



Agenda Item Cover Sheet

Agenda Item N^o. _____

Meeting Date July 18, 2023

- Consent Section
 Regular Section
 Public Hearing

Subject: Public Hearing – Vacating Petition by SREG Sunset Land LLC to vacate a portion of an unimproved platted public right-of-way within Folio No. 13693-0200, in Lutz.	
Department Name: Facilities Management & Real Estate Services Department	
Contact Person: Anne-Marie Lenton (C. Allen)	Contact Phone: 813-272-5810
Sign-Off Approvals:	
N/A	John Muller <i>John Muller</i> 7/11/23
Assistant County Administrator Date	Department Director Date
N/A	Todd Sobel <i>Todd Sobel</i> 7/11/23
Management and Budget – Approved as to Financial Impact Accuracy Date	County Attorney – Approved as to Legal Sufficiency Date

Staff's Recommended Board Motion:

Adopt a resolution vacating an approximately 23,087 square-foot portion of an unimproved platted public right-of-way. Staff notes that the Planning Commission has objected to vacating the eastern portion of the proposed vacating (approximately 11,800 feet) because those rights-of-way have potential connectivity and neighborhood circulation through the existing subdivision. The requested vacate area is South of and between Blocks 41, 42 and 43, within the plat of East North Tampa, as recorded in Plat Book 1, Page 128, of the public records of Hillsborough County within Folio No. 13693-0200 in Lutz. There have been multiple approved vacating resolutions within the subject plat, including the area easterly of the subject vacate area. The Petitioner, SREG Sunset Land LLC, has submitted this request to create a contiguous parcel and replat the property for a residential subdivision. Eleven County reviewing departments did not object to the vacate. Based on all the County Departments having no current or foreseeable need for the subject right-of-way, Staff recommends approval of the item. Two neighboring property owners provided an objection with comments (as further explained in the Background) which can be addressed the site development process. The financial impact associated with this item consists of required advertising per statute, recording fees and processing, estimated to be less than \$175.00, which are paid for by the Petitioners.

Financial Impact Statement:

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

Background:

This petition is submitted by SREG Sunset Land LLC as owner of the property abutting the proposed vacate area, to vacate a portion of an unimproved platted public right-of-way located within Folio No. 13693-0200, generally lying east of North US Highway 41 and north of Sunset Lane, in Lutz. This right-of-way was established in 1913 by virtue of the plat of East North Tampa, as recorded in Plat Book 1, Page 128, of the public records of Hillsborough County. The connecting platted right-of-way east of the vacate area was previously vacated. SREG Sunset Land LLC is requesting to vacate the portion of right-of-way wholly within its property to create one contiguous parcel and intends to incorporate the vacated right-of-way into a new private residential subdivision. The Planning Commission recognizes that the western half of the vacate (west of 4th Street) can be vacated, but they are objecting to the entire vacate request as a whole due to the eastern portion being included in the vacate area. The Planning Commission finds that the right-of-way could provide the foundation for transportation connections and an efficient system of neighborhood circulation, and the vacating is therefore inconsistent with the Unincorporated Hillsborough County Comprehensive Plan. The Community & Infrastructure Planning Department also

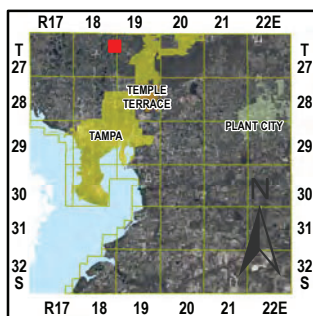
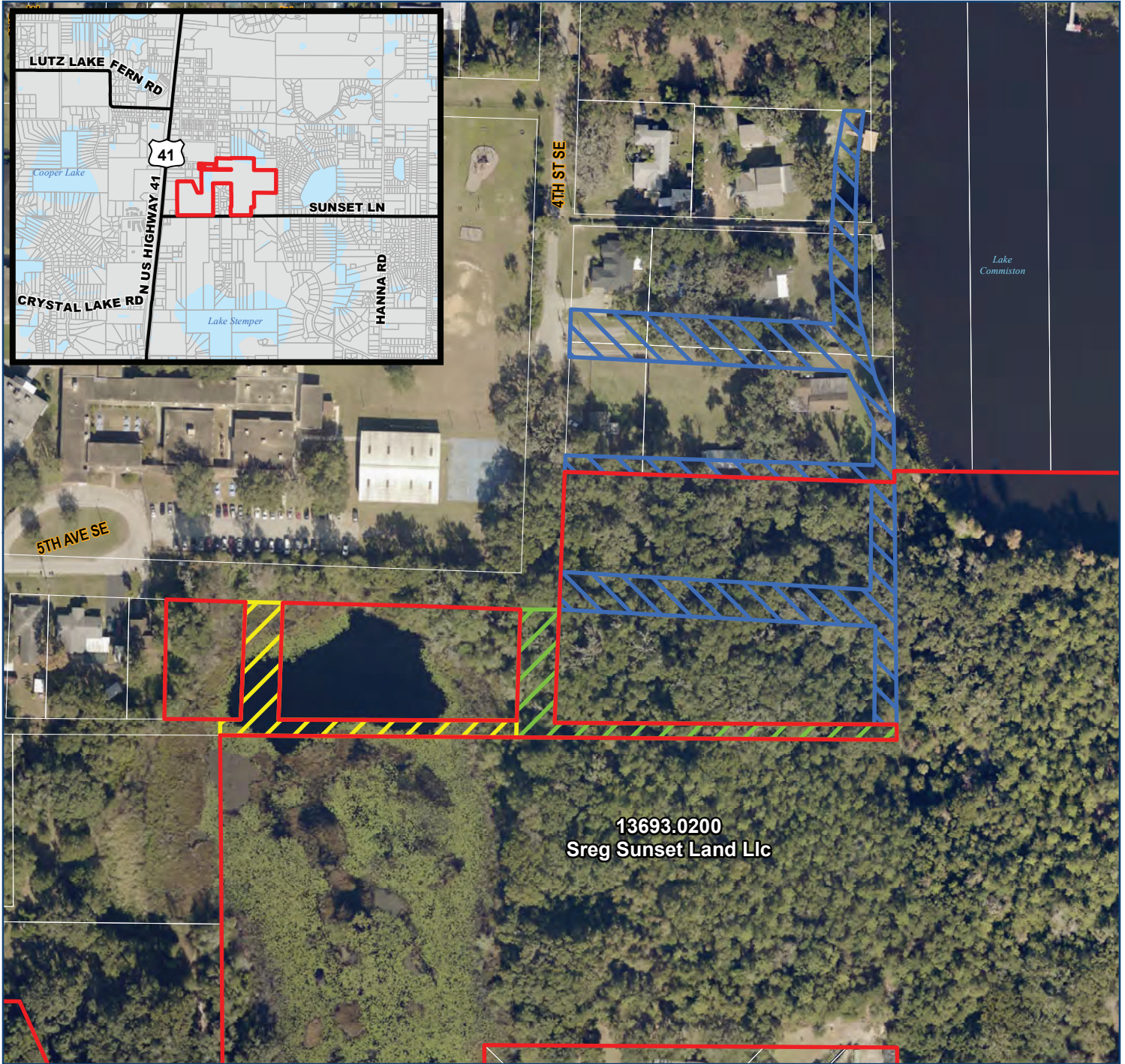
noted that the vacate would remove an opportunity for the community to access a natural environment. Additionally, the County has received objections from two neighboring property owners who object to the vacating on the basis that the wetlands provide structure for the birds and wildlife in the area, the natural drainage of the properties would be destroyed with any development; and there is already significant traffic on Sunset Lane and near Lutz Elementary School. County staff has reviewed these neighbor concerns and determined that any changes to the wetlands, drainage, or traffic would be reviewed during the site development process and have no effect on this vacating request. Pursuant to F.S. 177.101(4) and F.S. 336.10, Public Notice of this public hearing was published in *La Gaceta* on June 23, 2023, and June 30, 2023.

Staff Reference: V23-0007 Petition to vacate portion of Platted ROW, East North Tampa, (SREG Sunset Land LLC)

List Attachments: Location Map, Overview Map, Resolution, Existing Plat Excerpt, Proposed Plat Excerpt, Review Summary and Comments, Neighbor Objections, Petition.

V23-0007

Petition to vacate portion of platted ROW, East North Tampa, (SREG Sunset Land LLC)



LEGEND

- Petitioner's Property
Folio - 13693.0200
- Western Right of Way
to be Vacated
- Eastern Right of Way
to be Vacated
- Previously Vacated
Right of Way

SEC 12 TWP 27S RNG 18E



**Hillsborough
County Florida**

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

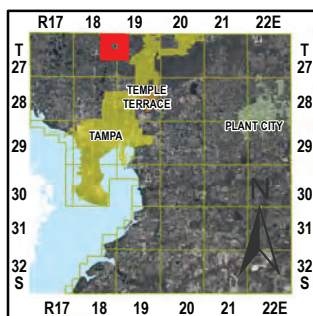
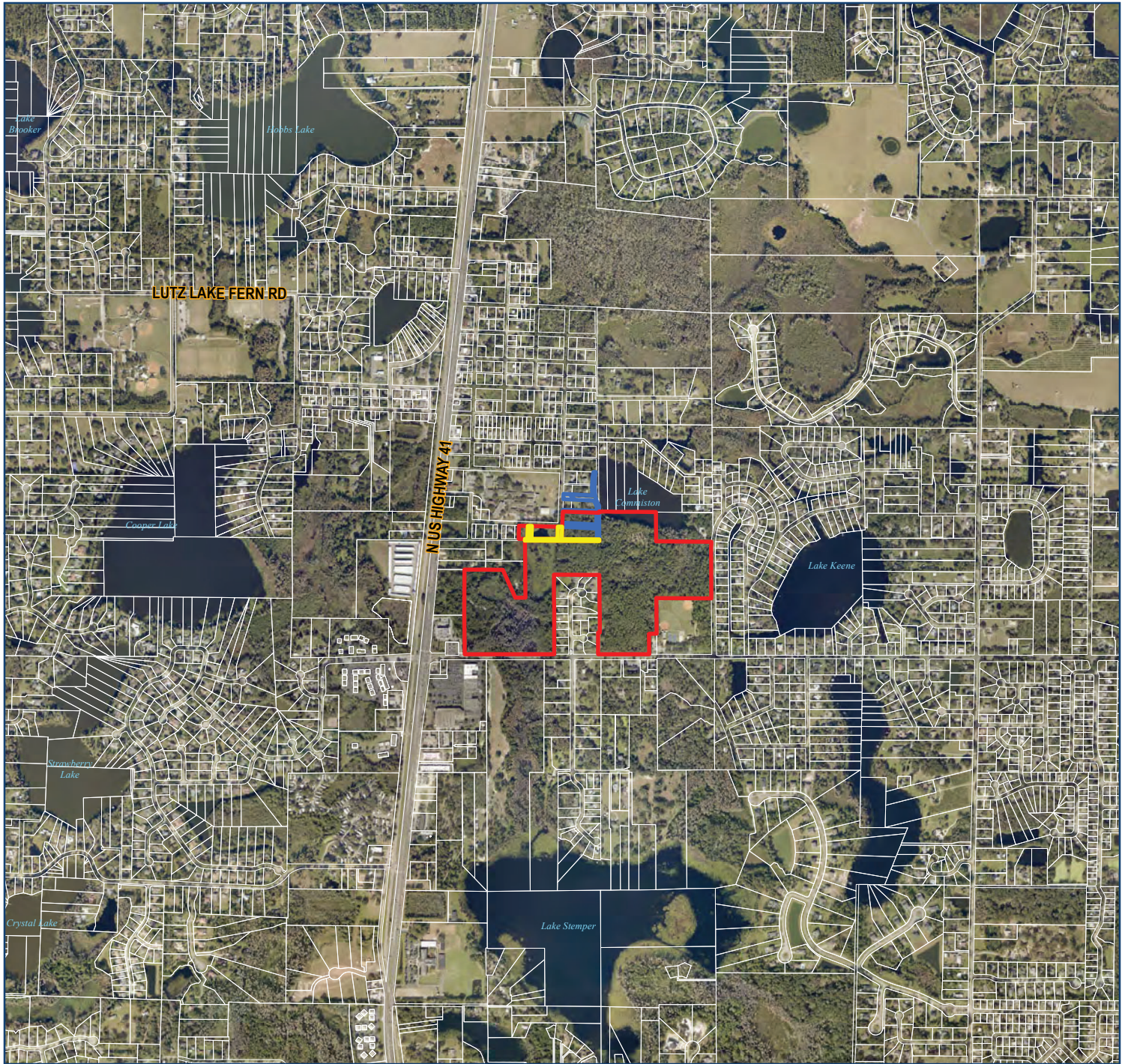
NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability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

V23-0007

Petition to vacate portion of platted ROW, East North Tampa, (SREG Sunset Land LLC)



LEGEND

- Petitioner's Property
Folio - 13693.0200
- Right of Way to be Vacated
23,087 SF (0.53 Ac)
- Previously Vacated
Right of Way

SEC 12 TWP 27S RNG 18E



**Hillsborough
County Florida**

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

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Vacating Petition V23-0007
Project Lead: Jessica Henderson
SREG Sunset Land LLC - Petitioner
Portion of an unimproved platted public right-of-way
East North Tampa, PB 1, PG 128
Folio: 13693-0200
Section 12, Township 27 South, Range 18 East

RESOLUTION NUMBER R23-_____

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

WHEREAS, SREG Sunset Land LLC, a Florida Limited Liability Company, has petitioned the Board of County Commissioners of Hillsborough County, Florida, in which petition said Board is asked to close, vacate, and abandon a portion of an unimproved platted public right-of-way described as follows:

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

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

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

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

WHEREAS, said petition came on for hearing before this Board of County Commissioners on July 18, 2023, 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 18th day of July 2023:

1. That the above-described portion of unimproved platted public right-of-way, is hereby closed, vacated, and abandoned, and the right of the public and the County in and to that portion of the right-of-way as shown on the plat of said subdivision is hereby renounced, disclaimed, and terminated.
2. That the petitioner and successors in title shall indemnify and hold harmless Hillsborough County from any claims, damages, expenses, and costs that result from damage to or destruction of any improvement, structure or property located within the above-described right-of-way being vacated herein as a result of the exercise by Hillsborough County of its rights within any remaining platted interests way not vacated herein.
3. That notice of said adoption of this Resolution be published in one issue of a newspaper of general circulation published in Hillsborough County, Florida, such publication to be made within thirty days of the adoption of this Resolution.
4. That this Resolution shall be filed in the offices of the Circuit Court Clerk and duly recorded on the public records of Hillsborough County, Florida.

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I, Cindy Stuart, Clerk of the Circuit Court and Ex Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of a resolution adopted by the Board at its regular meeting of July 18, 2023, 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 _____, 2023.

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. V23-0007

SECTION **12** TOWNSHIP **27 SOUTH** RANGE **18 EAST** HILLSBOROUGH COUNTY, FLORIDA

LEGAL DESCRIPTION (RIGHT OF WAY VACATION PARCEL) EXHIBIT "A"

A parcel of land lying within EAST NORTH TAMPA as recorded in Plat Book 1 Page 128 of the Public Records of Hillsborough County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of Section 12, Township 27 South, Range 18 East, Hillsborough County, Florida; thence N.00 degrees 36'06"E., on the West line of the Southeast 1/4 of said Section 12, a distance of 1372.33 feet to a point on the South line of a 10'Alley; thence S.89 degrees 37'38"E., on the South line of said EAST NORTH TAMPA also being the South line of said 10'Alley, distance of 461.40 feet to the POINT OF BEGINNING; thence N.00 degrees 22'22"E., departing the South line of said 10'Alley, a distance of 10.00 feet to a point on the South line of Lot 1 of Block 43 of said EAST NORTH TAMPA; thence S.89 degrees 37'38"E., on the South line of said Lot 1, a distance of 31.56 feet to the Southeast corner of said Lot 1; thence N.01 degrees 58'44"E., on the East line of said Lot 1, a distance of 151.33 feet to the Northeast corner of said Lot 1; thence S. 88 degrees 01'16"E., departing the Northeast corner of said Lot 1, a distance of 49.66 feet to the Northwest corner of Lot 6 of Block 42 of said EAST NORTH TAMPA; thence S.01 degrees 53'21"W., on the West line of said Lot 6, a distance of 149.93 feet to the Southwest corner of said Lot 6; thence S.89 degrees 37'38"E., on the South line of Lot(s) 6, 5, 4, 3, 2 and 1 of said Block 42, a distance of 299.51 feet to the Southeast corner of said Lot 1; thence N.02 degrees 02'11"E., on the East line of said Lot 1, a distance of 141.54 feet to the Northeast corner of said Lot 1; thence S.87 degrees 57'49"E., departing the Northeast corner of said Lot 1, a distance of 50.00 feet to the Northwest corner of Lot 8 of Block 41 of said EAST NORTH TAMPA; thence S.02 degrees 02'11"W., on the West line of said Lot 8, a distance of 140.09 feet to the Southwest corner of said Lot 8; thence S.89 degrees 37'38"E., on the South line of Lot(s) 8, 7, 6, 5, 4, 3, 2 and 1 of said Block 41 and their Easterly extension thereof, a distance of 428.70 feet to a point on the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 12; thence S.00 degree 34'41"E., on the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 12, a distance of 10.00 feet to a point on the South line of a 10'Alley also being the South line of said EAST NORTH TAMPA; thence N.89 degrees 37'38"W., on the South line of said 10'Alley also being the South line of said EAST NORTH TAMPA, a distance of 859.88 feet to the POINT OF BEGINNING.

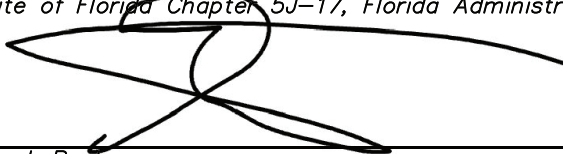
Parcel contains 0.53 acres or 23,087 square feet, more or less

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. Folio numbers, owners name, address, and zoning shown hereon obtained from the Hillsborough County Property Appraisers web site.
4. This is NOT a Boundary Survey.
5. Right of Ways Lines shown hereon were determined through review and analization of field monumentation and record subdivision plat.
6. This sketch was prepared without the benefit of a Title Commitment, Title Opinion or Ownership and Encumbrance Report. Therefore there may be easements, rights of way or other encumbrances that are not shown on this sketch that may be found in the Public Records of Hillsborough County, Florida.
7. Legal description shown hereon prepared by the undersigned surveyor.
8. Bearings shown hereon are relative to Florida State Coordinate System, West Zone, 1983-2011 adjustment holding the South line of EAST NORTH TAMPA Plat Book 1 Page 128 of Public Records of Hillsoborough County, Florida as being S 89 degrees 37'38"E.
9. Boundary lines, bearings and distance's shown hereon taken from a digital drawing file of a boundary survey prepared by Ferguson Land Surveyors, Project No. 20131-A1, and last revised on 3/04/21.
10. This Information is not complete without accompanying sketch.
11. Right of Ways Lines shown hereon were determined through review and analization of field monumentation and record subdivision plat.

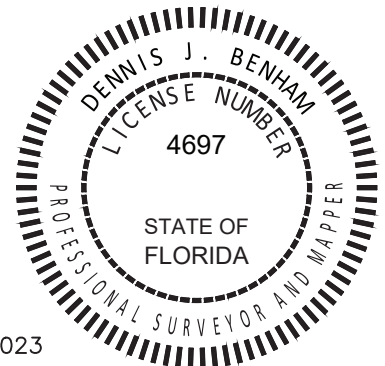
SURVEYOR'S CERTIFICATE

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.

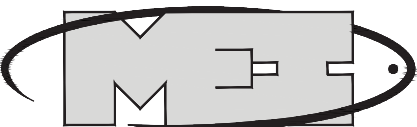


06/21/2023

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



REVISED DATE: 6/21/2023

 MCNEAL ENGINEERING, INC. 15957 N. FLORIDA AVE, LUTZ, FL 33549 PH. (813) 968-1081 FAX (813) 961-5839 CA #08975, LB #8384	PROJECT: SUNSET NATURE VILLAGE SUNSET LANE LUTZ, FL 33549	JOB NO. 20-070 ACAD FILE: RW VAC DRAWN BY: TC CHK'D BY: DJB
	PREPARED FOR: SIERRA INVESTMENT GROUP	DATE: 23.01.10
	SHEET TITLE: RIGHT OF WAY VACATION PARCEL	SHEET NO.: 1 OF 4

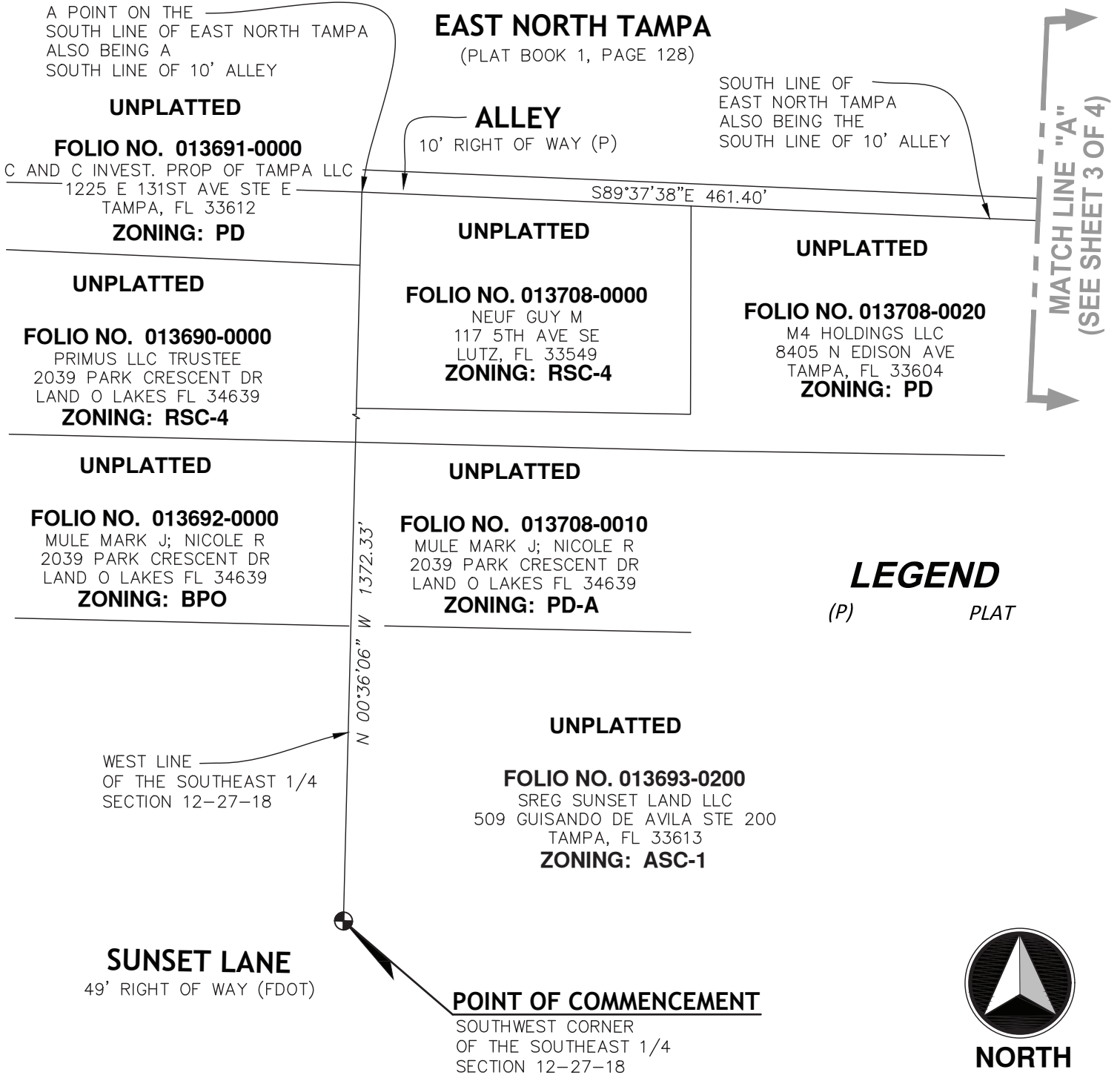
SKETCH OF DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

HILLSBOROUGH COUNTY
PROJECT NO. V23-007

SECTION **12** TOWNSHIP **27 SOUTH** RANGE **18 EAST** HILLSBOROUGH COUNTY, FLORIDA

EXHIBIT "A"



NOT TO SCALE

REVISED DATE: 6/21/2023

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

PROJECT: **SUNSET NATURE VILLAGE**
SUNSET LANE
LUTZ, FL 33549

PREPARED FOR: **SIERRA INVESTMENT GROUP**

SHEET TITLE: **RIGHT OF WAY VACATION PARCEL**

JOB NO.	20-070
ACAD FILE:	RW VAC
DRAWN BY:	TC
CHK'D BY:	DJB
DATE:	23.01.10
SHEET NO.:	2 OF 4

SKETCH OF DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

HILLSBOROUGH COUNTY
PROJECT NO. V23-0007

SECTION **12** TOWNSHIP **27 SOUTH** RANGE **18 EAST** HILLSBOROUGH COUNTY, FLORIDA

EXHIBIT "A"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°22'22" E	10.00'
L2	S 89°37'38" E	31.56'
L3	S 88°01'16" E	49.66'



NORTH
NOT TO SCALE

EAST NORTH TAMPA

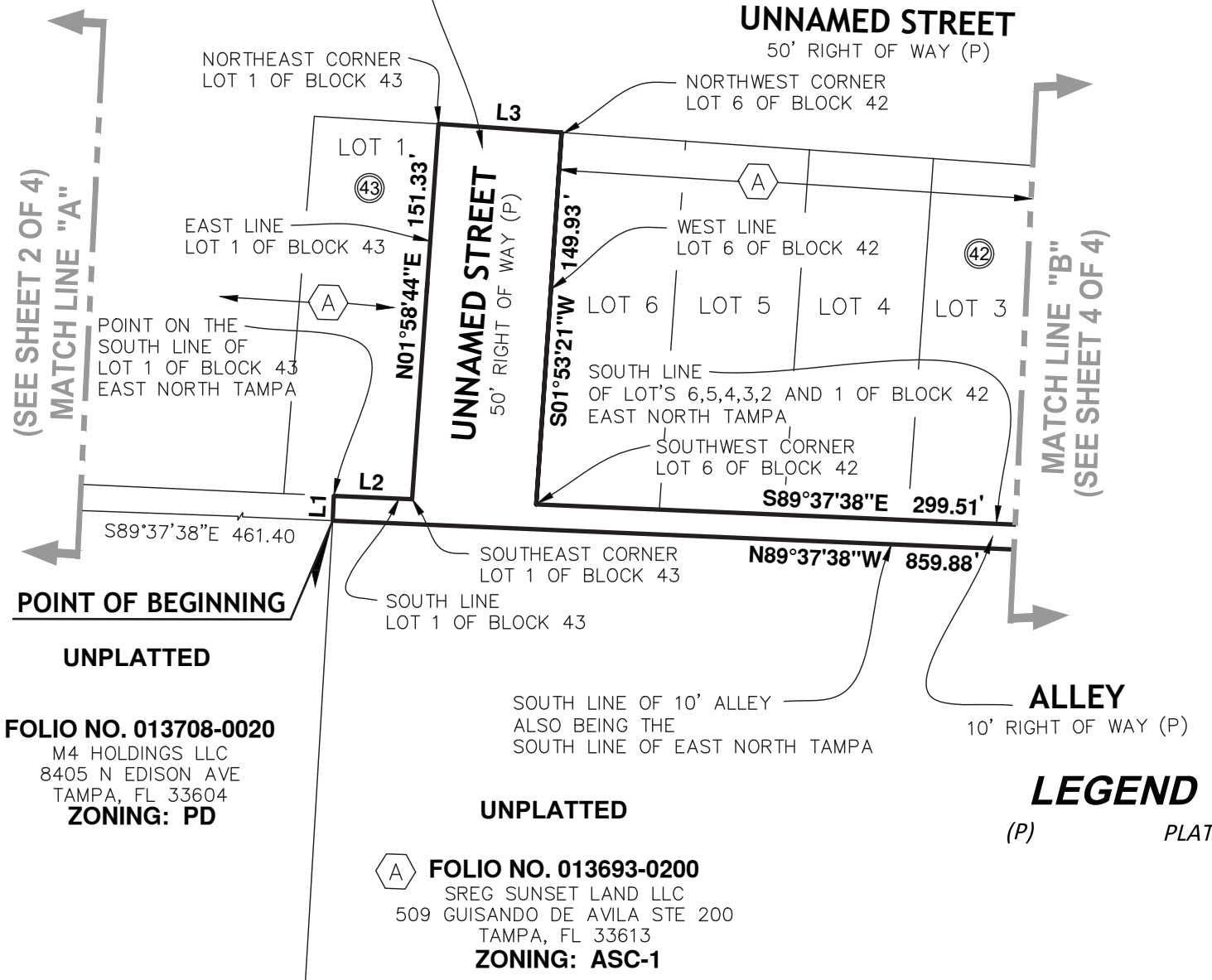
(PLAT BOOK 1, PAGE 128)

RIGHT OF WAY VACATION PARCEL

0.53 ACRES , MORE OR LESS

UNNAMED STREET

50' RIGHT OF WAY (P)



(SEE SHEET 2 OF 4)
 MATCH LINE "A"

MATCH LINE "B"
 (SEE SHEET 4 OF 4)

POINT OF BEGINNING

UNPLATTED

FOLIO NO. 013708-0020

M4 HOLDINGS LLC
8405 N EDISON AVE
TAMPA, FL 33604
ZONING: PD

UNPLATTED



FOLIO NO. 013693-0200

SREG SUNSET LAND LLC
509 GUI SANDO DE AVILA STE 200
TAMPA, FL 33613
ZONING: ASC-1

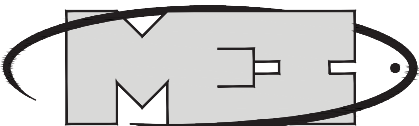
ALLEY

10' RIGHT OF WAY (P)

LEGEND

(P) PLAT

REVISED DATE: 6/21/2023



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

PROJECT:

SUNSET NATURE VILLAGE
SUNSET LANE
LUTZ, FL 33549

PREPARED FOR:

SIERRA INVESTMENT GROUP

SHEET TITLE:

RIGHT OF WAY VACATION PARCEL

JOB NO. 20-070

ACAD FILE: RW VAC

DRAWN BY: TC

CHK'D BY: DJB

DATE: 23.01.10

SHEET NO.:

3 OF 4

SKETCH OF DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

HILLSBOROUGH COUNTY
PROJECT NO. V23-0007

SECTION **12** TOWNSHIP **27 SOUTH** RANGE **18 EAST** HILLSBOROUGH COUNTY, FLORIDA

EXHIBIT "A"

EAST NORTH TAMPA
(PLAT BOOK 1, PAGE 128)

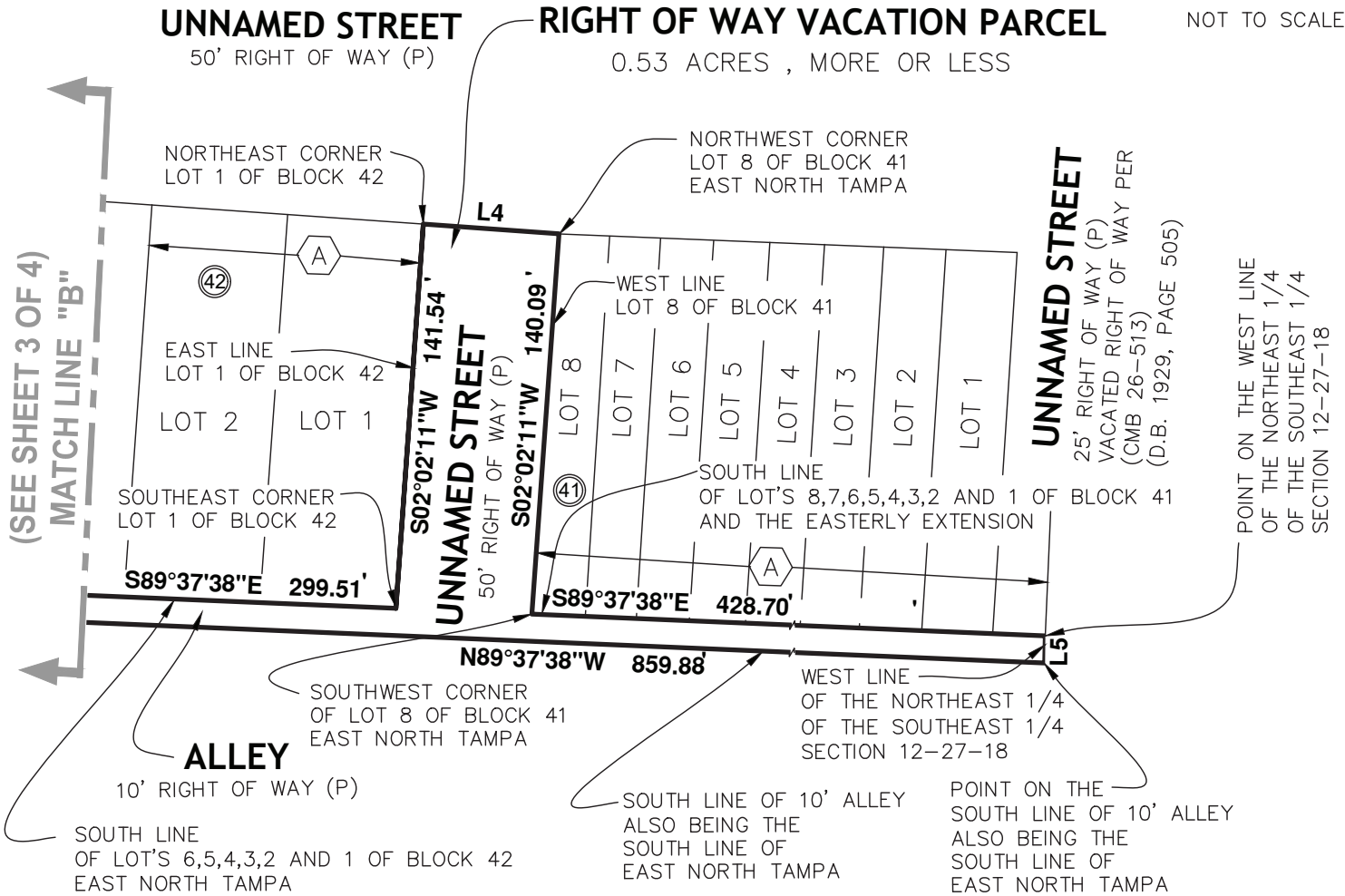
LEGEND

(P) PLAT



NORTH

NOT TO SCALE



UNPLATTED

LINE TABLE		
LINE	BEARING	DISTANCE
L4	S 87°57'49" E	50.00'
L5	S 00°34'41" E	10.00'

(A) **FOLIO NO. 013693-0200**
SREG SUNSET LAND LLC
509 GUI SANDO DE AVILA STE 200
TAMPA, FL 33613
ZONING: ASC-1

REVISED DATE: 6/21/2023

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

PROJECT: **SUNSET NATURE VILLAGE**
SUNSET LANE
LUTZ, FL 33549

PREPARED FOR: **SIERRA INVESTMENT GROUP**

SHEET TITLE: **RIGHT OF WAY VACATION PARCEL**

JOB NO.	20-070
ACAD FILE:	RW VAC
DRAWN BY:	TC
CHK'D BY:	DJB
DATE:	23.01.10
SHEET NO.:	4 OF 4

Placeholder for Notice of Hearing Affidavit

A notice of the hearing will be published on June 23, 2023, and June 30, 2023.

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 18, 2023, to determine whether or not:

Vacating Petition V23-0007, vacate a portion of an unimproved platted public right-of-way, lying South of and between Blocks 41, 42 and 43, within the plat of East North Tampa, as recorded in Plat Book 1, Page 128, of the public records of Hillsborough County, Florida, located in Section 12, Township 27S, Range 18E, within folio number 13693-0200

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

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

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

Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at: [HillsboroughCounty.org/SpeakUp](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. An audio call-in number will be provided to participants that have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

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

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

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

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

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

Participants are encouraged (whenever possible) to submit questions related to vacating petitions to Facilities Management & 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.

Vacating Petition V23-0007

Vacate portion of unimproved platted public ROW
East North Tampa Plat (Plat Book 1, Page 128)
Section 12 - Township 27S - Range 18E
Within Folio 13693-0200

Petitioner – SREG Sunset Land LLC

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

REVIEWING DEPARTMENTS

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

REVIEWING AGENCIES

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

VACATING REVIEW COMMENT SHEET

DATE: 05/23/2023

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

VACATING PETITION:

V23-0007 (SREG Sunset Land LLC) Petition to vacate portions of platted ROW, East North Tampa Plat, PB 1-128 located in Section 12 Township 27S Range 18E within Folio 13693-0200

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.

Form with checkboxes for 'NO OBJECTION by this agency to the vacating as petitioned.' and '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

Horizontal lines for explaining answer to question 1.

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

Horizontal lines for explaining answer to question 2.

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

Horizontal lines for specifying portion to be vacated.

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

Horizontal lines for explaining answer to question 3B.

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

Horizontal lines for explaining answer to question 4.

Additional Comments:

Reviewed By: Mike Williams / Brian Grady

Date: 5/23/2023

Email: williamsm@hillsboroughcounty.org / gradyb@hillsboroughcounty.org

Phone:

VACATING REVIEW COMMENT SHEET

DATE: 05/04/2023

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

VACATING PETITION:

V23-0007 (SREG Sunset Land LLC) Petition to vacate portions of platted ROW, East North Tampa Plat, PB 1-128 located in Section 12 Township 27S Range 18E within Folio 13693-0200

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.

Form with checkboxes for 'NO OBJECTION' and 'OBJECTION'.

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

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

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

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

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

Additional Comments:

Reviewed By: Clay Walker, E.I.

Date: 5/19/2023

Email: walkerck@hillsboroughcounty.org

Phone: (813)751-5178

VACATING REVIEW COMMENT SHEET

DATE: 05/04/2023

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

VACATING PETITION:

V23-0007 (SREG Sunset Land LLC) Petition to vacate portions of platted ROW, East North Tampa Plat, PB 1-128 located in Section 12 Township 27S Range 18E within Folio 13693-0200

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 from Hillsborough County Stormwater Planning, Engineering & Operations.
 There are existing wetlands and submerged lands in the area to be vacated. Any activities involving the wetlands must be thoroughly designed and permitted with the appropriate regulatory agencies.

Reviewed By: Ayse Figanmese

Date: 5/23/2023

Email: figanmesea@hillsboroughcounty.org

Phone: 813-480-4960

VACATING REVIEW COMMENT SHEET

DATE: 05/04/2023

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

VACATING PETITION:

V23-0007 (SREG Sunset Land LLC) Petition to vacate portions of platted ROW, East North Tampa Plat, PB 1-128 located in Section 12 Township 27S Range 18E within Folio 13693-0200

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: 05/16/23.

Email: PW_CIPTransportationReview@hillsbor

Phone:

VACATING REVIEW COMMENT SHEET

DATE: 05/04/2023

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

VACATING PETITION:

V23-0007 (SREG Sunset Land LLC) Petition to vacate portions of platted ROW, East North Tampa Plat, PB 1-128 located in Section 12 Township 27S Range 18E within Folio 13693-0200

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

 Additional Comments: _____

Reviewed By: William Hand, PE

Date: 5/22/23

Email: handwt@hillsboroughcounty.org

Phone: 813-635-5404

VACATING REVIEW COMMENT SHEET

DATE: 05/04/2023

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

VACATING PETITION:

V23-0007 (SREG Sunset Land LLC) Petition to vacate portions of platted ROW, East North Tampa Plat, PB 1-128 located in Section 12 Township 27S Range 18E within Folio 13693-0200

Reviewing Agency: Hillsborough County Residential Street Lighting Program

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

NO OBJECTION by this agency to the vacating as petitioned.

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

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

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

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

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

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

 Additional Comments: _____

Reviewed By: Landon Hamilton

Date: 05/10/2023

Email: HamiltonL@HCFLGov.net

Phone: (813) 538-5452

VACATING REVIEW COMMENT SHEET

DATE: 05/11/2023

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

VACATING PETITION:

V23-0007 (SREG Sunset Land LLC) Petition to vacate portions of platted ROW, East North Tampa Plat, PB 1-128 located in Section 12 Township 27S Range 18E within Folio 13693-0200

Reviewing Agency: Public Works, Traffic Maintenance Division

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: TMD has no objection to the petition to vacate. No assigned assets at location

Reviewed By: Glen Foster, Project Manger, TMD

Date: 5/11/23

Email: fosterg@hillsboroughcounty.org

Phone: 813-298-3011

VACATING REVIEW COMMENT SHEET

DATE: 05/04/2023

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

VACATING PETITION:

V23-0007 (SREG Sunset Land LLC) Petition to vacate portions of platted ROW, East North Tampa Plat, PB 1-128 located in Section 12 Township 27S Range 18E within Folio 13693-0200

Reviewing Agency: Hillsborough County Fire Rescue

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

NO OBJECTION by this agency to the vacating as petitioned.

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

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

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

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

N/A

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

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

 Additional Comments: _____

Reviewed By: Ray Hansen, Deputy Fire Marshal

Date: May 10 2023

Email: hansenr@hcflgov.net

Phone: 813-744-5541

VACATING REVIEW COMMENT SHEET

DATE: 06/05/2023

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

VACATING PETITION:

V23-0007 (SREG Sunset Land LLC) Petition to vacate portions of platted ROW, East North Tampa Plat, PB 1-128 located in Section 12 Township 27S Range 18E within Folio 13693-0200

Reviewing Agency: Community & Infrastructure Planning Department

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

Form with checkboxes for 'NO OBJECTION' and 'OBJECTION'.

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

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

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

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

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

Additional Comments: The Comprehensive Plan has policies like Recreation and Open Space Policy 1.5.2, that speak to continuing to provide, maintain, and improve public access to beaches, lakes and rivers, as well as conversation lands, which this could run counter to, as well as the Lutz Community Plan. C&IP does not object to the ROW Vacation but notes this foreseen need for access.

Reviewed By: Sarah Capers

Date: 06/05/23

Email: capers@hillsboroughcounty.org

Phone: 813-807-0743

VACATING REVIEW COMMENT SHEET

DATE: 05/04/2023

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

VACATING PETITION:

V23-0007 (SREG Sunset Land LLC) Petition to vacate portions of platted ROW, East North Tampa Plat, PB 1-128 located in Section 12 Township 27S Range 18E within Folio 13693-0200

Reviewing Agency: EPC

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

NO OBJECTION by this agency to the vacating as petitioned.

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

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

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

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

n/a

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

n/a

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

n/a

 Additional Comments: An EPC wetland delineation has been completed for the adjacent parcels owned by the Applicant (EPC Review # 76244). The respective wetland survey is under review.

Reviewed By: Abbie Weeks

Date: 5/24/2023

Email: weeksa@epchc.org

Phone: 813-627-2600 ex1101

VACATING REVIEW COMMENT SHEET

DATE: 05/04/2023

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

VACATING PETITION:

V23-0007 (SREG Sunset Land LLC) Petition to vacate portions of platted ROW, East North Tampa Plat, PB 1-128 located in Section 12 Township 27S Range 18E within Folio 13693-0200

Reviewing Agency: Streets and Addresses Unit

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

Form with checkboxes for 'NO OBJECTION' and 'OBJECTION'.

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

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

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

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

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

Additional Comments:

Reviewed By: Deborah S. Franklin

Date: 05/11/2023

Email: franklinds@HCFLGov.net

Phone: 813-264-3050

VACATING REVIEW COMMENT SHEET

DATE: 06/23/2023

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

VACATING PETITION:

V23-0007 (SREG Sunset Land LLC) Petition to vacate portions of platted ROW, East North Tampa Plat, PB 1-128 located in Section 12 Township 27S Range 18E within Folio 13693-0200

Reviewing Agency: Hillsborough County City-County Planning Commission

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

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

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

If YES, please explain:

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

The proposed area to be vacated provides the foundation for transportation connections and an efficient system of neighborhood circulation. The established grid network of the area can provide interconnections between neighborhoods and future neighborhood uses. The proposed vacating would limit the connectivity throughout the area and is not consistent with the policy direction established by the Unincorporated Hillsborough County Comprehensive Plan.

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: Planning Commission staff do not foresee a future need for the portion of platted ROW located directly west of 4th Street Southeast and find that it could be vacated. Staff concludes that there is still a need for the portion that includes 4th Street Southeast and its portion that extends east.

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

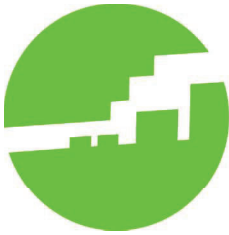
Additional Comments: The Planning Commission staff finds the proposed vacating INCONSISTENT with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan. Please see the accompanying memo for a complete list of the applicable Goals, Objectives, and Policies.

Reviewed By: Bryce Fehringer

Date: 6/23/2023

Email: FehringerB@plancom.org

Phone: 813.582.7359



Hillsborough County City-County Planning Commission

Memorandum

June 23, 2023

To: Jessica Henderson, MBA, Special Projects Manager, Real Estate Division

From: Bryce Fehringer, Planner I

Re: VACATING PETITION: V23-0007 (SREG Sunset Land LLC) portions of platted ROW, East North Tampa Plat, PB 1-128 located in Section 12, Township 27S, Range 18E, within Folio 13693-0200.

Planning Commission staff has reviewed the requested petition to vacate a portion of a platted right-of-way (ROW) lying in Section 12, Township 27 South, Range 18 East, within Folio 13693-0200. The petitioner is requesting to vacate a portion of platted ROW totaling 0.53 +/- acres (23,086 square feet).

Folio 13693-0200 was previously designated as an area approved for the Environmental Lands Acquisition and Protection Program (ELAPP). This designation has been formally removed by the Hillsborough County Real Estate Division, thus prompting an updated memorandum by the Hillsborough County City-County Planning Commission.

The subject site is designated as Residential-6 (RES-6) on the Future Land Use Map. The RES-6 Future Land Use Category permits up to a maximum of 6 dwelling units per gross acre or a 0.25 FAR for non-residential development. It is specifically intended to designate areas that are suitable for low density residential development. The subject site is in the Rural Area and falls within the limits of the Lutz Community Plan.

The Lutz Community Plan seeks to maintain a semi-rural development pattern rather than allowing for traditional suburban development. The subject site is located on the east side of Dale Mabry Highway, where the community plan describes the development pattern as "semi-rural" with residential with lot sizes that are at least one half-acre in size. By contrast, the community plan describes the area west of Dale Mabry Highway as having suburban style, planned residential developments. Although these are the general descriptions of each area, the plan notes that there are several areas within the semi-rural portion of Lutz that have been developed with suburban style, walled residential subdivisions, and there are areas within the western area of Lutz that are developed in a rural or semi-rural, large lot pattern. The intent of the Community Plan is to recognize and protect those planned communities from incompatible land uses, but not to continue development in Lutz in a suburban manner.

The proposed vacating is not supportable by Planning Commission staff. While staff finds that a portion of the ROW located west of 4th Street could be vacated, the request as a whole may have adverse impacts on the surrounding area and would be inconsistent with Future Land Use Element (FLUE) Objective 16 and Policies 16.3 and 16.7. The direction of Objective 16 and its associated policies seek to preserve, protect, and enhance neighborhoods. Maintaining transportation connections and efficient systems of circulation are established measures that help accomplish the goals of this policy direction.

Similarly, the proposed vacating would be inconsistent with Goal 4 and Objective 4.1 of the Mobility Section. This Goal and Objective seek to provide safe and convenient



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

connections within communities. In suburban contexts, communities shall be designed around a grid network of streets or through a modified grid that will help provide interconnections between neighborhoods and surrounding neighborhood uses. The ROW that is subject to this petition is directly adjacent to an elementary school. There is also a public park located further southeast. The platted ROW has the potential to provide connection to these neighborhood uses through this property while also enhancing the neighborhood's street grid network within the horizon of the currently adopted Unincorporated Hillsborough County Comprehensive Plan. The proposed petition to vacate would conflict with the continuation of the neighborhood's grid network of streets and would limit the ability to connect neighborhood serving uses. The petition is therefore inconsistent with the policy direction established by the Mobility Section.

Upon thorough review, Planning Commission staff recognizes that a portion of the platted ROW may potentially be vacated. Staff does not foresee a future need for the portion of ROW located directly west of 4th Street Southeast. This portion of the request is distinct in that it goes into an environmentally sensitive area and does not have the potential to connect to other residential or community uses through the property. The portion that includes 4th Street Southeast and the area that extends east still has the potential to be utilized in the future. Additional context regarding the western portion can be found on the accompanying comment sheet to this memorandum.

Planning Commission staff has reviewed the request for consistency with the applicable Comprehensive Plan policies and the Lutz Community Plan and has found the proposed vacating to be inconsistent. For a complete list of the applicable Goals, Objectives and Policies, please see the list provided at the end of this memorandum.

The request to vacate this portion of platted right-of-way may have adverse impacts on the future development pattern of this area. The Planning Commission staff finds the proposed vacating **INCONSISTENT** with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Thank you for the opportunity to review the vacating of the vacating petition. If you have any questions regarding these comments or need further information, please contact Melissa Lienhard at (813) 547-4364.

FUTURE LAND USE ELEMENT

Neighborhood/Community Development

Objective 16: Neighborhood Protection The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

Policy 16.3: Development and redevelopment shall be integrated with the adjacent land uses through:

- the creation of like uses; or
- creation of complementary uses; or
- mitigation of adverse impacts; and
- transportation/pedestrian connections

Policy 16.7: Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.

MOBILITY SECTION

Promote Connectivity

Goal 4: Provide safe and convenient connections within the transportation network that support multimodal access to key destinations, such as community focal points, employment centers and services throughout the County.

Objective 4.1: In urban and suburban contexts, design communities around a grid network of streets, or a modified grid, which will improve interconnections between neighborhoods and surrounding neighborhood-serving uses.

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

VACATING PETITION:

V23-0007 (SREG Sunset Land LLC) Petition to vacate portions of platted ROW, East North Tampa Plat, PB 1-128 located in Section 12 Township 27S Range 18E within Folio 13693-0200

Reviewing Agency: Spectrum Sunshine LLC

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

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

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

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

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

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

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

Additional Comments: _____

Reviewed By: Tony Stevenson
 Email: anthony.stevenson@charter.com

Date: 05/10/2023
 Phone: 813-302-0251

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

VACATING PETITION:

V23-0007 (SREG Sunset Land LLC) Petition to vacate portions of platted ROW, East North Tampa Plat, PB 1-128 located in Section 12 Township 27S Range 18E within Folio 13693-0200

Reviewing Agency: TECO PGS

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

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

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

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

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

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

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

Additional Comments: _____

Reviewed By: Joan A Domning-Sr Admin Specialist

Date: 05/18/2023

Email: jdomning@tecoenergy.com

Phone: 813-275-3783

Joan A Domning

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

VACATING PETITION:

V23-0007 (SREG Sunset Land LLC) Petition to vacate portions of platted ROW, East North Tampa Plat, PB 1-128 located in Section 12 Township 27S Range 18E within Folio 13693-0200

Reviewing Agency: Tampa Electric Company

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

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

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

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

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

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

Additional Comments: _____

Reviewed By: Joseph H. Williams
 Email: JHWilliams@tecoenergy.com

Date: 05/18/2023
 Phone: 8132281405

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

VACATING PETITION:

V23-0007 (SREG Sunset Land LLC) Petition to vacate portions of platted ROW, East North Tampa Plat, PB 1-128 located in Section 12 Township 27S Range 18E within Folio 13693-0200

Reviewing Agency: Frontier Florida LLC

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

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

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

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

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

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

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

Additional Comments: _____

Reviewed By: Stephen Waidley

Date: 05/10/2023

Email: stephen.waidley@ftr.com

Phone: (941) 266-9218

Josph V., Jr. and Pauline Risher
201 5th Ave SE
Lutz, FL 33549

Senior Real Property Specialist-Vacating
Facilities Management & Real Estate Svcs Dept
601 E Kennedy Blvd, 23rd Floor
Tampa, FL 33602

Re: NOTICE OF INTENT TO FILE PETITION TO VACATE #V23-0007

To Whom It May Concern:

Please accept this letter as our objection to this proposed vacating petition.

Because we do not know your intention for the future of this property we offer the following comments as to our objections:

The wetlands provide structure for the birds and wildlife in this area. Yes there is wildlife in this area. Gopher Tortoises have tunnels and are protected. Sandhill cranes and other birds have nests. We have seen possums, raccoons, coyote, armadillos, deer (even as recent as yesterday) and even a bobcat and wild turkeys in the 38 years we have lived here.

The natural drainage of the properties would be destroyed with any development.

There is already more traffic on Sunset Lane than can be handled properly.

The Lutz Elementary School cannot handle any more traffic. There is already over 600 cars a day that come down 5th Ave SE and we are prisoners to the school hours if we want to come or go.

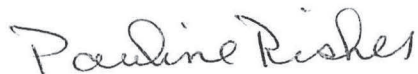
Thank you for your consideration of these objections.

Sincerely,



Joseph V. Risher, Jr

Pauline Risher



Block 43, Lot 6

Please email confirmation you recieved this letter
To jrisher2@bighthouse.com. Thank you.

Charles L and Frances P Williams
203 5th Ave SE
Lutz, FL 33549

Senior Real Property Specialist-Vacating
Facilities Management & Real Estate Svcs Dept
601 E Kennedy Blvd, 23rd Floor
Tampa, FL 33602

Re: NOTICE OF INTENT TO FILE PETITION TO VACATE #V23-0007

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The natural drainage of the properties would be destroyed with any development.

There is already more traffic on Sunset Lane than can be handled properly.

The Lutz Elementary School cannot handle any more traffic. There is already over 600 cars a day that come down 5th Ave SE and we are prisoners to the school hours if we want to come or go.

Thank you for your consideration of these objections. I would like also appreciate acknowledgement of receipt of this letter in an email to bebop_2@msn.com, please

Sincerely,



Charles L Williams



Frances P Williams

Block 43, Lots 4&5



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): Sreg Sunset Land LLC c/o Stuart S. Sierra, Jr
Address: 509 Guisando de Avila Suite 200
City: Tampa State: FL Zip Code: 33613
Phone Number(s): (813) 442-5492
Email address: SSierra@SierraInvestmentGroup.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.

Located in Section 12, Township 27, Range 18, Folio # 013693.0200

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 street has never been constructed in the subject area. Approximately half of the right-of-way vacation request falls within wetlands. The applicant desires to plat this property so as to have the parcels on either side of the right-of-way be contiguous.

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. SS 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. SS 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. SS 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. SS 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. SS 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. SS 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. SS 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. SS 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. SS 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

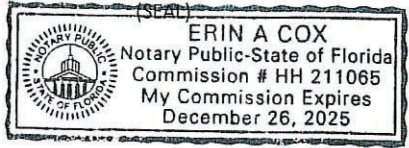
PETITIONERS' SIGNATURES	MAILING ADDRESS
<p><u><i>Stuart S. Sierra, Jr.</i></u> Stuart S. Sierra, Jr, Manager Printed name and title if applicable</p>	<p><u>Sreg Sunset Land LLC</u> <u>509 Guisando de Avila Suite 200</u> <u>Tampa, FL 33613</u></p>
<p>_____ Printed name and title if applicable</p>	<p>_____ _____</p>
<p>_____ Printed name and title if applicable</p>	<p>_____ _____</p>

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 13th day of April, 2023, by Stuart S. Sierra, Jr. who is/are personally known to me or who has produced _____ as identification.

NOTARY PUBLIC:

Signature: *Erin Cox*
 Printed Name: Erin Cox
 Title or Rank: Notary Public
 Serial / Commission Number: HH 211065
 My Commission Expires: December 26, 2025



SKETCH OF DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

HILLSBOROUGH COUNTY
PROJECT NO. V23-0007

SECTION **12** TOWNSHIP **27 SOUTH** RANGE **18 EAST** HILLSBOROUGH COUNTY, FLORIDA

LEGAL DESCRIPTION (RIGHT OF WAY VACATION PARCEL) EXHIBIT "A"

A parcel of land lying within EAST NORTH TAMPA as recorded in Plat Book 1 Page 128 of the Public Records of Hillsborough County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of Section 12, Township 27 South, Range 18 East, Hillsborough County, Florida; thence N.00 degrees 36'06"E., on the West line of the Southeast 1/4 of said Section 12, a distance of 1372.33 feet to a point on the South line of a 10'Alley; thence S.89 degrees 37'38"E., on the South line of said EAST NORTH TAMPA also being the South line of said 10'Alley, distance of 461.40 feet to the POINT OF BEGINNING; thence N.00 degrees 22'22"E., departing the South line of said 10'Alley, a distance of 10.00 feet to a point on the South line of Lot 1 of Block 43 of said EAST NORTH TAMPA; thence S.89 degrees 37'38"E., on the South line of said Lot 1, a distance of 31.56 feet to the Southeast corner of said Lot 1; thence N.01 degrees 58'44"E., on the East line of said Lot 1, a distance of 151.33 feet to the Northeast corner of said Lot 1; thence S. 88 degrees 01'16"E., departing the Northeast corner of said Lot 1, a distance of 49.66 feet to the Northwest corner of Lot 6 of Block 42 of said EAST NORTH TAMPA; thence S.01 degrees 53'21"W., on the West line of said Lot 6, a distance of 149.93 feet to the Southwest corner of said Lot 6; thence S.89 degrees 37'38"E., on the South line of Lot(s) 6, 5, 4, 3, 2 and 1 of said Block 42, a distance of 299.51 feet to the Southeast corner of said Lot 1; thence N.02 degrees 02'11"E., on the East line of said Lot 1, a distance of 141.54 feet to the Northeast corner of said Lot 1; thence S.87 degrees 57'49"E., departing the Northeast corner of said Lot 1, a distance of 50.00 feet to the Northwest corner of Lot 8 of Block 41 of said EAST NORTH TAMPA; thence S.02 degrees 02'11"W., on the West line of said Lot 8, a distance of 140.09 feet to the Southwest corner of said Lot 8; thence S.89 degrees 37'38"E., on the South line of Lot(s) 8, 7, 6, 5, 4, 3, 2 and 1 of said Block 41 and their Easterly extension thereof, a distance of 428.70 feet to a point on the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 12; thence S.00 degree 34'41"E., on the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 12, a distance of 10.00 feet to a point on the South line of a 10'Alley also being the South line of said EAST NORTH TAMPA; thence N.89 degrees 37'38"W., on the South line of said 10'Alley also being the South line of said EAST NORTH TAMPA, a distance of 859.88 feet to the POINT OF BEGINNING.

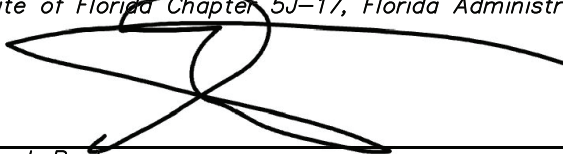
Parcel contains 0.53 acres or 23,087 square feet, more or less

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. Folio numbers, owners name, address, and zoning shown hereon obtained from the Hillsborough County Property Appraisers web site.
4. This is NOT a Boundary Survey.
5. Right of Ways Lines shown hereon were determined through review and analization of field monumentation and record subdivision plat.
6. This sketch was prepared without the benefit of a Title Commitment, Title Opinion or Ownership and Encumbrance Report. Therefore there may be easements, rights of way or other encumbrances that are not shown on this sketch that may be found in the Public Records of Hillsborough County, Florida.
7. Legal description shown hereon prepared by the undersigned surveyor.
8. Bearings shown hereon are relative to Florida State Coordinate System, West Zone, 1983-2011 adjustment holding the South line of EAST NORTH TAMPA Plat Book 1 Page 128 of Public Records of Hillsoborough County, Florida as being S 89 degrees 37'38"E.
9. Boundary lines, bearings and distance's shown hereon taken from a digital drawing file of a boundary survey prepared by Ferguson Land Surveyors, Project No. 20131-A1, and last revised on 3/04/21.
10. This Information is not complete without accompanying sketch.
11. Right of Ways Lines shown hereon were determined through review and analization of field monumentation and record subdivision plat.

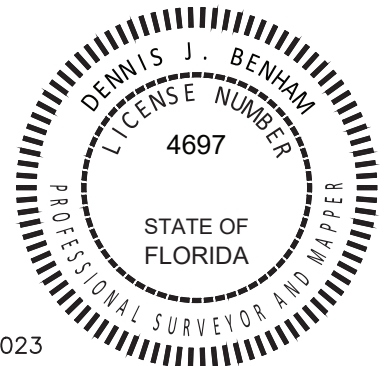
SURVEYOR'S CERTIFICATE

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.

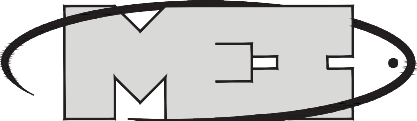


06/21/2023

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



REVISED DATE: 6/21/2023

 MCNEAL ENGINEERING, INC. 15957 N. FLORIDA AVE, LUTZ, FL 33549 PH. (813) 968-1081 FAX (813) 961-5839 CA #08975, LB #8384	PROJECT: SUNSET NATURE VILLAGE SUNSET LANE LUTZ, FL 33549	JOB NO. 20-070 ACAD FILE: RW VAC DRAWN BY: TC CHK'D BY: DJB
	PREPARED FOR: SIERRA INVESTMENT GROUP	DATE: 23.01.10
	SHEET TITLE: RIGHT OF WAY VACATION PARCEL	SHEET NO.: 1 OF 4

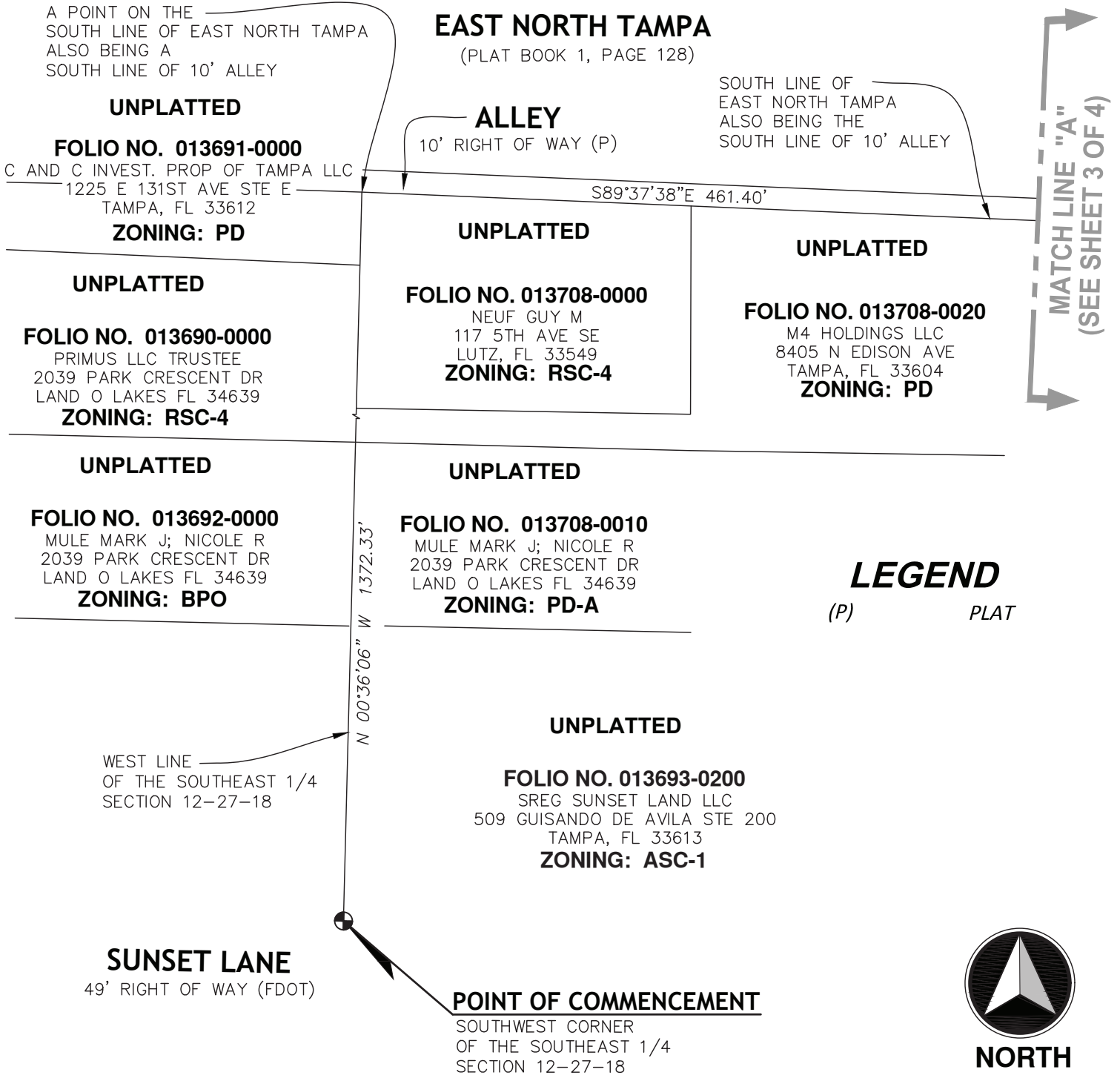
SKETCH OF DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

HILLSBOROUGH COUNTY
PROJECT NO. V23-007

SECTION **12** TOWNSHIP **27 SOUTH** RANGE **18 EAST** HILLSBOROUGH COUNTY, FLORIDA

EXHIBIT "A"

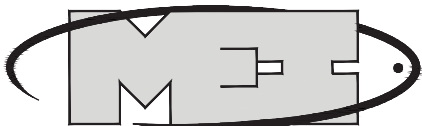


REVISED DATE: 6/21/2023



NORTH

NOT TO SCALE



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

PROJECT: **SUNSET NATURE VILLAGE**
SUNSET LANE
LUTZ, FL 33549

PREPARED FOR: **SIERRA INVESTMENT GROUP**

SHEET TITLE: **RIGHT OF WAY VACATION PARCEL**

JOB NO.	20-070
ACAD FILE:	RW VAC
DRAWN BY:	TC
CHK'D BY:	DJB

DATE: 23.01.10

SHEET NO.: **2 OF 4**

SKETCH OF DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

HILLSBOROUGH COUNTY
PROJECT NO. V23-0007

SECTION **12** TOWNSHIP **27 SOUTH** RANGE **18 EAST** HILLSBOROUGH COUNTY, FLORIDA

EXHIBIT "A"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°22'22" E	10.00'
L2	S 89°37'38" E	31.56'
L3	S 88°01'16" E	49.66'



NORTH
NOT TO SCALE

EAST NORTH TAMPA

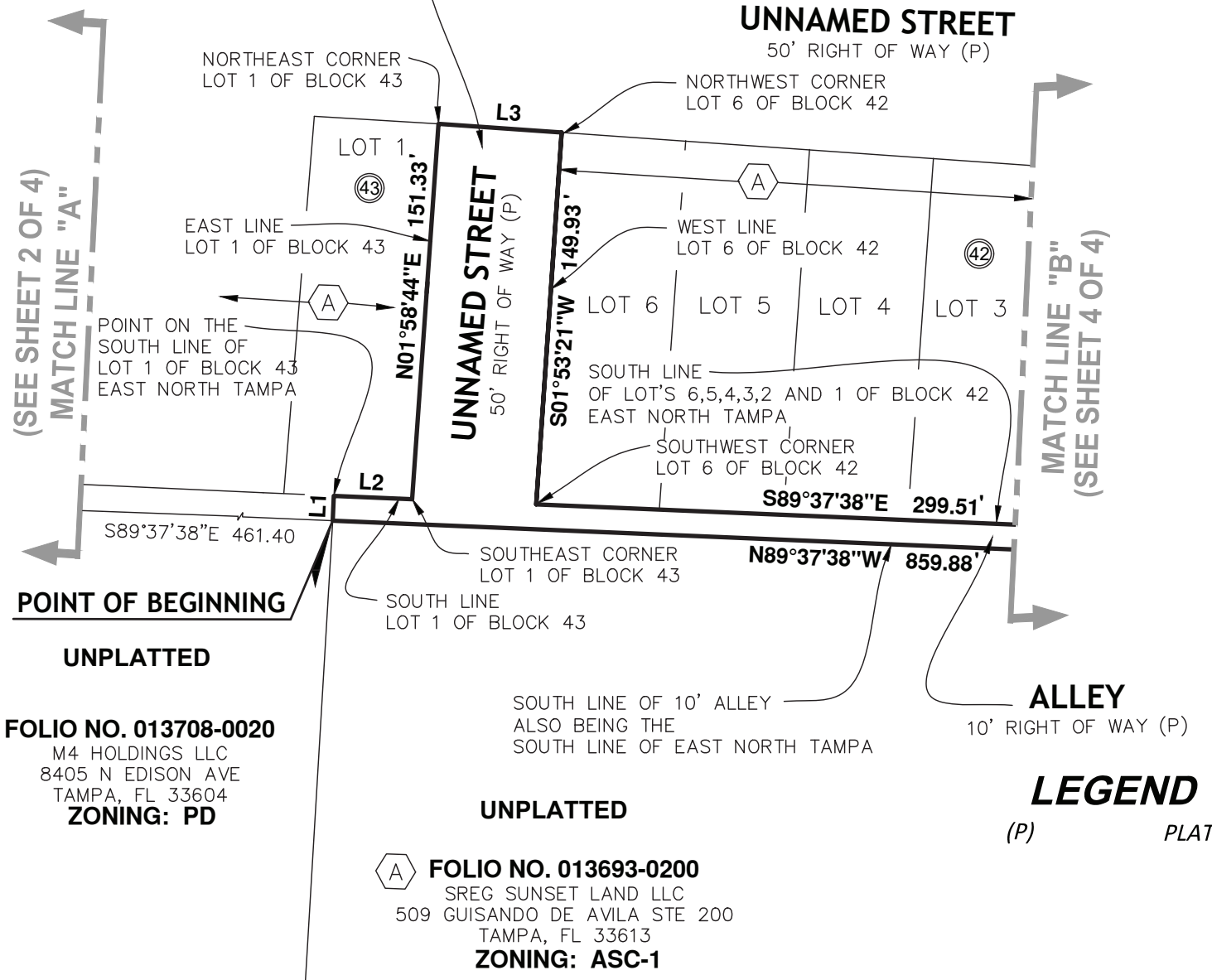
(PLAT BOOK 1, PAGE 128)

RIGHT OF WAY VACATION PARCEL

0.53 ACRES , MORE OR LESS

UNNAMED STREET

50' RIGHT OF WAY (P)



(SEE SHEET 2 OF 4)
MATCH LINE "A"

MATCH LINE "B"
(SEE SHEET 4 OF 4)

POINT OF BEGINNING

UNPLATTED

FOLIO NO. 013708-0020
M4 HOLDINGS LLC
8405 N EDISON AVE
TAMPA, FL 33604
ZONING: PD

UNPLATTED

(A) FOLIO NO. 013693-0200
SREG SUNSET LAND LLC
509 GUI SANDO DE AVILA STE 200
TAMPA, FL 33613
ZONING: ASC-1

LEGEND
(P) PLAT

REVISED DATE: 6/21/2023

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

PROJECT: **SUNSET NATURE VILLAGE**
SUNSET LANE
LUTZ, FL 33549

PREPARED FOR: **SIERRA INVESTMENT GROUP**

SHEET TITLE: **RIGHT OF WAY VACATION PARCEL**

JOB NO.	20-070
ACAD FILE:	RW VAC
DRAWN BY:	TC
CHK'D BY:	DJB
DATE:	23.01.10
SHEET NO.:	3 OF 4

SKETCH OF DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

HILLSBOROUGH COUNTY
PROJECT NO. V23-0007

SECTION **12** TOWNSHIP **27 SOUTH** RANGE **18 EAST** HILLSBOROUGH COUNTY, FLORIDA

EXHIBIT "A"

EAST NORTH TAMPA
(PLAT BOOK 1, PAGE 128)

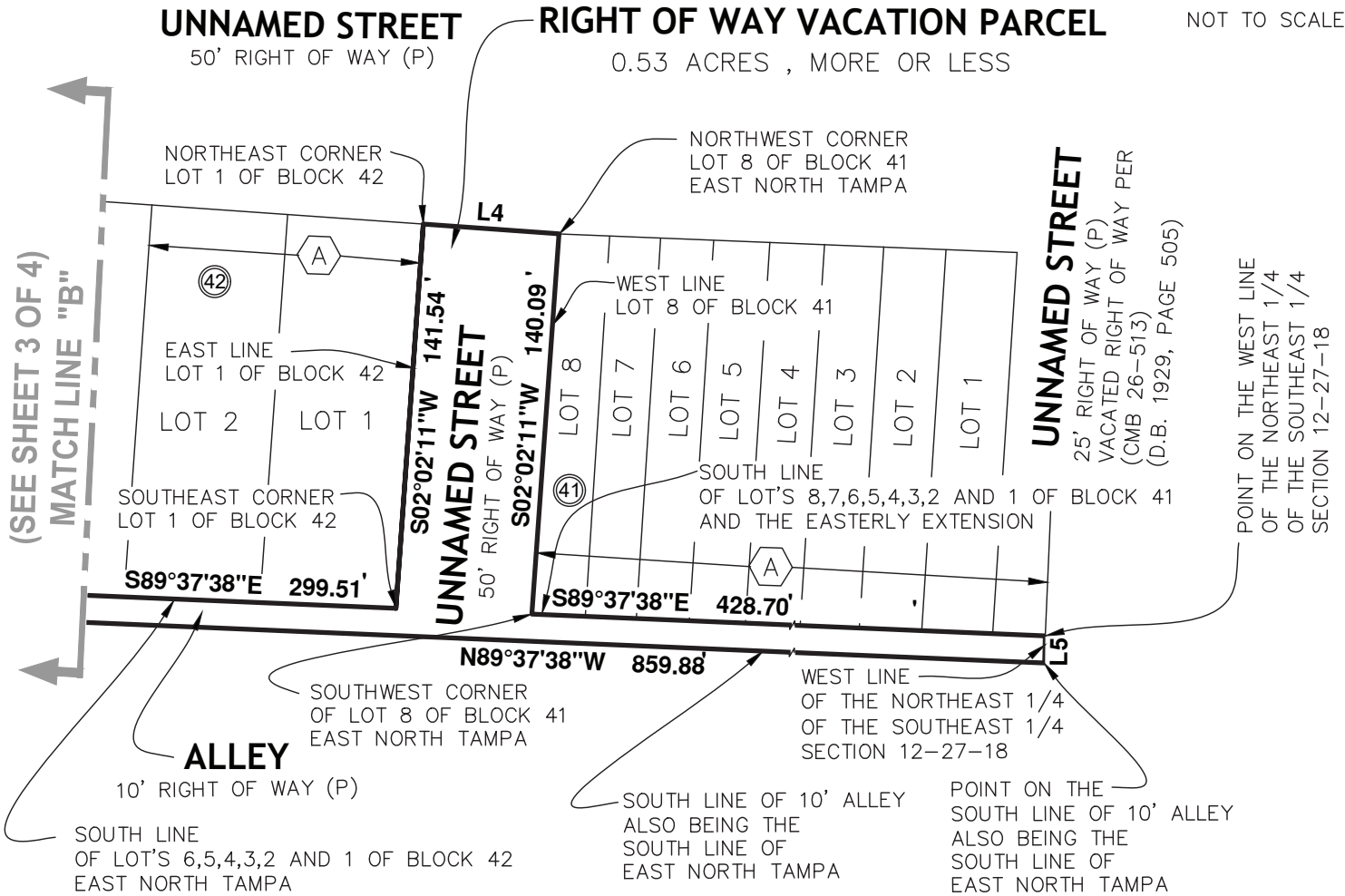
LEGEND

(P) PLAT



NORTH

NOT TO SCALE



UNPLATTED

LINE TABLE		
LINE	BEARING	DISTANCE
L4	S 87°57'49" E	50.00'
L5	S 00°34'41" E	10.00'

(A) **FOLIO NO. 013693-0200**
SREG SUNSET LAND LLC
509 GUI SANDO DE AVILA STE 200
TAMPA, FL 33613
ZONING: ASC-1

REVISED DATE: 6/21/2023

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

PROJECT: **SUNSET NATURE VILLAGE**
SUNSET LANE
LUTZ, FL 33549

PREPARED FOR: **SIERRA INVESTMENT GROUP**

SHEET TITLE: **RIGHT OF WAY VACATION PARCEL**

JOB NO.	20-070
ACAD FILE:	RW VAC
DRAWN BY:	TC
CHK'D BY:	DJB
DATE:	23.01.10
SHEET NO.:	4 OF 4