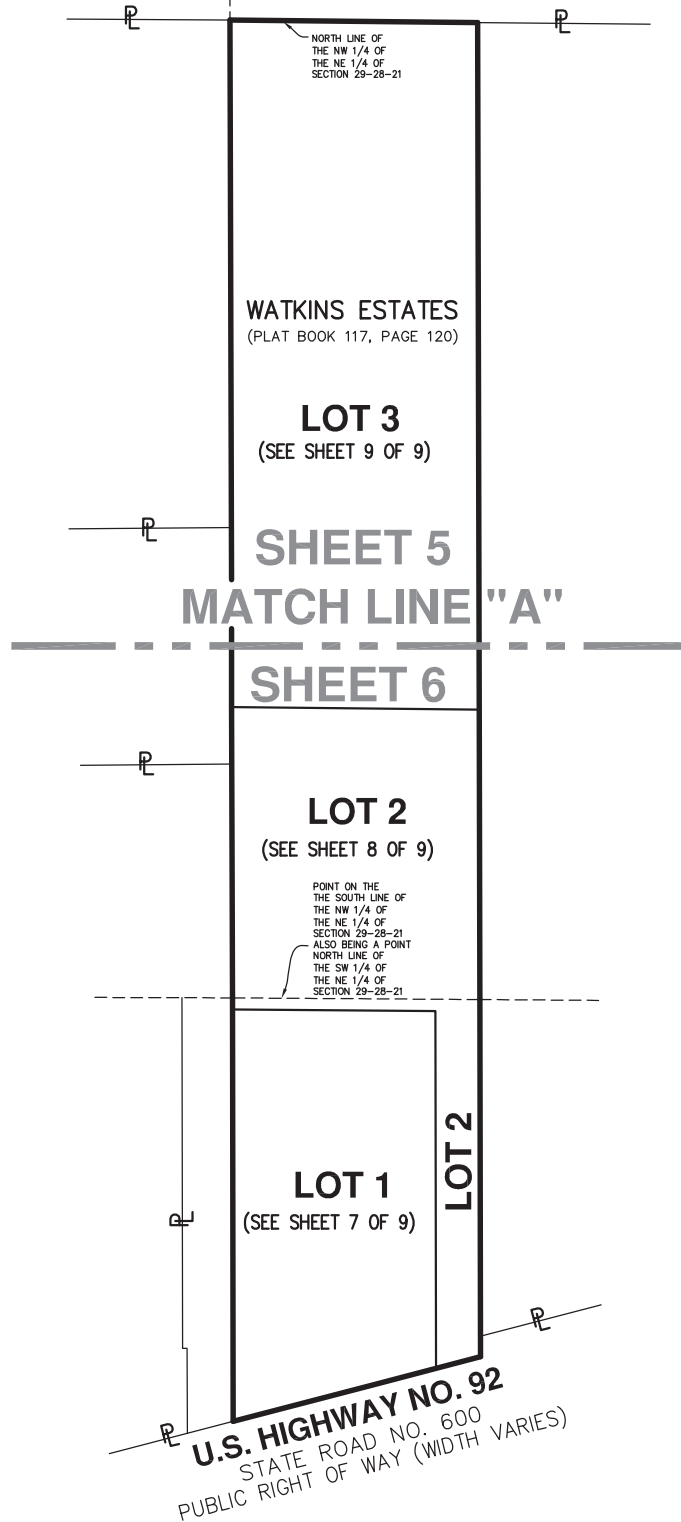
SKETCH OF DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

HILLSBOROUGH COUNTY
PROJECT NO. V24-0017

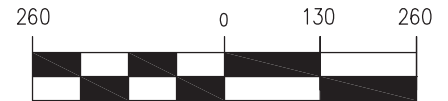
SECTION **29** TOWNSHIP **28** SOUTH RANGE **21** EAST HILLSBOROUGH COUNTY, FLORIDA

EXHIBIT "A"



NORTH

GRAPHIC SCALE



(IN FEET)
1 INCH = 260 FEET

LEGEND

PROPERTY LINE

NOTE:

SEE SHEET(S) 7, 8 AND 9 OF 9 FOR ALL EASEMENTS

KEY SHEET

REVISED PER COUNTY COMMENTS 10/16/24

PROJECT:

GENERAL RV TAMPA
LOTS 1, 2 AND 3, WATKINS ESTATES

PREPARED FOR: TAMPA 92, LLC

SHEET TITLE: **SKETCH OF DESCRIPTION**
SUBDIVISION PLAT VACATION

JOB NO. 23-057

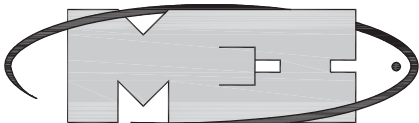
ACAD FILE: WATKINS EST

DRAWN BY: AWS

CHK'D BY: DJB

DATE: 8/12/24

SHEET NO.: **4 OF 9**



MCNEAL ENGINEERING, INC.

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

SKETCH OF DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

HILLSBOROUGH COUNTY
PROJECT NO. V24-0017

SECTION **29** TOWNSHIP **28** SOUTH RANGE **21** EAST HILLSBOROUGH COUNTY, FLORIDA

EXHIBIT "A"

UNPLATTED
FOLIO NO. 081637-0000
DEPARTMENT OF TRANSPORTATION
11201 MCKINLEY DRIVE
TAMPA, FLORIDA 33612-6456
ZONING: AR

UNPLATTED
FOLIO NO. 081637-0000
DEPARTMENT OF TRANSPORTATION
11201 MCKINLEY DRIVE
TAMPA, FLORIDA 33612-6456
ZONING: AR



NORTH

GRAPHIC SCALE

140 0 70 140



(IN FEET)

1 INCH = 140 FEET

POINT OF BEGINNING

VACATION PARCEL
NORTHWEST CORNER OF
LOT 3 WATKINS ESTATES
ALSO BEING THE
NORTHWEST CORNER OF
THE NW 1/4 OF
THE NE 1/4 OF
SECTION 29-28-21

S89°26'43"E 334.99'

NORTHEAST CORNER
OF LOT 3

NORTH LINE OF LOT 3
ALSO BEING THE
NORTH LINE OF
THE NW 1/4 OF
THE NE 1/4 OF
SECTION 29-28-21

WATKINS ESTATES
(PLAT BOOK 117, PAGE 120)

LOT 3

FOLIO NO. 082855-7806
TAMPA 92, LLC
25000 ASSEMBLY PARK DRIVE
WIXOM, MICHIGAN 48393-0019
ZONING: PD

UNPLATTED

FOLIO NO. 082745-0000
DAVID CHARLES DYE
P.O. BOX 219
DOVER, FLORIDA 33527-0219
ZONING: AR

VACATION PARCEL
14.24 ACRES, MORE OR LESS

UNPLATTED

FOLIO NO. 081648-0000
TAMPA 92, LLC
25000 ASSEMBLY PARK DRIVE
WIXOM, MICHIGAN 48393-0019
ZONING: PD

WEST LINE OF
LOT(S) 2 AND 3
ALSO BEING THE
WEST LINE OF
THE NW 1/4 OF
THE NE 1/4 OF
SECTION 29-28-21

N00°07'55"W 1323.67'

S00°07'55"E 1322.70'

30.00' WETLAND
CONSERVATION AREA
SETBACK LINE (P)

E.P.C. WETLAND
CONSERVATION
AREA LINE (P)

WETLAND CONSERVATION
AREA "A" (P)

NOTE:

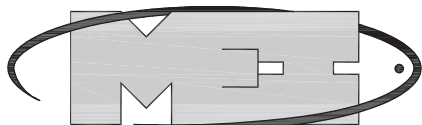
SEE SHEET(S) 7, 8 AND
9 OF 9 FOR ALL EASEMENTS

UNPLATTED

FOLIO NO. 082744-0000
DOVER RE HOLDINGS LLC
2990 PONCE DE LEON BLVD. SUITE 500
CORAL GABLES, FLORIDA 33134-6830
ZONING: PD

MATCH LINE "A" (SEE SHEET 6 OF 9)

REVISED PER COUNTY COMMENTS 10/16/24



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

PROJECT:

**GENERAL RV TAMPA
LOTS 1, 2 AND 3, WATKINS ESTATES**

PREPARED FOR: TAMPA 92, LLC

SHEET TITLE: **SKETCH OF DESCRIPTION
SUBDIVISION PLAT VACATION**

JOB NO. 23-057

ACAD FILE: WATKINS EST

DRAWN BY: AWS

CHK'D BY: DJB

DATE: 8/12/24

SHEET NO.: **5 OF 9**

SKETCH OF DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

HILLSBOROUGH COUNTY
PROJECT NO. V24-0017

SECTION **29** TOWNSHIP **28** SOUTH RANGE **21** EAST HILLSBOROUGH COUNTY, FLORIDA

EXHIBIT "A"

MATCH LINE "A" (SEE SHEET 5 OF 9)

UNPLATTED

FOLIO NO. 082744-0000
DOVER RE HOLDINGS LLC
2990 PONCE DE LEON BLVD. SUITE 500
CORAL GABLES, FLORIDA 33134-6830
ZONING: PD

WEST LINE OF
LOT(S) 2 AND 3
ALSO BEING THE
WEST LINE OF
THE NW 1/4 OF
THE NE 1/4 OF
SECTION 29-28-21

UNPLATTED

FOLIO NO. 082741-0100
DOVER RE HOLDINGS LLC
2990 PONCE DE LEON BLVD. SUITE 500
CORAL GABLES, FLORIDA 33134-6830
ZONING: PD

UNPLATTED

FOLIO NO. 082747-0025
KATHLEEN HILL
P.O. BOX 1434
DOVER, FLORIDA 33527-1434
ZONING: ASC-1

SOUTHWEST CORNER
OF LOT 1
ALSO BEING A POINT
ON THE WEST LINE OF
THE SW 1/4 OF
THE NE 1/4 OF
SECTION 29-28-21

WETLAND CONSERVATION AREA "A" (P)

E.P.C. WETLAND
CONSERVATION
AREA LINE (P)

LOT 3

LOT 2

30.00' WETLAND
CONSERVATION AREA
SETBACK LINE (P)

WATKINS ESTATES
(PLAT BOOK 117, PAGE 120)

LOT 2

FOLIO NO. 082855-7804
TAMPA 92, LLC
25000 ASSEMBLY PARK DRIVE
WIXOM, MICHIGAN 48393-0019
ZONING: PD

VACATION PARCEL
14.24 ACRES, MORE OR LESS

NORTHWEST CORNER OF
THE SW 1/4 OF
THE NE 1/4 OF
SECTION 29-28-21
ALSO BEING THE
SOUTHWEST CORNER OF
THE NW 1/4 OF
THE NE 1/4 OF
SECTION 29-28-21

POINT ON THE
THE SOUTH LINE OF
THE NW 1/4 OF
THE NE 1/4 OF
SECTION 29-28-21
ALSO BEING A POINT
NORTH LINE OF
THE SW 1/4 OF
THE NE 1/4 OF
SECTION 29-28-21

LOT 2
LOT 1

WEST LINE OF
LOT(S) 1 AND 2
ALSO BEING THE
WEST LINE OF
THE SW 1/4 OF
THE NE 1/4 OF
SECTION 29-28-21

LOT 1

FOLIO NO. 082855-7802
TAMPA 92, LLC
25000 ASSEMBLY PARK DRIVE
WIXOM, MICHIGAN 48393-0019
ZONING: PD

LOT 2

EAST LINE
OF LOT 2

LINE TABLE

LINE	BEARING	DISTANCE
L1	S75°21'50"W	149.76'
L2	S75°23'07"W	196.06'

LEGEND

- (P) PLAT
P PROPERTY LINE
E.P.C. ENVIRONMENTAL PROTECTION COMMISSION
OF HILLSBOROUGH COUNTY

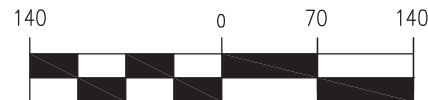
NOTE:

SEE SHEET(S) 7, 8 AND
9 OF 9 FOR ALL EASEMENTS



NORTH

GRAPHIC SCALE



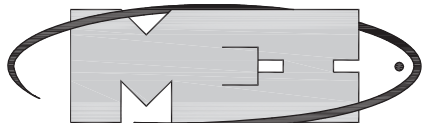
(IN FEET)

1 INCH = 140 FEET

UNPLATTED

FOLIO NO. 081648-0000
TAMPA 92, LLC
25000 ASSEMBLY PARK DRIVE
WIXOM, MICHIGAN 48393-0019
ZONING: PD

REVISED PER COUNTY COMMENTS 10/16/24



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

PROJECT:

**GENERAL RV TAMPA
LOTS 1, 2 AND 3, WATKINS ESTATES**

PREPARED FOR: TAMPA 92, LLC

SHEET TITLE: **SKETCH OF DESCRIPTION
SUBDIVISION PLAT VACATION**

JOB NO. 23-057

ACAD FILE: WATKINS EST

DRAWN BY: AWS

CHK'D BY: DJB

DATE: 8/12/24

SHEET NO.:
6 OF 9

SKETCH OF DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

HILLSBOROUGH COUNTY
PROJECT NO. V24-0017

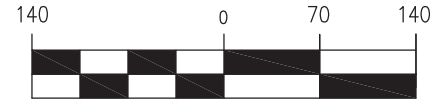
SECTION **29** TOWNSHIP **28** SOUTH RANGE **21** EAST HILLSBOROUGH COUNTY, FLORIDA

EXHIBIT "A"



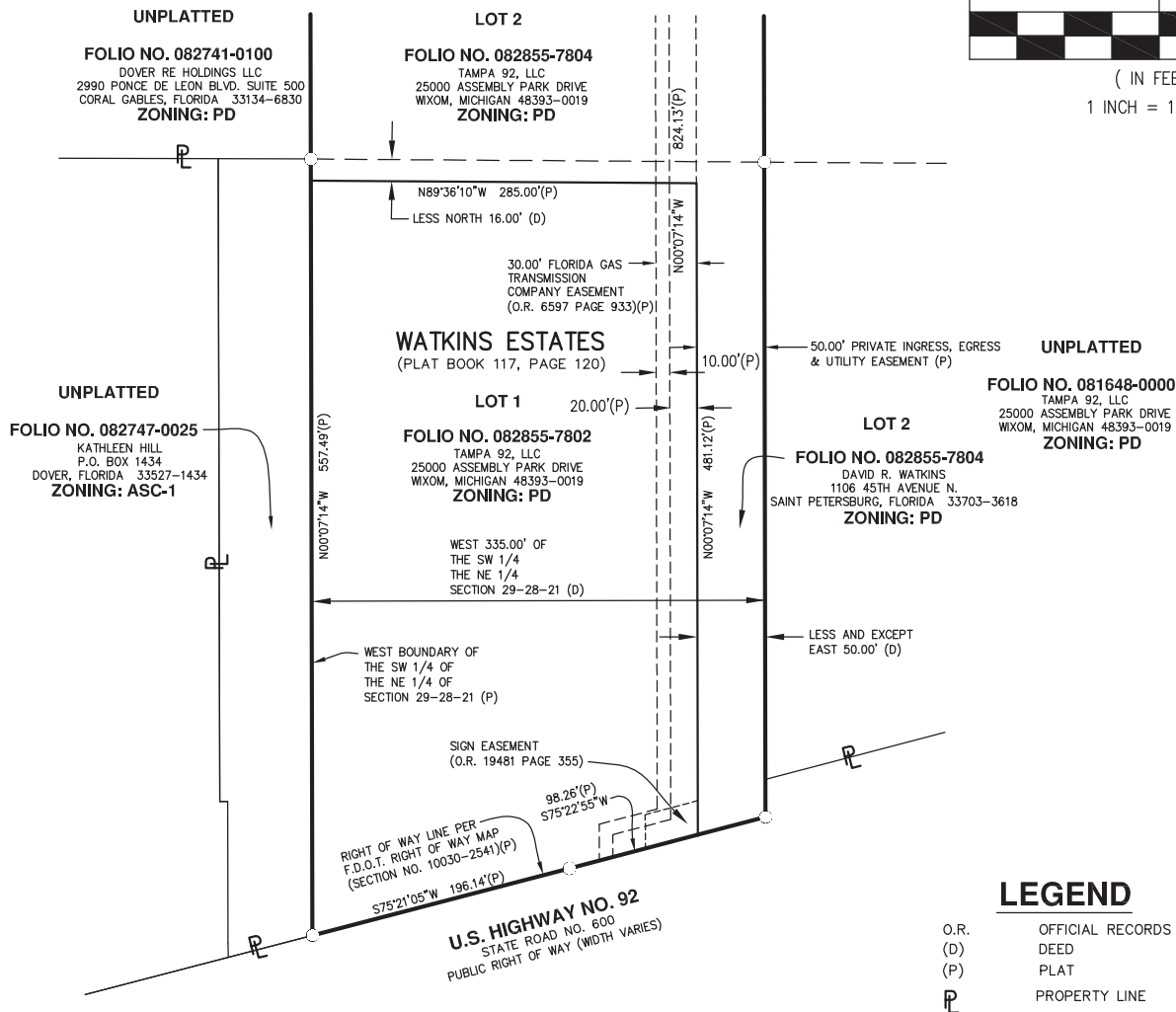
NORTH

GRAPHIC SCALE



(IN FEET)

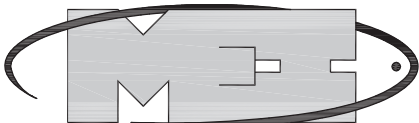
1 INCH = 140 FEET



LEGEND

O.R. OFFICIAL RECORDS BOOK
(D) DEED
(P) PLAT
P PROPERTY LINE

REVISED PER COUNTY COMMENTS 10/16/24



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

PROJECT:

**GENERAL RV TAMPA
LOTS 1, 2 AND 3, WATKINS ESTATES**

PREPARED FOR:

TAMPA 92, LLC

SHEET TITLE:

**SKETCH OF DESCRIPTION
SUBDIVISION PLAT VACATION**

JOB NO. 23-057

ACAD FILE: WATKINS EST

DRAWN BY: AWS

CHK'D BY: DJB

DATE: 8/12/24

SHEET NO.:

7 OF 9

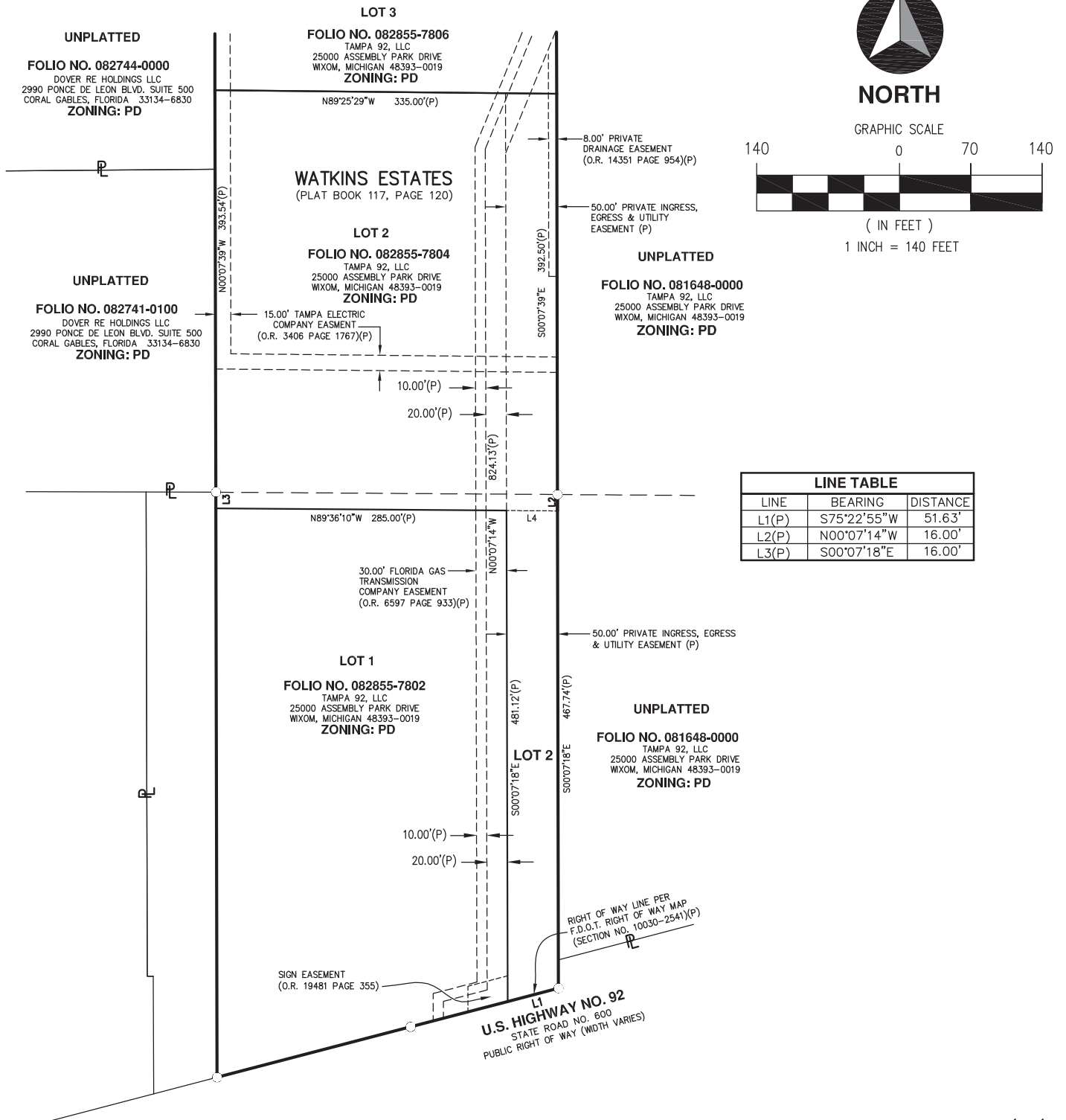
SKETCH OF DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

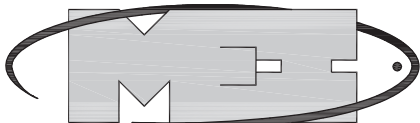
HILLSBOROUGH COUNTY
PROJECT NO. V24-0017

SECTION **29** TOWNSHIP **28** SOUTH RANGE **21** EAST HILLSBOROUGH COUNTY, FLORIDA

EXHIBIT "A"



REVISED PER COUNTY COMMENTS 10/16/24



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

PROJECT:

**GENERAL RV TAMPA
LOTS 1, 2 AND 3, WATKINS ESTATES**

PREPARED FOR: TAMPA 92, LLC

SHEET TITLE: **SKETCH OF DESCRIPTION
SUBDIVISION PLAT VACATION**

JOB NO. 23-057

ACAD FILE: WATKINS EST

DRAWN BY: AWS

CHK'D BY: DJB

DATE: 8/12/24

SHEET NO.: **8 OF 9**

SKETCH OF DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

HILLSBOROUGH COUNTY
PROJECT NO. V24-0017

SECTION **29** TOWNSHIP **28** SOUTH RANGE **21** EAST HILLSBOROUGH COUNTY, FLORIDA

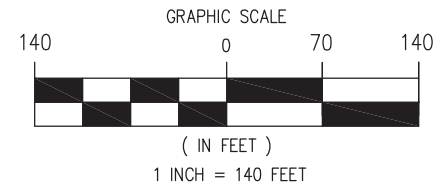
EXHIBIT "A"

UNPLATTED
FOLIO NO. 081637-0000
DEPARTMENT OF TRANSPORTATION
11201 MCKINLEY DRIVE
TAMPA, FLORIDA 33612-6456
ZONING: AR

UNPLATTED
FOLIO NO. 081637-0000
DEPARTMENT OF TRANSPORTATION
11201 MCKINLEY DRIVE
TAMPA, FLORIDA 33612-6456
ZONING: AR



NORTH



15.00' TAMPA ELECTRIC
COMPANY EASEMENT
(O.R. 3406 PAGE 1767)

WATKINS ESTATES
(PLAT BOOK 117, PAGE 120)

LOT 3

FOLIO NO. 082855-7806
TAMPA 92, LLC
25000 ASSEMBLY PARK DRIVE
WIXOM, MICHIGAN 48393-0019
ZONING: PD

UNPLATTED

FOLIO NO. 081648-0000
TAMPA 92, LLC
25000 ASSEMBLY PARK DRIVE
WIXOM, MICHIGAN 48393-0019
ZONING: PD

LEGEND

O.R. OFFICIAL RECORDS BOOK
(P) PLAT
PL PROPERTY LINE
E.P.C. ENVIRONMENTAL PROTECTION COMMISSION
OF HILLSBOROUGH COUNTY

UNPLATTED
FOLIO NO. 082745-0000
DAVID CHARLES DYE
P.O. BOX 219
DOVER, FLORIDA 33527-0219
ZONING: AR

UNPLATTED

FOLIO NO. 082744-0000
DOVER RE HOLDINGS LLC
2990 PONCE DE LEON BLVD. SUITE 500
CORAL GABLES, FLORIDA 33134-6830
ZONING: PD

NORTHWEST CORNER
OF LOT 2 ALSO BEING
THE SOUTHWEST CORNER
OF LOT 3 WATKINS
ESTATES

3.00' PRIVATE
DRAINAGE EASEMENT
(O.R. 14351 PAGE 954)(P)

30.00' WETLAND
CONSERVATION AREA
SETBACK LINE (P)

E.P.C. WETLAND
CONSERVATION
AREA LINE (P)

15.00' TAMPA ELECTRIC
COMPANY EASEMENT
(O.R. 3406 PAGE 1767)(P)

WETLAND CONSERVATION AREA "A" (P)

10.00'(P)

20.00'(P)

E.P.C. WETLAND
CONSERVATION
AREA LINE (P)

30.00' WETLAND
CONSERVATION AREA
SETBACK LINE (P)

30.00' FLORIDA GAS
TRANSMISSION
COMPANY EASEMENT
(O.R. 6597 PAGE 933)(P)

8.00' PRIVATE
DRAINAGE EASEMENT
(O.R. 14351 PAGE 954)(P)

NORTHEAST CORNER OF LOT
2 ALSO BEING THE
SOUTHEAST CORNER OF LOT
3 WATKINS ESTATES

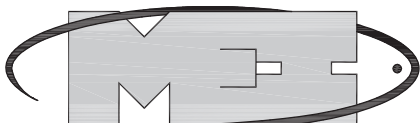
8.00' PRIVATE
DRAINAGE EASEMENT
(O.R. 14351 PAGE 954)(P)

50.00' PRIVATE INGRESS,
EGRESS & UTILITY
EASEMENT (P)

N89°25'29"W 335.00'(P)

LOT 2
FOLIO NO. 082855-7804
TAMPA 92, LLC
25000 ASSEMBLY PARK DRIVE
WIXOM, MICHIGAN 48393-0019
ZONING: PD

REVISED PER COUNTY COMMENTS 10/16/24



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

PROJECT:

**GENERAL RV TAMPA
LOTS 1, 2 AND 3, WATKINS ESTATES**

PREPARED FOR: TAMPA 92, LLC

SHEET TITLE: **SKETCH OF DESCRIPTION
SUBDIVISION PLAT VACATION**

JOB NO. 23-057

ACAD FILE: WATKINS EST

DRAWN BY: AWS

CHK'D BY: DJB

DATE: 8/12/24

SHEET NO.: **9** OF **9**

Placeholder for Notice of Hearing Affidavit

A notice of the hearing will be published on June 20, 2025, and June 27, 2025.

NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida, at 9:00 A.M., Tuesday, July 22, 2025, to determine whether or not:

Vacating Petition V24-0017, vacate the plat of Watkins Estates, as recorded in Plat Book 117, Page 120, of the Public Records of Hillsborough County, Florida, located in Section 29, Township 28S, Range 21E, Containing Folio Nos 082855-7802, 082855-7804, 082855-7806.

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

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

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

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

- 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.

WATKINS ESTATES

A PLATTED SUBDIVISION-NO IMPROVEMENTS
IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 28 SOUTH, RANGE 21 EAST,
HILLSBOROUGH COUNTY, FLORIDA

Legal Description:

THE WEST 335.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, AND
THE WEST 335.00 FEET OF THAT PART OF THE SOUTHWEST 1/4 OF THE
NORTHEAST 1/4 LYING NORTH OF STATE ROAD 800, IN SECTION 29, TOWNSHIP
28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, CONTAINS 14.239
ACRES.

General Notes:

1. Subdivision plats by no means represent a determination as to whether properties will or will not be subject to flooding. The Hillsborough County Building Department has information regarding flooding and restrictions on development.
2. NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supported in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

Fire Protection Note:

Any residential structure not exceeding 5,000 square feet and One Hundred (100) feet between structures may be authorized for Fire Department tank supply. Any out-building Six Hundred (600) square feet or less may be located within One Hundred (100) feet of the main structure.

E.P.C. Note:

The Wetland Conservation Area shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 17, Part 2, Code of Ordinances, and the Hillsborough County Environmental Protection Commission. In addition, a 30 foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Land Development Code.

Plat Approval

This plat has been reviewed in accordance with Florida Statutes, Section 177.081 for Chapter conformity. The geometric data has not been verified.

Reviewed by: *Steven M. Infield*
Florida Professional Surveyor and Mapper License # 6038
County Surveying Division, Real Estate Department, Hillsborough County

Surveyor's Certification:

I, the undersigned surveyor, hereby certify that this Platted Subdivision is a correct representation of the land being surveyed; that this plat was prepared under my direct supervision and that the survey was conducted in accordance with Chapter 17, Part 2, Florida Statutes, and the Hillsborough County Land Development Code; that permanent reference monuments (P.R.M.s) were set on the 11th day of August, 2009, as shown herein, and all other monumentation of lot corners, points of intersection and changes in direction of lines within the subdivision as required by Chapter 177, Florida Statutes, have been set.

BY: *Steven M. Infield* P.S.M.# 5349
Surveyor; Steven M. Infield

BROOKS LAND SURVEYING, INC.
Certificate No. LB-7077
5115 S. Egner Street, Plant City, Fla. 33563
Phone: (813) 754-6620 Fax (813) 719-1504

Dedication:

The undersigned hereby certifies that he/she is the owner of mortgage on the land and is dedicating the land to the public for the use of the public. Subdivision-NO IMPROVEMENTS and that this plat represents its intention to subdivide the property located in Section 29, Township 28 South, Range 21 East, Hillsborough County, Florida, as described in the legal description and does hereby dedicate this plat for record.

It is the intent of the undersigned owner(s) that the private ingress, egress and utility easement shown hereon as Easement "A" being 50.00 feet in width, and lying within and being a part of Lot 2, is hereby created for the benefit of Lots 1, 2 and 3. Said easement is for access for ingress and egress and the provision of utilities services, and will run appurtenant with aforesaid benefited lots. Said easement is not dedicated to the public, but is private, and will be maintained by the owners of the aforesaid benefited lots.

The undersigned hereby confirms the limits of the public right of way as shown hereon.

Owner: *David R. Watkins* Witness: *Anna On Pulido*
Witness: *Anna On Pulido*

Acknowledgement:

County of Hillsborough, State of Florida
The foregoing instrument was acknowledged before me this 14th day of October, 2009, by David R. Watkins who is personally known to me or who has produced as identification and who did not take an oath.

NOTARY PUBLIC (Seal)

Sign: *Anna On Pulido*
Print: _____
Title: _____
Serial Number: _____
Commission Expires: _____



Witness: *Anna On Pulido*
Witness: _____

Acknowledgement:

County of Hillsborough, State of Florida
The foregoing instrument was acknowledged before me this 14th day of October, 2009, by J.W. Fulwood who is personally known to me or who has produced as identification and who did not take an oath.

NOTARY PUBLIC (Seal)

Sign: *Anna On Pulido*
Print: _____
Title: _____
Serial Number: _____
Commission Expires: _____



Board of County Commissioners:

This plat has been approved for recordation.

Chairman: *For Hayes* Date: 11/16/09

Clerk of the Circuit Court: County of Hillsborough, State of Florida

I hereby certify that this Platted Subdivision has been filed for the record this 14th day of October, 2009 in Plat Book 117, Page 120 of the Public Records of Hillsborough County, Florida.

BY: *Pat Frank* Deputy Clerk
Clerk of the Circuit Court
Clerk File Number: 2009-404123 This 14th day of December, 2009 Time: 11:40 AM Number 2009-404123

WATKINS ESTATES

A PLATTED SUBDIVISION-NO IMPROVEMENTS
IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA

LEGEND

P.R.M. PERMANENT REFERENCE MONUMENT-SET
STANDARD CONCRETE MONUMENT AND DISK
STANDARD "T" MONUMENT
SET 2" DIA. IRON ROD WITH PLASTIC
CAP SHAPED "BROOKS" & ASSOC.-JB 5408"

LB LICENSED BUSINESS

E.P.C. ENVIRONMENTAL PROTECTION COMMISSION
OF HILLSBOROUGH COUNTY

WETLAND

E.P.C. WETLAND CONSERVATION AREA

F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION

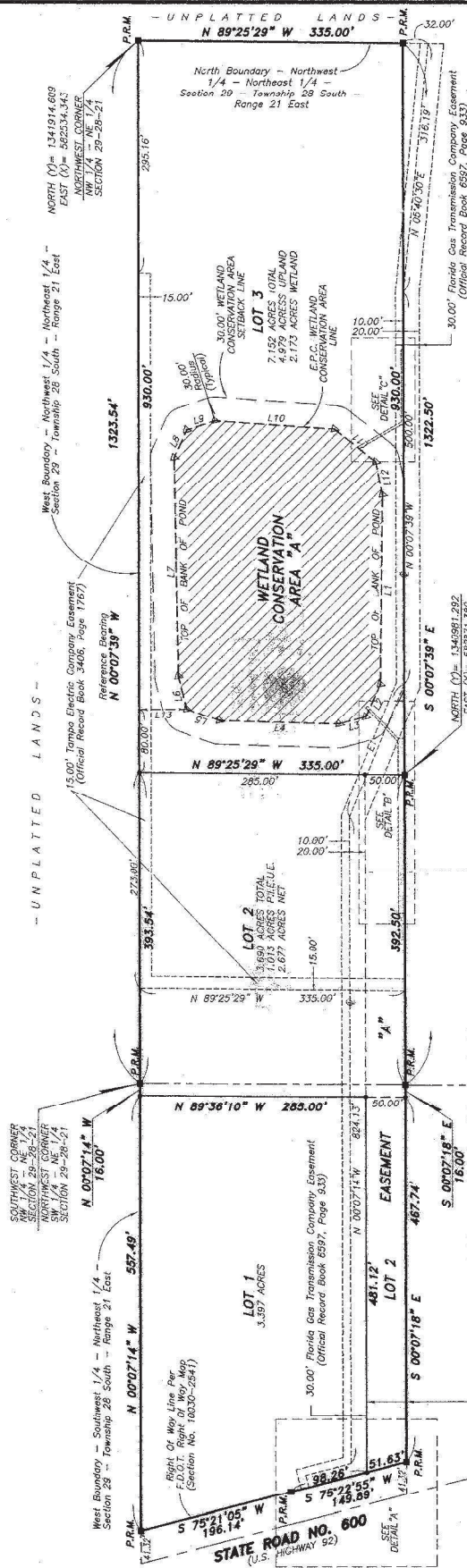
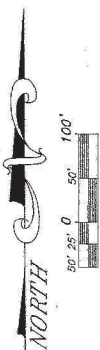
O.R. OFFICIAL RECORD BOOK

P.L.E.U.E. PRIVATE INGRESS, EGRESS AND UTILITY EASEMENT

BEARING BASIS:

REFERENCE BEARING OF N 07°07'19" W, ALONG THE
WEST BOUNDARY LINE OF THE NE 1/4 OF THE NE 1/4
OF SECTION 29, TOWNSHIP 28 SOUTH, RANGE 21 EAST,
AND X-Y COORDINATES SHOWN HEREON WERE DERIVED
FROM A TRAPLINE SURVEY CONDUCTED BY BROOKS LAND
SURVEYING, INC. IN 1993. THE TRAPLINE SURVEY WAS
CONDUCTED IN ACCORDANCE WITH THE FLORIDA
STATUTES, CHAPTER 349, F.S., AND THE NATIONAL
MAPPING ACT OF 1993. THE TRAPLINE SURVEY
VALUES PUBLISHED FOR HILLSBOROUGH COUNTY, DATE 02
1993, PURSUANT TO FLORIDA STATUTE 177.151.
COORDINATE VALUES ARE IN GRID FEET.

ORIGINAL SCALE: ONE INCH = 100 FEET

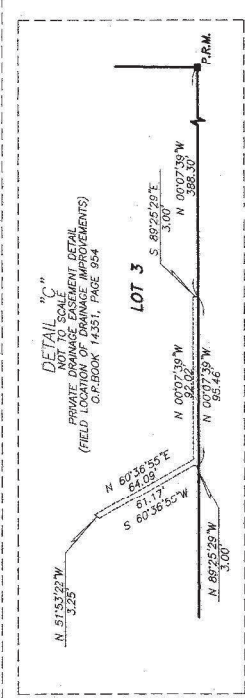
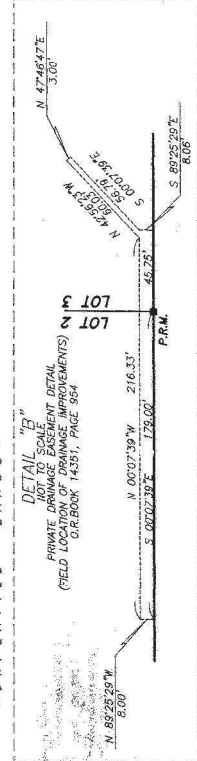
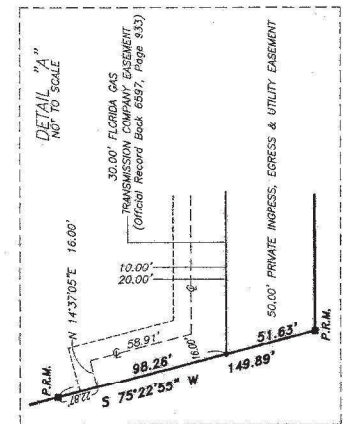


South Boundary - Northwest 1/4 - Northeast 1/4 -
Section 29 - Township 28 South - Range 21 East

North Boundary - Southwest 1/4 - Northeast 1/4 -
Section 29 - Township 28 South - Range 21 East

E.P.C. LINE TABLE		
LINE	LENGTH	BEARING
L1	242.70	S 00°07'19" W
L2	45.70	S 89°25'29" W
L3	54.72	S 74°36'10" W
L4	150.47	N 07°07'19" E
L5	43.36	N 72°22'55" W
L6	43.36	N 72°22'55" W
L7	38.20	N 07°07'19" E
L8	27.22	N 74°36'10" W
L9	150.45	S 89°25'29" E
L10	66.75	S 51°16'00" E
L11	42.77	S 11°16'00" E
L12	60.38	N 89°25'29" W

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
E1	182.61	N 07°07'19" E



BROOKS LAND SURVEYING, INC.
Certificate No. LB-7077
115 S. Palmer Street, Plant City, Fla. 33663
Phone: (813) 754-8620 Fax: (813) 719-1504

Vacating Petition V24-0017

Platted Subdivision

Watkins Estates Subdivision (Plat Book 117 Page 120)

Section 29– Township 28 S – Range 21 E

Folios: 082855-7802, 082855-7804, 082855-7806

Petitioner – Tampa 92, 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 FIRE RESCUE | – NO OBJECTION |
| 9. HC ENVIRONMENTAL PROTECTION | – NO OBJECTION |
| 10. HC ADDRESSING/E 911 | – NO OBJECTION |

REVIEWING AGENCIES

- | | |
|------------------------------------|----------------|
| 11. CHARTER/SPECTRUM | – NO OBJECTION |
| 12. PEOPLES GAS | – NO OBJECTION |
| 13. TAMPA ELECTRIC COMPANY | – NO OBJECTION |
| 14. FRONTIER | – NO OBJECTION |
| 15. FLORIDA DEPT OF TRANSPORTATION | – NO OBJECTION |

VACATING REVIEW COMMENT SHEET

DATE: 11/20/2024

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

VACATING PETITION:

V24-0017 Tampa 92 LLC (Plat)

Watkins Estates Subdivision, recorded in Plat Book 117 Page 12 Folio #082855-7802, 082855-7806, & 082855-7804

Reviewing Agency: **1. HC DEVELOPMENT SERVICES**

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

☒	NO OBJECTION, this Agency consents 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 the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

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

Please explain:

☐ YES ☐ NO

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

Please explain:

☐ YES ☐ NO

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

☐ YES ☒ NO

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments:

Reviewed By: Brian Grady/Michael Williams

Date: 11/20/2024

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

Phone: 813-307-1707

VACATING REVIEW COMMENT SHEET

DATE: 11/14/2024

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

VACATING PETITION:

V24-0017 Tampa 92 LLC (Plat)

Watkins Estates Subdivision, recorded in Plat Book 117 Page 12 Folio #082855-7802, 082855-7806, & 082855-7804

Reviewing Agency: **2. HC PUBLIC UTILITIES**

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

☒	NO OBJECTION, this Agency consents 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 the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

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

Please explain: ☐ YES ☐ NO

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

Please explain: ☐ YES ☐ NO

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

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments: No comments.

Reviewed By: Clay Walker, E.I.

Date: 11/14/2024

Email: walkerck@hcfi.gov

Phone: (813) 829-2654 ext. 43354

VACATING REVIEW COMMENT SHEET

DATE: 1/24/2025

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

VACATING PETITION:

V24-0017 Tampa 92 LLC (Plat)

Watkins Estates Subdivision, recorded in Plat Book 117 Page 12 Folio #082855-7802, 082855-7804, & 082855-7806

Reviewing Agency: **3. HC PUBLIC WORKS-STORMWATER**

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

☒	NO OBJECTION, this Agency consents 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 the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Please explain:

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

☐ YES ☐ NO

Please explain:

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

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments: HC Stormwater does not have any assets in the area currently. We do not see a future need for assets in the area.

Reviewed By: Ayse Flganmese

Date: 1/24/2025

Email: figanmesea@hcfl.gov

Phone: 813-476-4960

VACATING REVIEW COMMENT SHEET

DATE: 12/10/24

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

VACATING PETITION:

V24-0017 Tampa 92 LLC (Plat)

Watkins Estates Subdivision, recorded in Plat Book 117 Page 12 Folio #082855-7802, 082855-7806, & 082855-7804

Reviewing Agency: **4. HC PUBLIC WORKS-TRANSPORTATION**

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

☒	NO OBJECTION, this Agency consents 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 the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

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

Please explain: ☐ YES ☐ NO

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

Please explain: ☐ YES ☐ NO

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

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments:

Reviewed By: Glenn Morris

Date: 12/10/24

Email: morrisg@hcfl.gov

Phone: 813-307-1772

VACATING REVIEW COMMENT SHEET

DATE: 11/15/24

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

VACATING PETITION:

V24-0017 Tampa 92 LLC (Plat)

Watkins Estates Subdivision, recorded in Plat Book 117 Page 12 Folio #082855-7802, 082855-7806, & 082855-7804

Reviewing Agency: **5. HC PUBLIC WORKS-SYSTEMS PLANNING**

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

☒	NO OBJECTION, this Agency consents 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 the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

(b) Could the facilities be moved or relocated at petitioner's expense? ☐ YES ☐ NO

Please explain:

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

Please explain:

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

If YES:

(a) Please describe:

(b) Could a portion of proposed area be vacated? ☐ YES ☐ NO

Additional Comments:

Reviewed By: Jeremy Leuschke, PE

Date: 11/15/2024

Email: leuschkej@hcfi.gov

Phone: (813) 307-1797

VACATING REVIEW COMMENT SHEET

DATE: 12/16/24

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

VACATING PETITION:

V24-0017 Tampa 92 LLC (Plat)

Watkins Estates Subdivision, recorded in Plat Book 117 Page 12 Folio #082855-7802, 082855-7804, & 082855-7806

Reviewing Agency: **6. HC PUBLIC WORKS-STREET LIGHTING**

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

☒	NO OBJECTION, this Agency consents 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 the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

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

Please explain: ☐ YES ☐ NO

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

Please explain: ☐ YES ☐ NO

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

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments:

Reviewed By: Andrew Mullikin

Date: 12/16/24

Email: mullikina@hcfi.gov

Phone: 813-690-9357

VACATING REVIEW COMMENT SHEET

DATE:

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

VACATING PETITION:

V24-0017 Tampa 92 LLC (Plat)

Watkins Estates Subdivision, recorded in Plat Book 117 Page 12 Folio #082855-7802, 082855-7804, & 082855-7806

Reviewing Agency: **7. HC PUBLIC WORKS-SERVICE UNIT**

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

☒	NO OBJECTION, this Agency consents 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 the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

(b) Could the facilities be moved or relocated at petitioner's expense? ☐ YES ☐ NO

Please explain:

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

Please explain:

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

If YES:

(a) Please describe:

(b) Could a portion of proposed area be vacated? ☐ YES ☐ NO

Additional Comments:

Reviewed By: Bruce Harvey

Date: 9/13/24

Email: Harveybl@hillsboroughcounty.org

Phone: 813 460-4880

VACATING REVIEW COMMENT SHEET

DATE: Dec 16 2024

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

VACATING PETITION:

V24-0017 Tampa 92 LLC (Plat)

Watkins Estates Subdivision, recorded in Plat Book 117 Page 12 Folio #082855-7802, 082855-7804, & 082855-7806

Reviewing Agency: **8. HC FIRE RESCUE**

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

☒	NO OBJECTION, this Agency consents 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 the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

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

Please explain: ☐ YES ☐ NO

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

Please explain: ☐ YES ☐ NO

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

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments: N/A

Reviewed By: Ray Hansen, Deputy Fire Marshal

Date: Dec 16 2024

Email: hansenr@hcfllgov.net

Phone: 813-744-5541

VACATING REVIEW COMMENT SHEET

DATE: December 4, 2024

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

VACATING PETITION:

V24-0017 Tampa 92 LLC (Plat)

Watkins Estates Subdivision, recorded in Plat Book 117 Page 12 Folio #082855-7802, 082855-7804, & 082855-7806

Reviewing Agency: **9. HC ENVIRONMENTAL PROTECTION**

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

☒	NO OBJECTION, this Agency consents 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 the vacate area? ☒ YES ☐ NO

If YES:

(a) Please describe:

An Other Surface Water (pond) exists in Lot 2

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

☒ YES ☐ NO

Please explain:

To impact the wetland, a separate submittal to the EPC would be required. If authorized the loss of wetland function would have to be compensated for.

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

☐ YES ☒ NO

Please explain:

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

☒ YES ☐ NO

If YES:

(a) Please describe:

Wetlands are protected under the EPC Wetland Rule - Chapter 1-11 and the intent is that they remain in an undisturbed condition

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

☒ YES ☐ NO

Additional Comments: EPC has no objection to the proposed plat vacation. If the wetland is proposed for impact, a separate EPC review will be required. The wetland line associated with the plat to be vacated has expired. Approval of this petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

Reviewed By: Kelly M. Holland

Date: December 4, 2024

Email: hollandk@epchc.org

Phone: 813.627.2600 ext. 1222

VACATING REVIEW COMMENT SHEET

DATE: 11/14/2024

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

VACATING PETITION:

V24-0017 Tampa 92 LLC (Plat)

Watkins Estates Subdivision, recorded in Plat Book 117 Page 12 Folio #082855-7802, 082855-7806, & 082855-7804

Reviewing Agency: **10. HC ADDRESSING/E 911**

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

☒	NO OBJECTION, this Agency consents 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 the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Please explain:

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

☐ YES ☐ NO

Please explain:

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

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments:

Reviewed By: Deborah Franklin

Date: 11/14/2024

Email: franklinds@hcf.gov

Phone: 813-264-3050

VACATING REVIEW COMMENT SHEET

DATE: 1.8.2025

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

VACATING PETITION:

V24-0017 Tampa 92 LLC (Plat)

Watkins Estates Subdivision, recorded in Plat Book 117 Page 12 Folio #082855-7802, 082855-7806, & 082855-7804

Reviewing Agency: **11. CHARTER/SPECTRUM**

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

☒	NO OBJECTION, this Agency consents 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 the vacate area?

☒

YES

☐

NO

If YES:

(a) Please describe:

Spectrum has aerial plant servicing 13350A and 13350 in proposed area.

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

☒

YES

☐

NO

Please explain:

Coax feeding 13350 and 13350A US Hwy 92 can be terminated by Spectrum and removed by petitioner if deemed unnecessary

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

☒

YES

☐

NO

Please explain:

Coax feeding 13350 and 13350A US Hwy 92 can be terminated by Spectrum and removed by petitioner if deemed unnecessary

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

☐

YES

☒

NO

If YES:

(a) Please describe:

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

☒

YES

☐

NO

Additional Comments: Coax feeding 13350 and 13350A US Hwy 92 can be removed after 2/1 as long as the current occupant is not longer using our services.

We will terminate our facilities and the petitioner will be responsible for wrecking out Spectrum's facilities.

Reviewed By: Aaron Sweet

Date: 1.8.2025

Email: Aaron.Sweet@charter.com

Phone: 813.927.1716

VACATING REVIEW COMMENT SHEET

DATE: November 14, 2024

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

VACATING PETITION:

V24-0017 Tampa 92 LLC (Plat)

Watkins Estates Subdivision, recorded in Plat Book 117 Page 12 Folio #082855-7802, 082855-7806, & 082855-7804

Reviewing Agency: 12. PEOPLES GAS

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

☒	NO OBJECTION, this Agency consents 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 the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Please explain:

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

☐ YES ☐ NO

Please explain:

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

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments: TECO-PGS has no objection to the proposed easement.

Reviewed By: Cheyenne Thompson

Date: November 14, 2024

Email: CThompson2@tecoenergy.com

Phone: 813-743-7164

VACATING REVIEW COMMENT SHEET

DATE:

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

VACATING PETITION:

V24-0017 Tampa 92 LLC (Plat)

Watkins Estates Subdivision, recorded in Plat Book 117 Page 12 Folio #082855-7802, 082855-7804, & 082855-7806

Reviewing Agency: **13. TAMPA ELECTRIC COMPANY**

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

☒	NO OBJECTION, this Agency consents 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 the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

- (b) Could the facilities be moved or relocated at petitioner's expense? ☒ YES ☐ NO
- Please explain:

- (c) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? ☒ YES ☐ NO

Please explain:

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

If YES:

(a) Please describe:

TEC will need to obtain a new easement to relocate existing facilities as discussed in previous site meeting

- (b) Could a portion of proposed area be vacated? ☒ YES ☐ NO

Additional Comments:

Reviewed By: Kevin Jordan

Date: 3/10/25

Email: _____

Phone: _____

VACATING REVIEW COMMENT SHEET

DATE:

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

VACATING PETITION:

V24-0017 Tampa 92 LLC (Plat)

Watkins Estates Subdivision, recorded in Plat Book 117 Page 12 Folio #082855-7802, 082855-7804, & 082855-7806

Reviewing Agency: **14. FRONTIER**

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

☒	NO OBJECTION, this Agency consents 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 the vacate area? ☐ YES ☒ NO

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Please explain:

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

☐ YES ☐ NO

Please explain:

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

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments:

Reviewed By: Stephen Waidley

Date: 11/14/2024

Email: stephen.waidley@ftr.com

Phone: (941) 266-9218

VACATING REVIEW COMMENT SHEET

DATE: 11/14/2024

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

VACATING PETITION:

V24-0017 Tampa 92 LLC (Plat)

Watkins Estates Subdivision, recorded in Plat Book 117 Page 12 Folio #082855-7802, 082855-7806, & 082855-7804

Reviewing Agency: 15. FLORIDA DEPT OF TRANSPORTATION

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

☒	NO OBJECTION, this Agency consents 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 the vacate area?

☐ YES ☒ NO

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Please explain:

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

☐ YES ☐ NO

Please explain:

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

☐ YES ☐ NO

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments:

Reviewed By: Lisandra Riendeau

Date: 11/14/2024

Email: Lisandra.Riendeau@dot.state.fl.us

Phone: 813-975-6709



**Hillsborough
County Florida**

PETITION TO VACATE

Hillsborough County Facilities Management & Real Estate Services Department

County Center

601 East Kennedy Boulevard – 23rd Floor

Tampa, Florida 33602

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

Submission email: RP-Vacating@HillsboroughCounty.org

Right-of-Way

☐

Easement

☐

Subdivision Plat

☒

PETITIONER'S INFORMATION

Name(s): Tampa 92 LLC c/o Rob Baidas

Address: 25000 Assembly Park Drive

City: Wixom State: MI Zip Code: 48393

Phone Number(s): (248) 866-5096

Email address: rob@generalrv.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 and Legal Description.

Located in Section 20, Township 28, Range 21, Folio # 082855-7802, 082855-7804, & 082855-7806

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

PETITION

Page 1 of 4

Submission email: RP-Vacating@HillsboroughCounty.org

REV. 2022

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

The purpose for this request is to vacate the Watkins Estates Subdivision pursuant to the Final Conditions of Approval related to RZ-PD23-0780. Tampa 92 LLC has acquired more property on the east and west sides of General RV. The Watkins Estates plat is no longer necessary and will eventually be combined with the main General RV parcel.

For Right-of-Way Vacating Petitions Only:

If any adjacent property owners have not signed the Petition, please explain why an adjacent property owner has not signed.

If the Petition seeks to clear or resolve an encroachment into an easement or right-of-way, please state the construction date and type of encroachment:

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



Please review and initial:

1. RB 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. RB 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. RB 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. RB 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. RB 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. RB 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. RB 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. RB 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. RB 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

Robert Baidas, Manager

Printed name and title if applicable

Tampa 92 LLC

25000 Assembly Park Dr

Wixom, MI 48693

Printed name and title if applicable

Printed name and title if applicable

STATE OF

Michigan

COUNTY OF

Oakland

The following instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization this 16th day of October, 2024, by Robert Baidas who is/are personally known to me or who has produced Personally known as identification.

NOTARY PUBLIC:

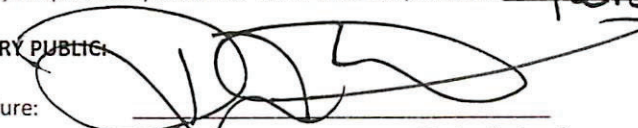
Signature:

Printed Name:

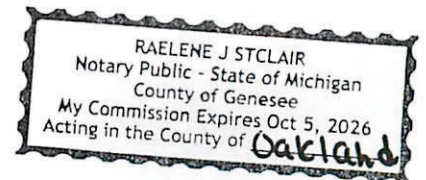
Title or Rank:

Serial / Commission Number:

My Commission Expires:


Raelene J StClair
Acct. Coordinator

(SEAL)



HILLSBOROUGH COUNTY, FLORIDA	
ZONING REQUEST:	PD to PD
PETITION FILE NUMBER:	RZ-PD (23-0780)
ZHM HEARING DATE:	April 15, 2024
BOCC MEETING DATE:	June 11, 2024
This is to certify that this Site Development Plan has been reviewed by the Board of County Commissioners and the following action taken:	
☒ APPROVED WITH CONDITIONS AS NOTED: and attached to certified site plan.	
7/24/24	 KEN HAGAN CHAIR, BOARD OF COUNTY COMMISSIONERS
7/24/24	 ATTEST: DEPUTY CLERK CINDY STUART CLERK OF THE CIRCUIT COURT
BOARD OF COUNTY COMMISSIONERS HILLSBOROUGH COUNTY, FLORIDA DOCUMENT NO. 24-0089	

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ-PD 23-0780
MEETING DATE: June 11, 2024
DATE TYPED: June 11, 2024

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted March 26, 2024.

- The project shall be limited to an RV dealership to include: the sales and rental of RVs; major auto repair, body work, and painting of RVs (service); inventory, staging and display of RVs; and accessory retail (including auto parts) related to RVs. RV dealership uses which include sales and rental, major auto repair, body work and painting (service), and accessory retail are permitted in both the northern and southern dealership buildings.
- Notwithstanding individual building sizes noted on the site plan, the project shall be limited to a maximum of 173,086 sf. No building size may exceed the square footage noted on the site plan and shall be located where generally depicted on the site plan.
- Building heights shall be limited to a maximum of 50 feet/2-stories.
- Within the southern dealership building, paint and body work shall occur within the western expansion area of the southern dealership building.
- RV inventory, staging and display areas shall be permitted where delineated on the site plan and shall maintain a minimum setback of 50 feet from the US Hwy 92 PD boundary, notwithstanding the stormwater pond depicted on the site plan.
- Employee only parking shall occur where delineated on the site plan. This employee parking area shall not permit customer parking or the inventory, staging and display of RVs.
- Lighting of RV sales, service, inventory, staging and display areas shall be provided per the Land Development Code. The lighting of the access road (except for the signage at the entrance off U.S. 92), parking areas and RV inventory, staging and display areas which area located south of the 74,336 sf dealership building and east of the 90,160 sf dealership building shall be for security purposes and shall not be illuminated for nighttime sales. Lighting fixtures shall be designed to minimize light trespass onto adjacent properties with the use of cutoff lights, shields, louvers, hoods or other such features.
- Loadspeakers shall be mounted on the interior of buildings only and shall be oriented and operated in a manner to minimize off-site noise impacts.
- The hours of operation for service (which includes major auto repair, body work, painting) is limited to Monday-Friday 9:00 am – 6:00 pm and Saturdays 9:00 am – 4:00 pm.
- Buffering and screening shall be provided as shown on the site plan.
 - Per the PD Variation, a 20 foot wide buffer shall be required along the eastern PD boundary, east of the access drive. A 5 foot wide sidewalk shall be permitted within this buffer. Screening shall consist of a 6 – 8 foot high PVC fence or 6 – 8 foot high 100% opaque fence made of composite materials. A row of evergreen shade trees which are not less than 10 feet in high at the time planting, a minimum of two inch caliper, and are spaced no more than 30 feet apart shall be provided. Existing trees, if meeting this requirement, can be used.

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FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ-PD 23-0780
MEETING DATE: June 11, 2024
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- A 17.5 foot wide buffer shall be required along the southern PD boundary, adjacent to employee only parking. A 5 foot wide sidewalk shall be permitted within this buffer. Screening shall consist of a 6 – 8 foot high PVC fence and/or a 6 – 8 foot high 100% opaque fence made of composite materials. A row of evergreen shade trees which are not less than 10 feet in high at the time planting, a minimum of two inch caliper, and are spaced no more than 20 feet apart shall be provided.
- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
 - Notwithstanding anything herein these conditions or on the PD site plan to the contrary, the project shall be served by, and limited to, one (1) vehicular access connection to US 92. One (1) additional limited purpose vehicular access shall be permitted as shown on the site plan. Such limited purpose access shall be gated, and shall be restricted to the use of emergency vehicles, any use related to existing or proposed utility easements, and occasional landscape/pond maintenance.
 - The existing driveway serving folios 82855.7802 and 82747.0025 shall be modified such that it only serves an access to folio 82747.0025. No vehicular access to the proposed PD shall be permitted except as otherwise provided for herein these conditions, and all such access shall be subject to FDOT review and permitting.
 - Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
 - As US 92 is shown on the Hillsborough County Corridor Preservation Plan, and in accordance with PD&E 435749-1-22-01 and as shown on the PD site plan, the property owner shall preserve 27 feet of right-of-way along the frontage of folios 82855.7804 and 82855.7802 (i.e. the westernmost two parcels with frontage along US 92).
 - Notwithstanding anything shown on the PD site plan to the contrary, the developer shall be required to comply with Sec. 5.11.09 of the LDC and other applicable rules and regulations with respect to the right-of-way preservation area. All signage shall comply with applicable requirements, and if the signage easements shown on the PD site plan cannot be relocated to a compliant area, the signage easement/use shall be discontinued (except as may be allowed on an interim basis in accordance with Sec. 5.11.09).
 - Prior to approval of the next increment of development, the property owner will be required to do one of the following as may be available and appropriate in order to cure discrepancies between the existing Watkins Estate Plat (Plat Book 117, Page 120) and the access restrictions described in condition 12, hereinabove:
 - Record a restriction and/or other documents in the Official Records of Hillsborough County as necessary to effectuate the access restrictions described in condition 12, or,
 - Utilize the Certified Parcel process to combine all folios within the PD (and eliminate the access easement), or,

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FINAL CONDITIONS
OF APPROVAL

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- Vacate the above referenced Watkins Estate Plat.
- Nothing herein this condition shall be construed as requiring vacating of utility easements which require access through the proposed Limited Purpose Access described in condition 12.
- All access to internal driveways must be a minimum of 100 feet from the edge of pavement of the existing or planned future public roadway.
 - Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
 - The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
 - Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
 - Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
 - If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of site development approval.
 - In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

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