



Agenda Item Cover Sheet

Agenda Item N^o. _____

Meeting Date December 14, 2021

Consent Section

Regular Section

Public Hearing

After this vacating item was submitted and received all required signatures, a letter of objection was received by the County on December 2, 2021 from a neighboring property owner. Appropriate staff has reviewed the points stated within the objection and there are no changes to the recommendation of approval. This addendum is being provided to attach the following items to the agenda package:

1. Letter of Objection dated November 18, 2021.
2. Petitioner's Response Letter dated December 7, 2021.



Agenda Item Cover Sheet

Agenda Item N^o. _____

Meeting Date December 14, 2021

- Consent Section
 Regular Section
 Public Hearing

Subject: Public Hearing - Vacating Petition V20-0024, a Petition by Park Square Enterprises, LLC to vacate a portion of the plat of Apollo Beach Unit Six, located within multiple folios, in Apollo Beach.	
Department Name: Facilities Management & Real Estate Services Department	
Contact Person: Anne-Marie Lenton, (C. Allen)	Contact Phone: 813-272-5810
Sign-Off Approvals:	
Thomas H. Fass 11/19/21 <small>Assistant County Administrator</small> <small>Date</small>	John Muller 11/18/2021 <small>Department Director</small> <small>Date</small>
N/A <small>Management and Budget – Approved as to Financial Impact Accuracy</small> <small>Date</small>	Richard Tschantz 11/18/21 <small>County Attorney – Approved as to Legal Sufficiency</small> <small>Date</small>

Staff's Recommended Board Motion:
 Adopt a Resolution vacating an undeveloped portion of the plat of Apollo Beach Unit Six, as recorded in Plat Book 37, Page 88, of the public records of Hillsborough County, and being more particularly described in the Resolution. The petitioner has submitted this vacate request in support of replatting the subject property as “Marisol Pointe,” which will dedicate replacement public right-of-way and easement interests. The proposed vacate area is located southwest of Big Bend Road, northwest of Leisey Road, and north of Sun City Center Boulevard (no physical address), in Apollo Beach, and consists of approximately 1,995,255 square feet (45.804 acres). Reviewing departments, agencies, and utility providers have raised no objections to this request; however, the consent of the Development Services Department is conditioned upon the prior or concurrent approval of the new Marisol Pointe plat. The financial impact associated with this item consists of required advertising per statute, recording fees and processing, estimated to be less than \$175.00, which are paid by the Petitioners.

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

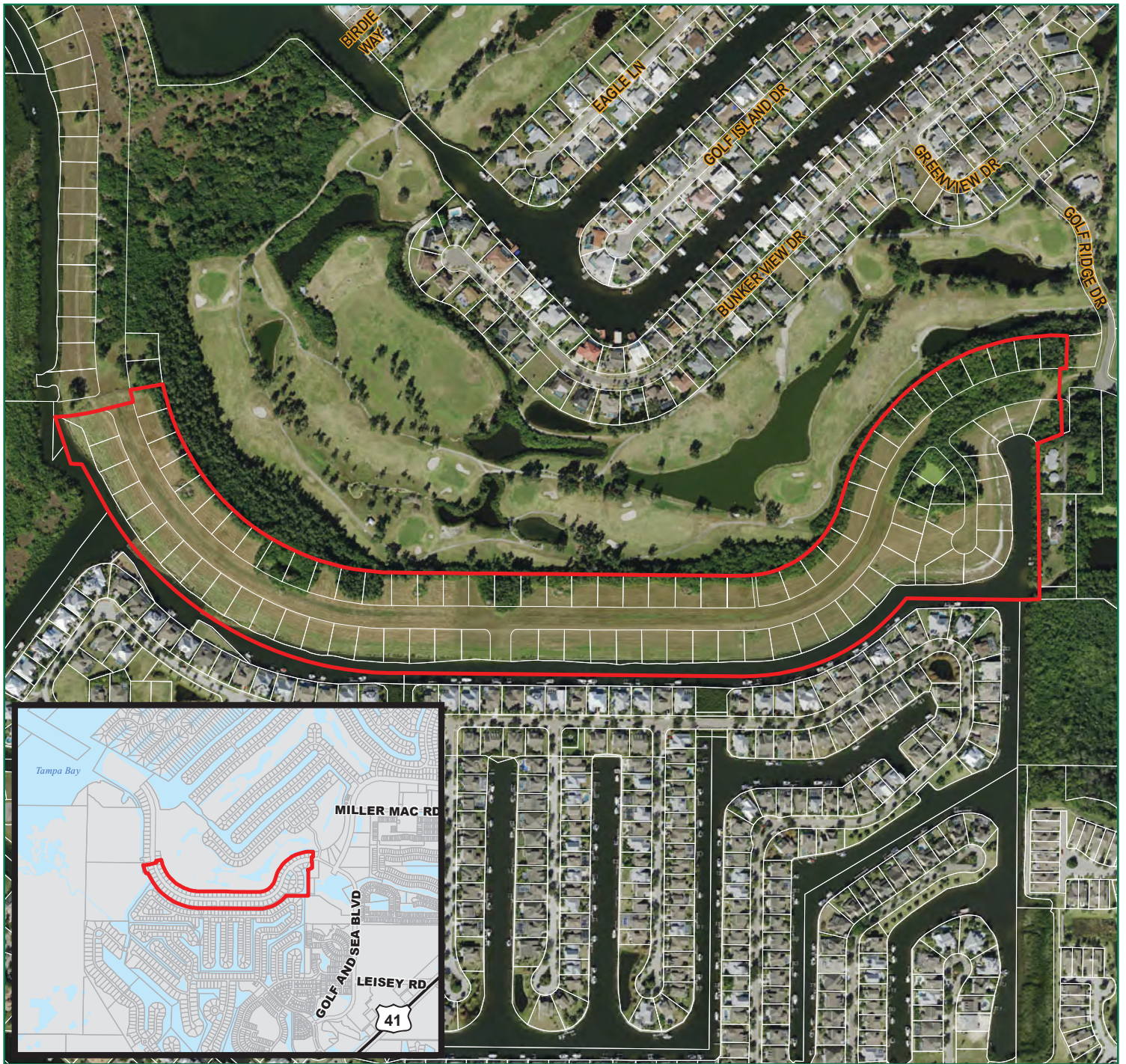
Background:
 This petition is submitted by Park Square Enterprises, LLC as owner of the properties underlying the proposed vacate area, to vacate a portion of the plat of Apollo Beach Unit Six, lying within multiple folios. This plat was established in 1964, as recorded in Plat Book 37, Page 88, of the public records of Hillsborough County. The petitioner has submitted this vacate request in support of replatting the subject property as “Marisol Pointe,” which will dedicate replacement public right-of-way and easement interests. The proposed vacate area is located southwest of Big Bend Road, northwest of Leisey Road and north of Sun City Center Boulevard (no physical address), in Apollo Beach, and consists of approximately 1,995,255 square feet (45.804 acres).

 Reviewing departments, agencies, and utility providers have raised no objections to this request; however, the consent of the Development Services Department is conditioned upon the prior or concurrent approval of the new Marisol Pointe plat.

 Pursuant to F.S. 177.101(4) and F.S. 336.10, Public Notice of this public hearing was published in *La Gaceta* on November 19, 2021 and November 26, 2021.

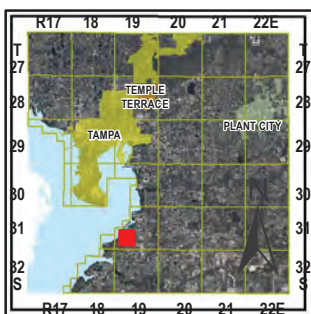
Staff Reference: V20-0024 Mira Bay Plat Vacating (Park Square Enterprises, LLC)
 List Attachments: Location Map, Overview Map, Resolution, Plat Excerpt, Review Summary and Comments, Petition

V20-0024 Mira Bay Plat Vacating (Park Square Enterprises, LLC)



LEGEND

- Portion of Plat to be Vacated
- Apollo Beach Unit Six (PB 37 PG 88)
1,995,255 SqFt (45.804 Ac)



SEC 28, 29 TWP 31S RNG 19E



**Hillsborough
County Florida**

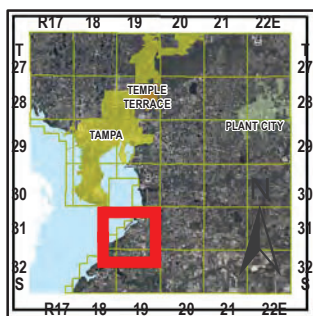
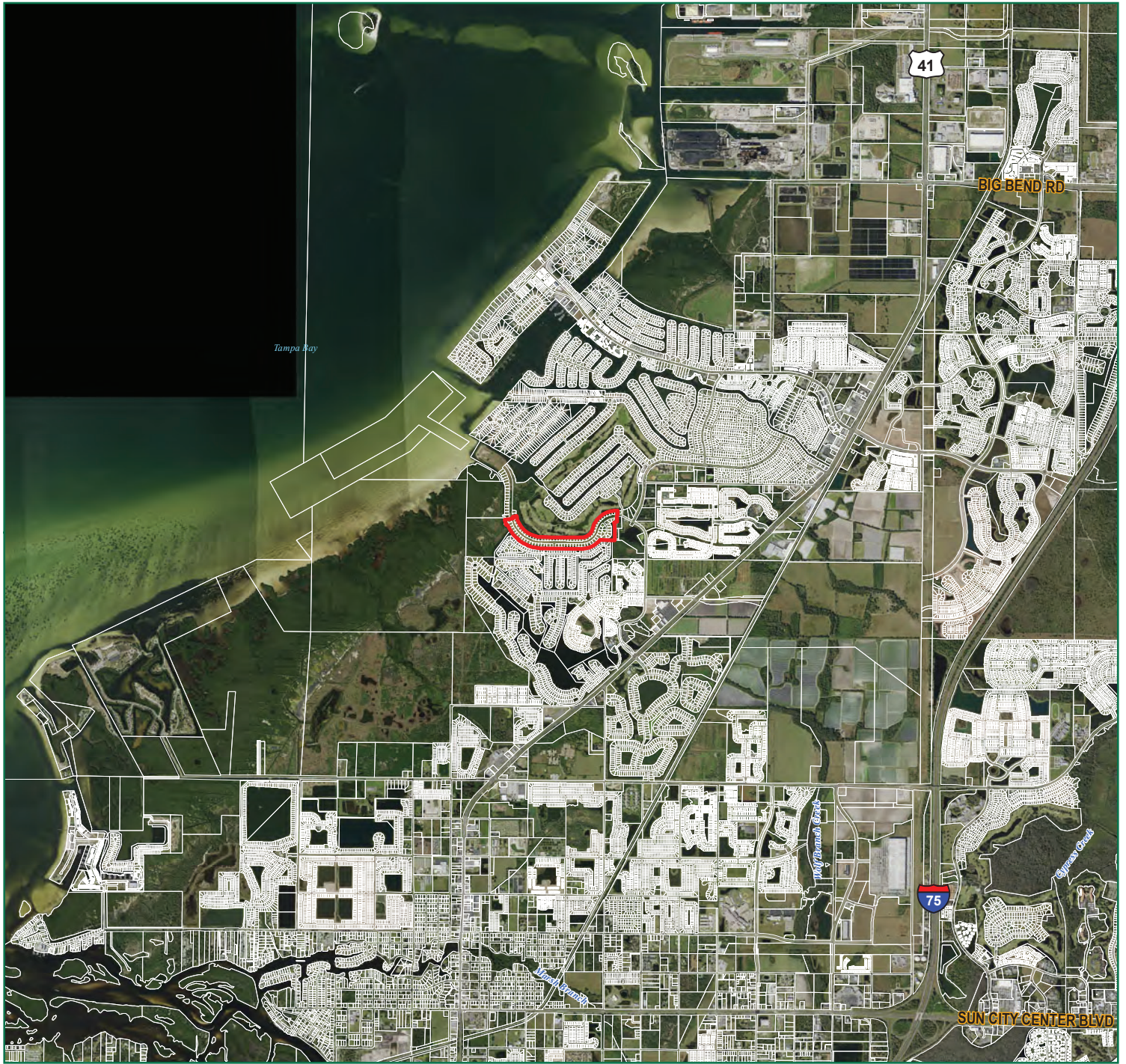
601 E Kennedy Blvd, Tampa, FL 33602
(813) 272-5900
printroom@hillsboroughcounty.org

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.

V20-0024 Mira Bay Plat Vacating (Park Square Ent., LLC)



LEGEND

-  Portion of Plat to be Vacated
Apollo Beach Unit Six (PB 37 PG 88)
1,995,255 SqFt (45.804 Ac)

SEC 28, 29 TWP 31S RNG 19E



**Hillsborough
County Florida**

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Vacating Petition V20-0024
Park Square Enterprises, LLC - Petitioner
Apollo Beach Unit Six (PB 37 PG 88)
Folios: Multiple
Sections 28, 29 Township 31 South, Range 19 East

RESOLUTION NUMBER R21-_____

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

WHEREAS, Park Square Enterprises, LLC 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 the plat of Apollo Beach Unit Six (PB 37 PG 88)
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 a portion of the plat of Apollo Beach Unit Six
(PB 37 PG 88) 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 December 14, 2021, and the same having been
investigated and considered, and it appearing that the
representations and statements contained therein are true:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS
OF HILLSBOROUGH COUNTY, FLORIDA, IN REGULAR MEETING ASSEMBLED THIS
14th Day of December, 2021:

1. □ That the above described portion of the platted subdivision is hereby closed, vacated, and annulled, returning the property covered by such portion of the plat to acreage.
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 the Board vacating and annulling the portion of the plat as described herein and from damage to or destruction of any improvement, structure or property located within the above referenced plat being vacated herein as a result of the exercise by Hillsborough County of its rights within any remaining public rights-of-way, alleyways, and/or easements 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 _____, 2021, 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 _____, 2021.

Cindy Stuart, CLERK

APPROVED BY COUNTY ATTORNEY

BY: Richard Tschantz
Approved As to Form and Legal
Sufficiency

BY: _____
Deputy Clerk

EXHIBIT "A"

LEGAL DESCRIPTION:

ALL of Lots 25 through 67 inclusive, Block 39;
 ALL of Lots 1, 2 and 3 and a portion of Lot 4, Block 64;
 ALL of Lots 1 through 9 inclusive, Block 65;
 ALL of Lots 1 through 20 inclusive, Block 66;
 ALL of Lots 1 through 19 inclusive, Block 202;
 All of the 15-foot wide Lane lying between said Lots 40 and 41, Block 39;
 All of the (Public) right-of-way for Hudson Court;
 All of the (Public) right-of-way for Royal Palm Boulevard;
 A portion of the (Public) right-of-way for Golf And Sea Boulevard;
 ALL of Orleans Canal;
 ALL of Normandy Canal;
 And that part of Biscayne Canal lying South and West of said Block 202;
 ALL of the above according to the plat of APOLLO BEACH UNIT SIX, as recorded in Plat Book 37, Page 88, of the Public Records of Hillsborough County, Florida,
 lying in Sections 28 and 29, Township 31 South, Range 19 East,
 Hillsborough County, Florida,
 and being more particularly described as follows:

COMMENCE at the Southeasterly corner of Lot 68, Block 39, according to the plat of said APOLLO BEACH UNIT SIX for a **POINT OF BEGINNING**, run thence along the Northerly boundary of said Block 39, also being the Southerly boundary of Golf and Sea Club Golf Course (Back Nine), according to said plat of APOLLO BEACH UNIT SIX, the following five (5) courses: 1) Southeasterly, 1243.78 feet along the arc of a curve to the left having a radius of 915.00 feet and a central angle of 77°53'00" (chord bearing S.50°31'52"E., 1150.21 feet) to a point of tangency; 2) S.89°28'22"E., a distance of 1374.19 feet to a point of curvature; 3) Northeasterly, 527.66 feet along the arc of a curve to the left having a radius of 398.28 feet and a central angle of 75°54'31" (chord bearing N.52°34'23"E., 489.91 feet) to a point of reverse curvature; 4) Northeasterly, 1120.85 feet along the arc of a curve to the right having a radius of 845.00 feet and a central angle of 76°00'00" (chord bearing N.52°37'07"E., 1040.47 feet) to a point of tangency; 5) S.89°22'53"E., a distance of 64.31 feet to the Northwest corner of Lot 24, Block 39, according to the aforesaid plat of APOLLO BEACH UNIT SIX; thence along the West boundary of said Lot 24, S.00°37'07"W., a distance of 125.00 feet to the Southwest corner of said Lot 24, also being a point on the Northerly boundary of the (Public) right-of-way, according to said plat of APOLLO BEACH UNIT SIX, now VACATED by Resolution No. R84-0010; thence along the Northerly boundary of said VACATED (Public) right-of-way N.89°24'54"W., 36.81 feet; thence along the Westerly boundary of said Vacated (Public) right-of-way, lying 30.00 feet West of and parallel with the East boundary of the Northeast 1/4 of the aforesaid Section 29, S.00°53'09"W., 14.67 feet to the Northwest corner of the (Public) right-of-way for Signet Drive, according to plat of GOLF AND SEA VILLAGE UNIT ONE A RESUBDIVISION OF A PORTION OF APOLLO BEACH UNIT SIX, as recorded in Plat Book 59, Page 47, of the Public Records of Hillsborough County, Florida; thence along the Westerly boundary of said right-of-way for Signet Drive, lying 30.00 feet West of and parallel with said East boundary of the Northeast 1/4 of Section 29, continue S.00°53'09"W., 60.00 feet to the Southwest corner of said (Public) right-of-way for Signet Drive; thence along the aforesaid (Public) right-of-way VACATED by Resolution No. R84-0010, lying 30.00 feet West of and parallel with said East boundary of the Northeast 1/4 of Section 29, continue S.00°53'09"W., 45.31 feet; thence along the Southerly boundary of said VACATED (Public) right-of-way, S.89°22'53"E., 7.37 feet; thence along the West boundary of the East 30.00 feet of the aforesaid Lot 4, Block 64 and the Northerly prolongation thereof, S.00°37'07"W., 136.09 feet to a point on the Southerly boundary of the aforesaid plat of APOLLO BEACH UNIT SIX; thence along said Southerly boundary of APOLLO BEACH UNIT SIX, the following four (4) courses: 1) S.70°20'16"W., a distance of 104.59 feet to a point on a curve; 2) Southerly, 17.70 feet along the arc of a curve to the right having a radius of 50.00 feet and a central angle of 20°16'51" (chord bearing S.09°31'18"E., 17.61 feet) to a point of tangency; 3) S.00°37'07"W., 587.83 feet; 4) N.89°22'53"W., 76.80 feet to the Northeast corner of TRACT "C-1", according to the plat of MIRABAY PHASE 1B-1/2A-1/3B-1, as recorded in Plat Book 94, Page 41, of the Public Records of Hillsborough County, Florida; thence along said Southerly boundary of APOLLO BEACH UNIT SIX, also being the Northerly boundary of said MIRABAY PHASE 1B-1/2A-1/3B-1, the following three (3) courses: 1) continue N.89°22'53"W., 442.25 feet to a point on a curve; 2) Southwesterly, 723.06 feet along the arc of a curve to the right having a radius of 788.28 feet and a central angle of 52°33'18" (chord bearing S.64°14'59"W., 697.97 feet) to a point of tangency; 3) N.89°28'22"W., 1327.36 feet to the Northwest corner of the aforesaid TRACT "C-1", also being a point on the Northerly boundary of MIRABAY PHASE 3B-2, according to the map or plat thereof as recorded in Plat Book 98, Pages 54 through 67 inclusive, of the Public Records of Hillsborough County, Florida; thence along said Southerly boundary of APOLLO BEACH UNIT SIX, also being said Northerly

LEGAL DESCRIPTION CONTINUED ON SHEET 2

INFORMATION IS NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH.

MARISOL POINTE (VACATING)

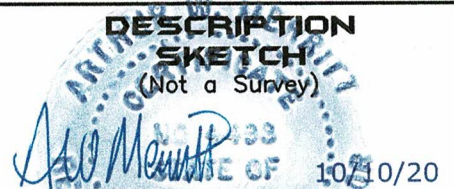
	Prepared For: PARK SQUARE ENTERPRISES, LLC												
	<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p style="text-align: center;">DESCRIPTION SKETCH (Not a Survey)</p>  <p style="text-align: center;">Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498</p> </div> <div style="width: 35%; text-align: center;"> <p>AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200</p> </div> </div>												
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EXHIBIT "A"

CONTINUATION OF LEGAL DESCRIPTION FROM SHEET 1:

boundary of MIRABAY PHASE 3B-2, the following two (2) courses: 1) continue, N.89°28'22"W., 46.83 feet to a point of curvature; 2) Northwesterly, 1328.34 feet along the arc of a curve to the right having a radius of 1305.00 feet and a central angle of 58°19'14" (chord bearing N.60°18'45"W., 1271.74 feet) to the Northerlymost corner of said MIRABAY PHASE 3B-2; thence along said Southerly boundary of APOLLO BEACH UNIT SIX, the following three (3) courses: 1) continue, Northwesterly, 203.01 feet along the arc of said curve to the right having the same a radius of 1305.00 feet and a central angle of 08°54'47" (chord bearing N.26°41'44"W., 202.80 feet) 2) N.89°28'22"W., a distance of 48.52 feet; 3) N.17°28'22"W., 184.01 feet to the Southwest corner of the (Public) right-of-way for Chestnut Drive according to the aforesaid plat of APOLLO BEACH UNIT SIX; thence along the Southerly boundary of said Chestnut Drive the following two (2) courses: 1) S.89°28'22"E., 18.00 feet to a point of curvature; 2) Easterly, 71.23 feet along the arc of a curve to the left having a radius of 304.38 feet and a central angle of 13°24'30" (chord bearing N.83°49'23"E., 71.07 feet) to a point of tangency; thence along said Southerly boundary of the right of way for Chestnut Drive and the Easterly prolongation thereof, N.77°07'08"E., a distance of 221.90 feet to a point on a curve on the Easterly boundary of the aforesaid (Public) right of way for Golf And Sea Boulevard; thence along said Easterly boundary of the right-of-way for Golf And Sea Boulevard, Northerly, 53.45 feet along the arc of a curve to the right having a radius of 1040.00 feet and a central angle of 02°56'41" (chord bearing N.13°03'42"W., 53.44 feet) to the Southwest corner of the aforesaid Lot 68, Block 39, thence along the Southerly boundary of said Lot 68, N.78°24'38"E., 125.00 feet to the **POINT OF BEGINNING**.

Containing 1,995,225 square feet (45.804 acres), more or less.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
3	398.28	75°54'31"	527.66	489.91	N.52°34'23"E.
4	845.00	76°00'00"	1120.85	1040.47	N.52°37'07"E.
5	50.00	20°16'51"	17.70	17.61	S.09°31'18"E.
6	788.28	52°33'18"	723.06	697.97	S.64°14'59"W.
7	1305.00	67°14'01"	1531.35	1444.99	N.55°51'21"W.
8	1305.00	58°19'14"	1328.34	1271.74	N.60°18'45"W.
9	1305.00	08°54'47"	203.01	202.80	N.26°41'44"W.
10	304.38	13°24'30"	71.23	71.07	N.83°49'23"E.
12	1040.00	02°56'41"	53.45	53.44	N.13°03'42"W.
13	915.00	77°53'00"	1243.78	1150.21	S.50°31'52"E.

BASIS OF BEARINGS

The South boundary of the North 1/2 of Section 29, Township 31 South, Range 19 East, Hillsborough County, Florida, has a Grid bearing of N.89°17'14"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida, as established from horizontal control monuments of Hillsborough County.

LEGEND:

1. O.R. - Official Records Book
2. (R) indicates radial line
3. (NR) indicates non-radial line
4. RB - indicates reference bearing
5. F.D.O.T. - Florida Department of Transportation
6. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line

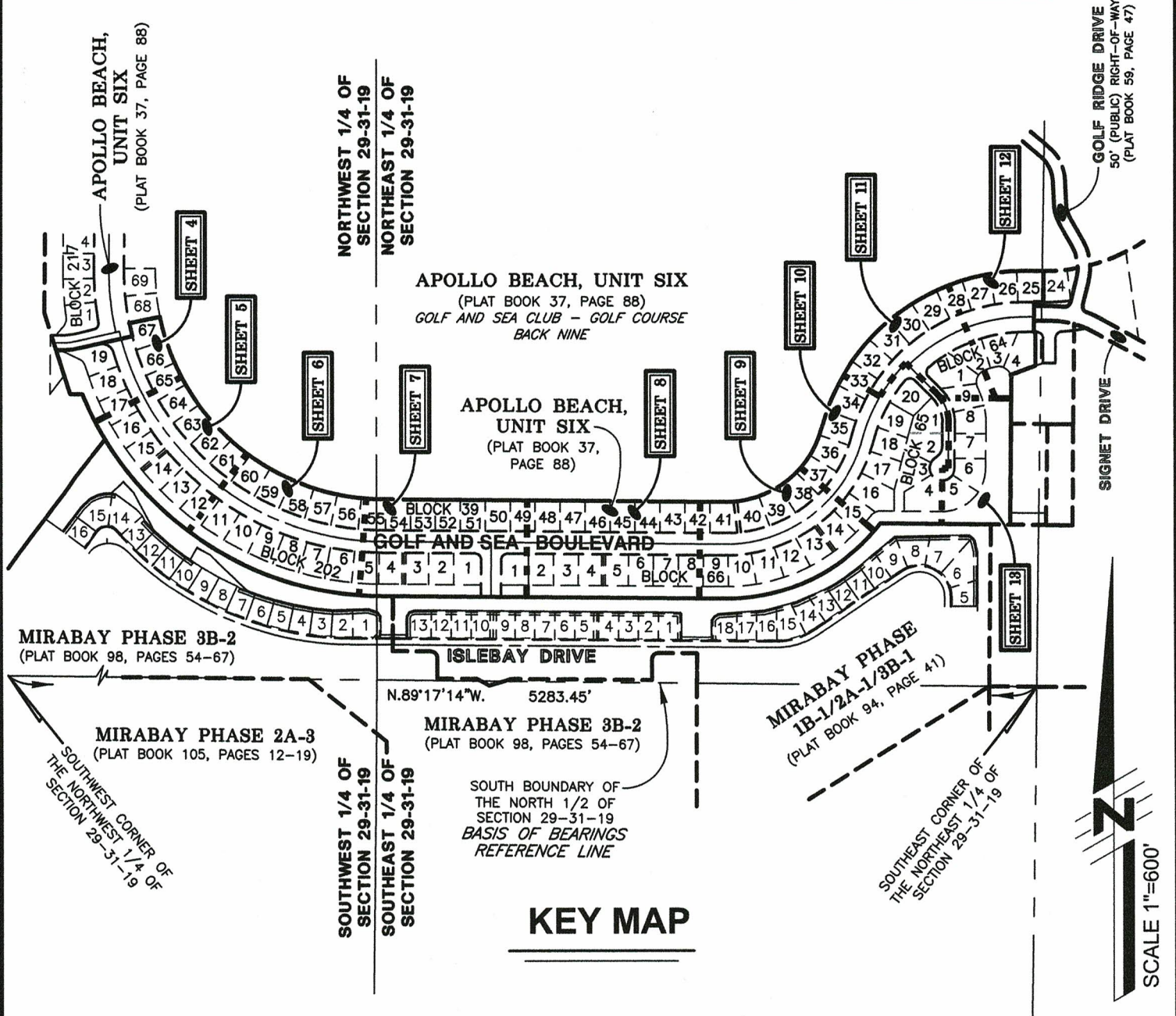
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MARISOL POINTE (VACATING)

	Prepared For: PARK SQUARE ENTERPRISES, LLC												
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EXHIBIT "A"

NOTE:
SEE SHEETS 1&2 OF 14 SHEETS FOR:
1) LEGAL DESCRIPTION
2) CURVE DATA TABLE
3) BASIS OF BEARINGS NOTE
4) LEGEND



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No.	Date	Description	Dwn.
1	09/25/20	County Comments	VBR
REVISIONS			
SHEET NO. 3 OF 14 SHEETS			

Prepared For: **PARK SQUARE ENTERPRISES, LLC**

DESCRIPTION SKETCH
(Not a Survey)

Arthur W. Merritt 4498
STATE OF FLORIDA 10/10/20

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

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

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SECTIONS 28 & 29, TOWNSHIP 31 SOUTH, RANGE 19 EAST		

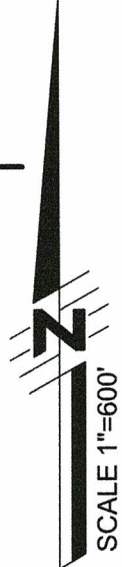
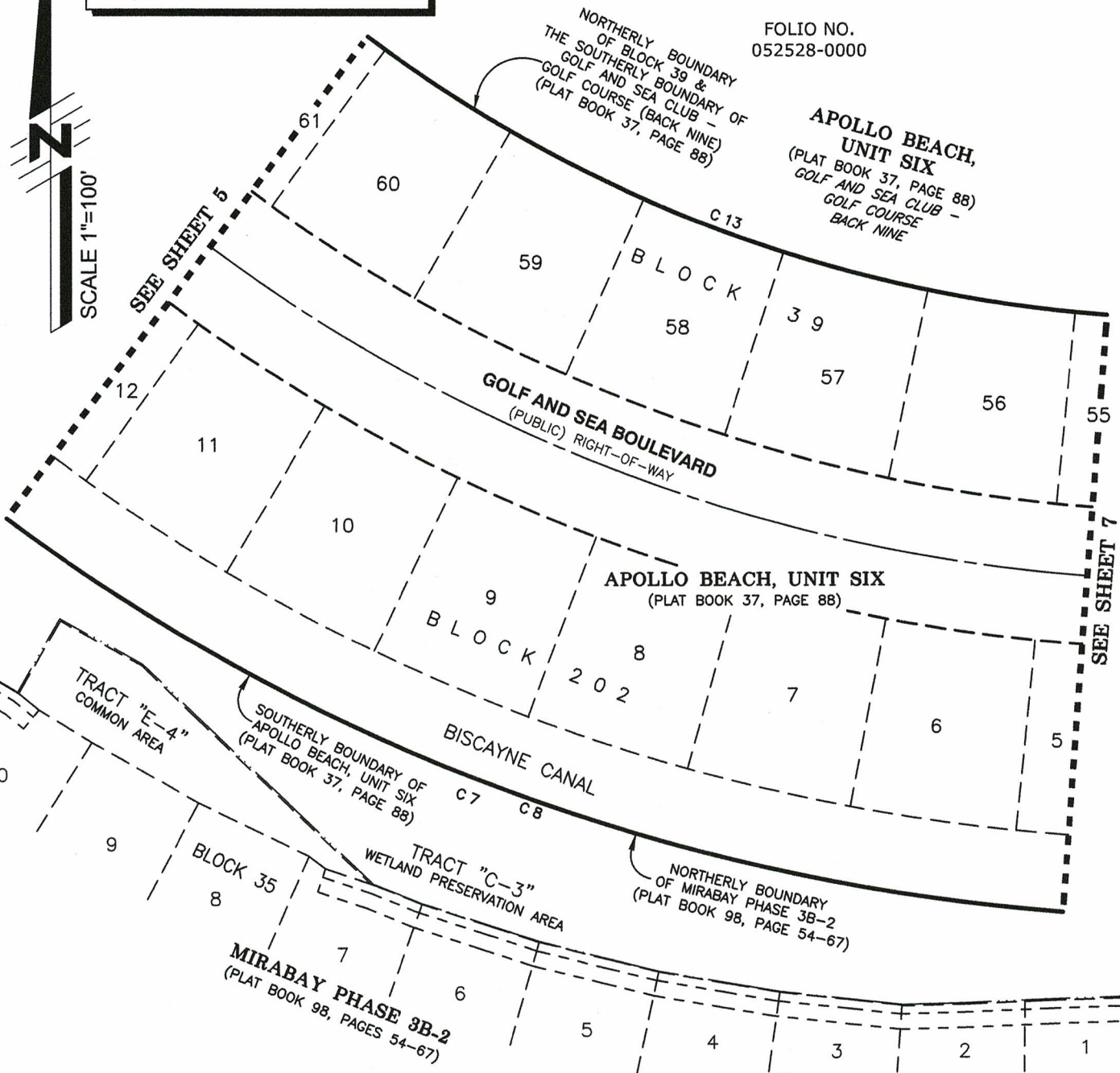


EXHIBIT "A"

NOTE:
SEE SHEETS 1&2 OF 14 SHEETS FOR:
1) LEGAL DESCRIPTION
2) CURVE DATA TABLE
3) BASIS OF BEARINGS NOTE
4) LEGEND

FOLIO NO.
052528-0000



INFORMATION IS NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH.

MARISOL POINTE (VACATING)

Prepared For: **PARK SQUARE ENTERPRISES, LLC**

DESCRIPTION SKETCH
(Not a Survey)
Arthur W. Merritt
10/10/20
Arthur W. Merritt Date
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

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

THIS DOCUMENT IS NOT COMPLETE WITHOUT THE ENTIRETY OF ALL 14 SHEETS.

Drawn: WFS | Checked: AWM | Order No.: AMI-PSH-MB-004
Date: 9-8-20 | Dwg: Mirabay Pocket 101-VACATING.dwg

File Path: P:\Apollo Beach\Pocket 101 Park Square\Description\Vacating

SECTIONS 28 & 29, TOWNSHIP 31 SOUTH, RANGE 19 EAST

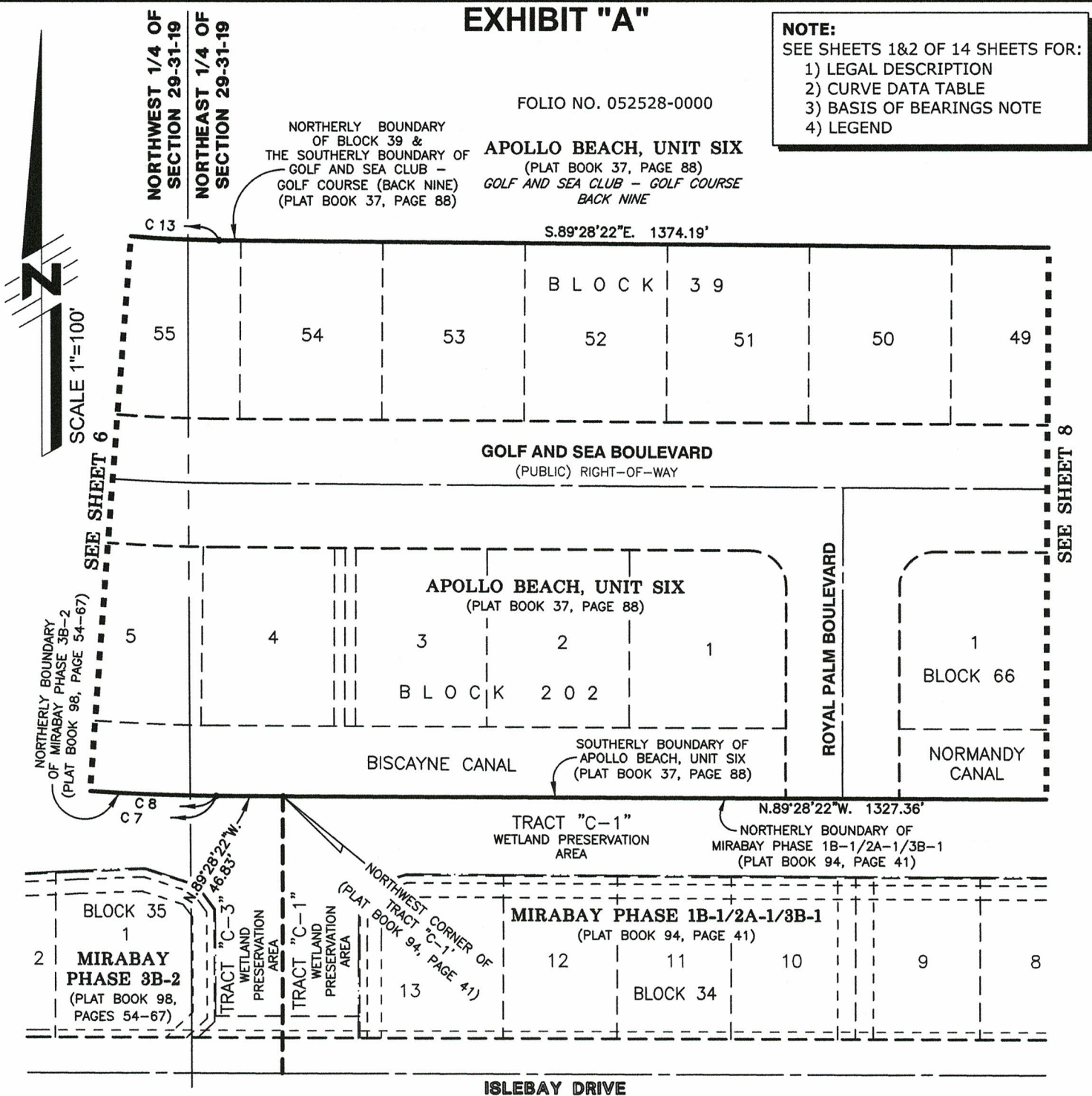
No.	Date	Description	Dwn.
1	09/25/20	County Comments	VBR
REVISIONS			
SHEET NO. 6 OF 14 SHEETS			

EXHIBIT "A"

NOTE:
 SEE SHEETS 1&2 OF 14 SHEETS FOR:
 1) LEGAL DESCRIPTION
 2) CURVE DATA TABLE
 3) BASIS OF BEARINGS NOTE
 4) LEGEND


FOLIO NO. 052528-0000

NORTHERLY BOUNDARY OF BLOCK 39 & THE SOUTHERLY BOUNDARY OF GOLF AND SEA CLUB - GOLF COURSE (BACK NINE) (PLAT BOOK 37, PAGE 88)
APOLLO BEACH, UNIT SIX
 (PLAT BOOK 37, PAGE 88)
 GOLF AND SEA CLUB - GOLF COURSE BACK NINE



INFORMATION IS NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH.

MARISOL POINTE (VACATING)

Prepared For: PARK SQUARE ENTERPRISES, LLC	
DESCRIPTION SKETCH (Not a Survey)  10/10/20	
AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
Drawn: WFS	Checked: AWM
Date: 9-8-20	Dwg: Mirabay Pocket 101-VACATING.dwg
File Path: P:\Apollo Beach\Pocket 101 Park Square\Description\Vacating	
SECTIONS 28 & 29, TOWNSHIP 31 SOUTH, RANGE 19 EAST	

No.	Date	County Comments	VBR
1	09/25/20		
REVISIONS			
SHEET NO. 7 OF 14 SHEETS			

THIS DOCUMENT IS NOT COMPLETE WITHOUT THE ENTIRETY OF ALL 14 SHEETS.

EXHIBIT "A"

NOTE:

SEE SHEETS 1&2 OF 14 SHEETS FOR:

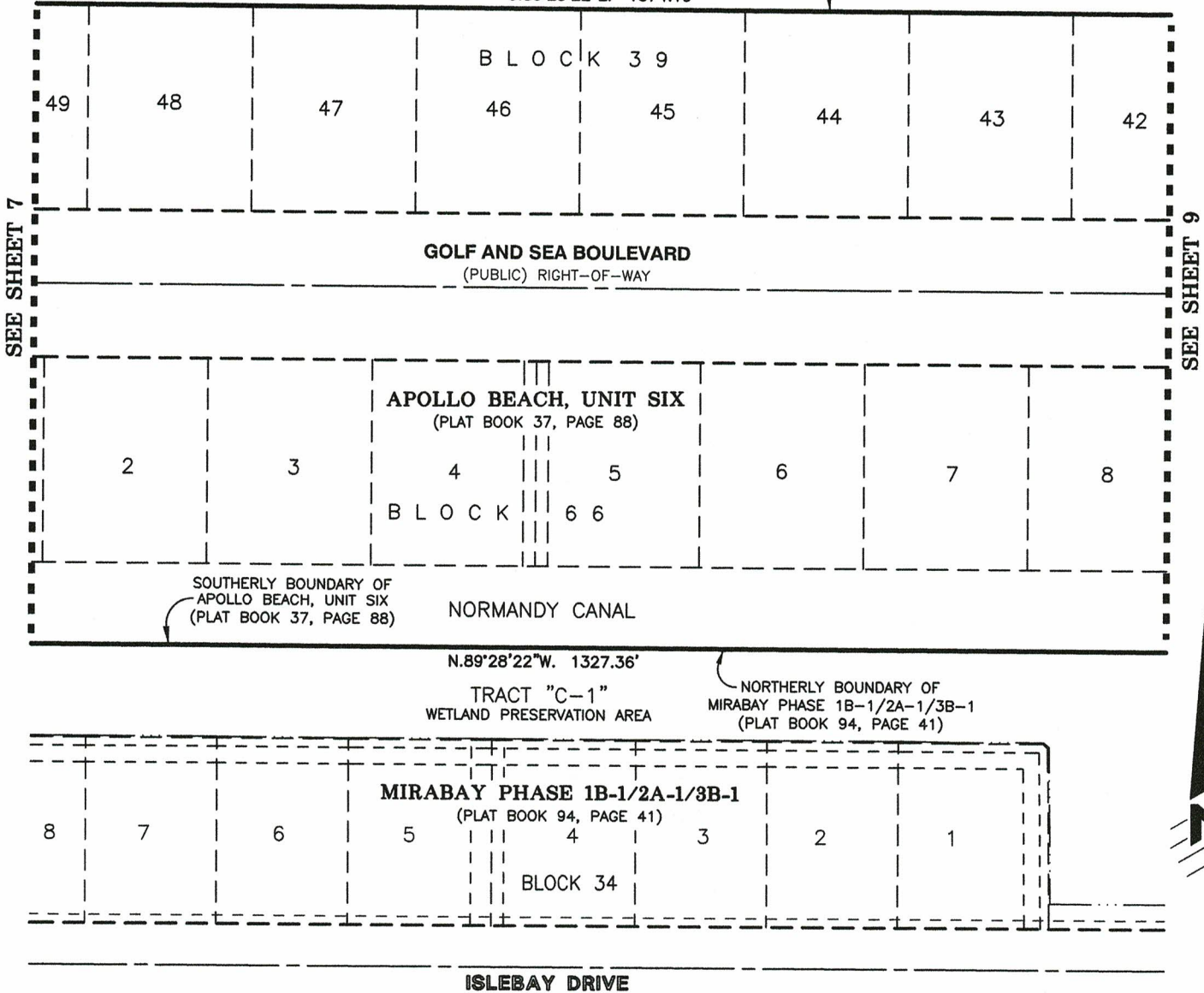
- 1) LEGAL DESCRIPTION
- 2) CURVE DATA TABLE
- 3) BASIS OF BEARINGS NOTE
- 4) LEGEND

FOLIO NO. 052528-0000

APOLLO BEACH, UNIT SIX
 (PLAT BOOK 37, PAGE 88)
 GOLF AND SEA CLUB - GOLF COURSE
 BACK NINE

NORTHERLY BOUNDARY
 OF BLOCK 39 &
 THE SOUTHERLY BOUNDARY OF
 GOLF AND SEA CLUB -
 GOLF COURSE (BACK NINE)
 (PLAT BOOK 37, PAGE 88)

S.89°28'22"E. 1374.19'



SEE SHEET 7

SEE SHEET 9



INFORMATION IS NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH.

MARISOL POINTE (VACATING)

Prepared For: PARK SQUARE ENTERPRISES, LLC	
DESCRIPTION SKETCH (Not a Survey) 	AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200
Drawn: WFS Checked: AWM Order No.: AMI-PSH-MB-004	Date: 9-8-20 Dwg: Mirabay Pocket 101-VACATING.dwg
File Path: P:\Apollo Beach\Pocket 101 Park Square\Description\Vacating	
SECTIONS 28 & 29, TOWNSHIP 31 SOUTH, RANGE 19 EAST	

No.	Date	Description	Dwn.
1	09/25/20	County Comments	VBR
REVISIONS			
SHEET NO. 8 OF 14 SHEETS			

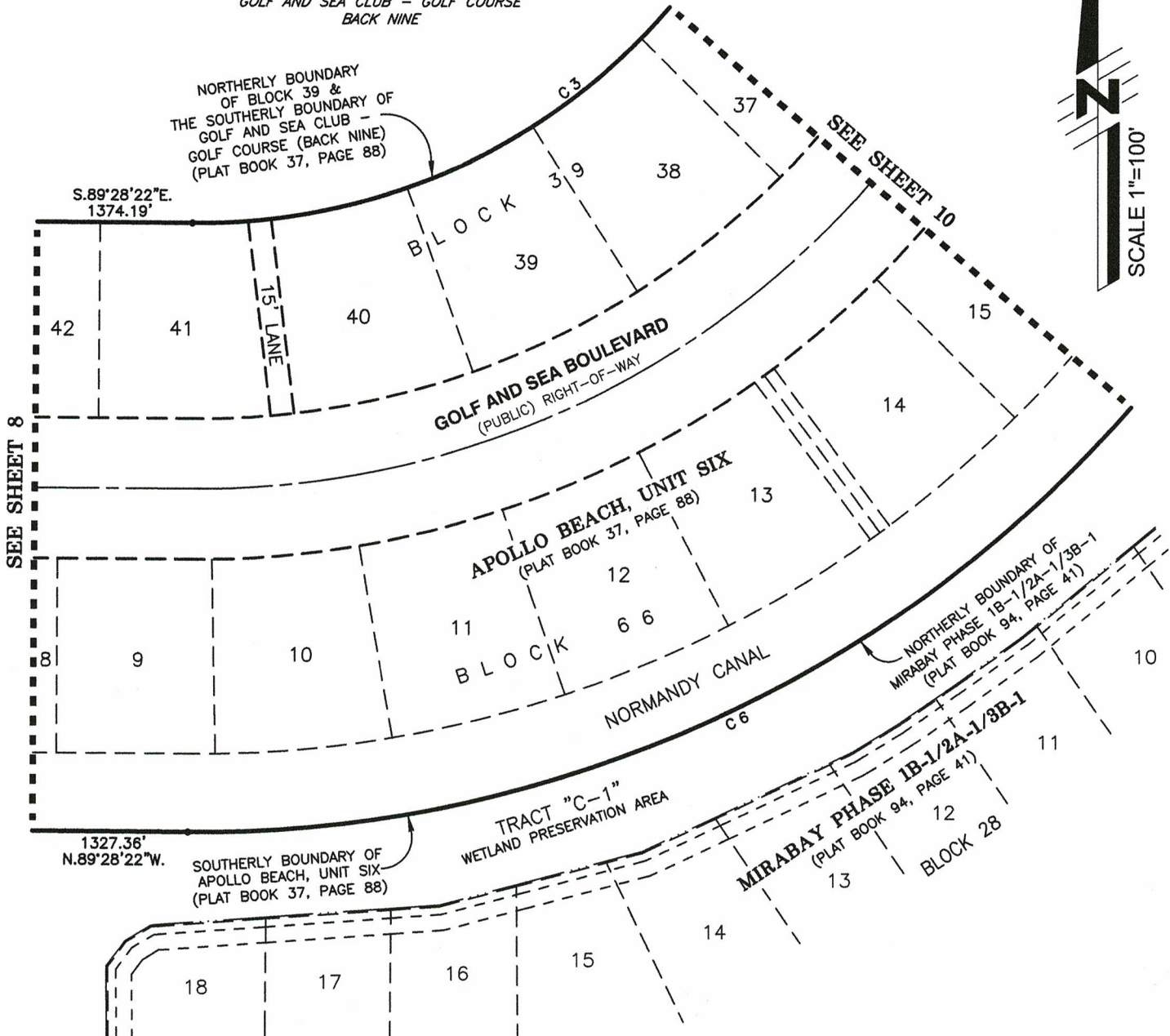
THIS DOCUMENT IS NOT COMPLETE WITHOUT THE ENTIRETY OF ALL 14 SHEETS.

EXHIBIT "A"

FOLIO NO. 052528-0000

APOLLO BEACH, UNIT SIX
(PLAT BOOK 37, PAGE 88)
GOLF AND SEA CLUB - GOLF COURSE
BACK NINE

NOTE:
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MARISOL POINTE (VACATING)

Prepared For: **PARK SQUARE ENTERPRISES, LLC**

DESCRIPTION SKETCH
(Not a Survey)

Arthur W. Merritt 10/10/20

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

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeela Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

THIS DOCUMENT IS NOT COMPLETE WITHOUT THE ENTIRETY OF ALL 14 SHEETS.

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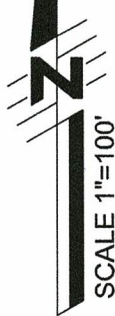
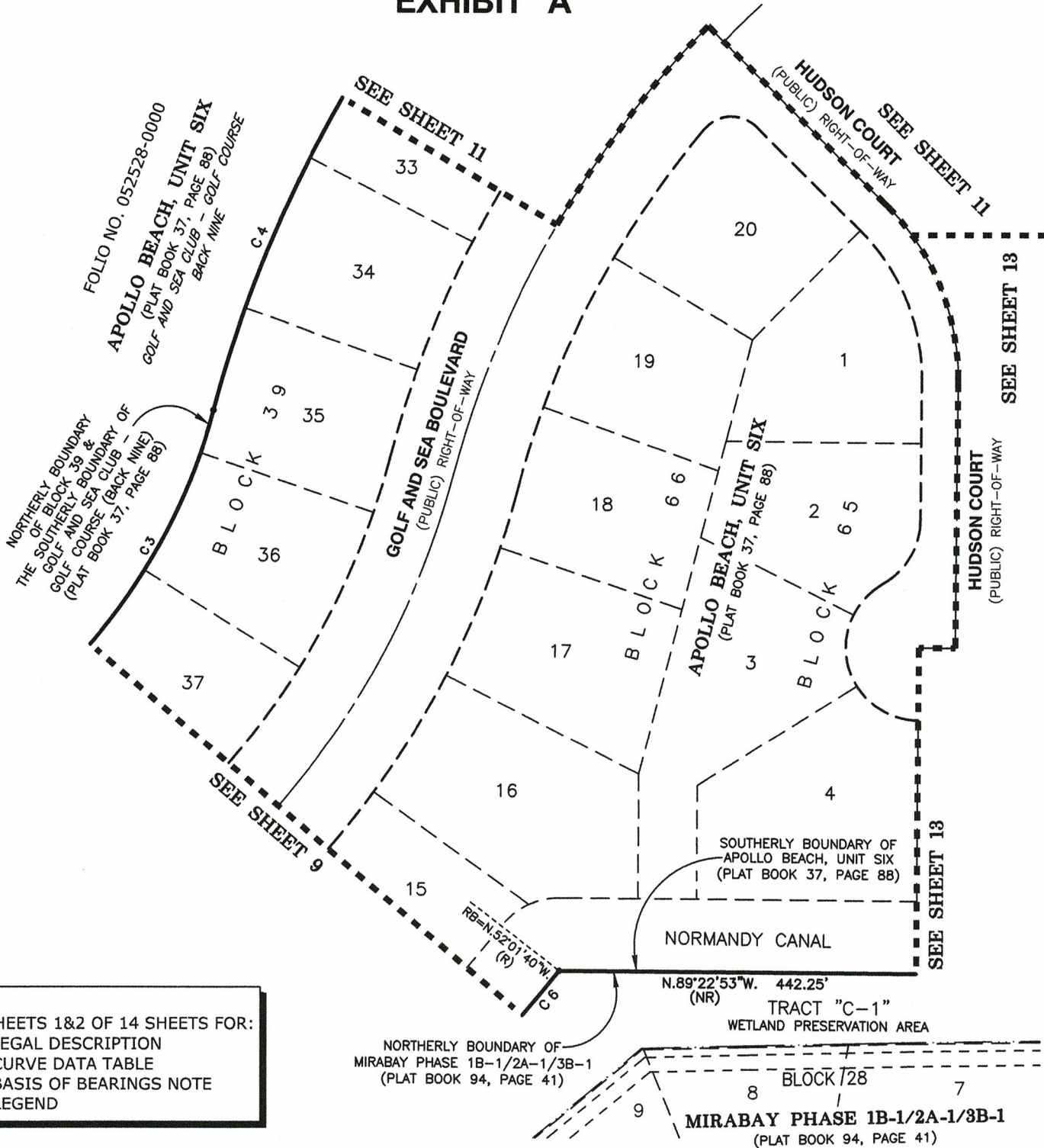
Date: 9-8-20 Dwg: Mirabay Pocket 101-VACATING.dwg

File Path: P:\Apollo Beach\Pocket 101 Park Square\Description\Vacating

SECTIONS 28 & 29, TOWNSHIP 31 SOUTH, RANGE 19 EAST

No.	Date	Description	Dwn.
1	09/25/20	County Comments	VBR
REVISIONS			
SHEET NO. 9 OF 14 SHEETS			

EXHIBIT "A"



NOTE:

- SEE SHEETS 1&2 OF 14 SHEETS FOR:
- 1) LEGAL DESCRIPTION
 - 2) CURVE DATA TABLE
 - 3) BASIS OF BEARINGS NOTE
 - 4) LEGEND

INFORMATION IS NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH.

MARISOL POINTE (VACATING)

Prepared For: **PARK SQUARE ENTERPRISES, LLC**

**DESCRIPTION
SKETCH**
(Not a Survey)

Arthur W. Merritt
10/10/20

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

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

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Drawn: WFS Checked: AWM Order No.: AMI-PSH-MB-004

Date: 9-8-20 Dwg: Mirabay Pocket 101-VACATING.dwg

File Path: P:\Apollo Beach\Pocket 101 Park Square\Description\Vacating

SECTIONS 28 & 29, TOWNSHIP 31 SOUTH, RANGE 19 EAST

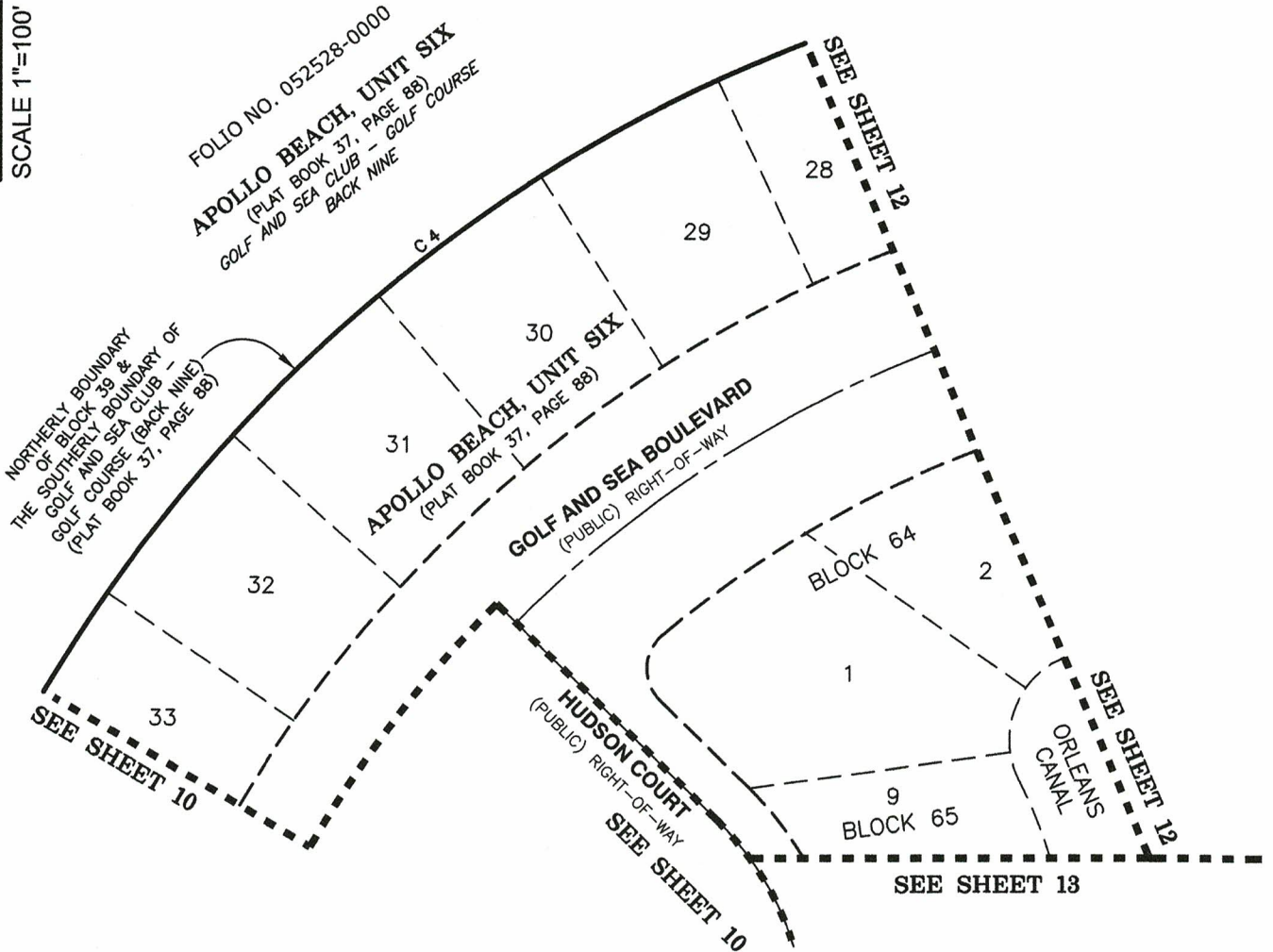
No.	Date	Description	Dwn.
1	09/25/20	County Comments	VBR
REVISIONS			
SHEET NO. 10 OF 14 SHEETS			

EXHIBIT "A"

NOTE:

SEE SHEETS 1&2 OF 14 SHEETS FOR:

- 1) LEGAL DESCRIPTION
- 2) CURVE DATA TABLE
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- 4) LEGEND



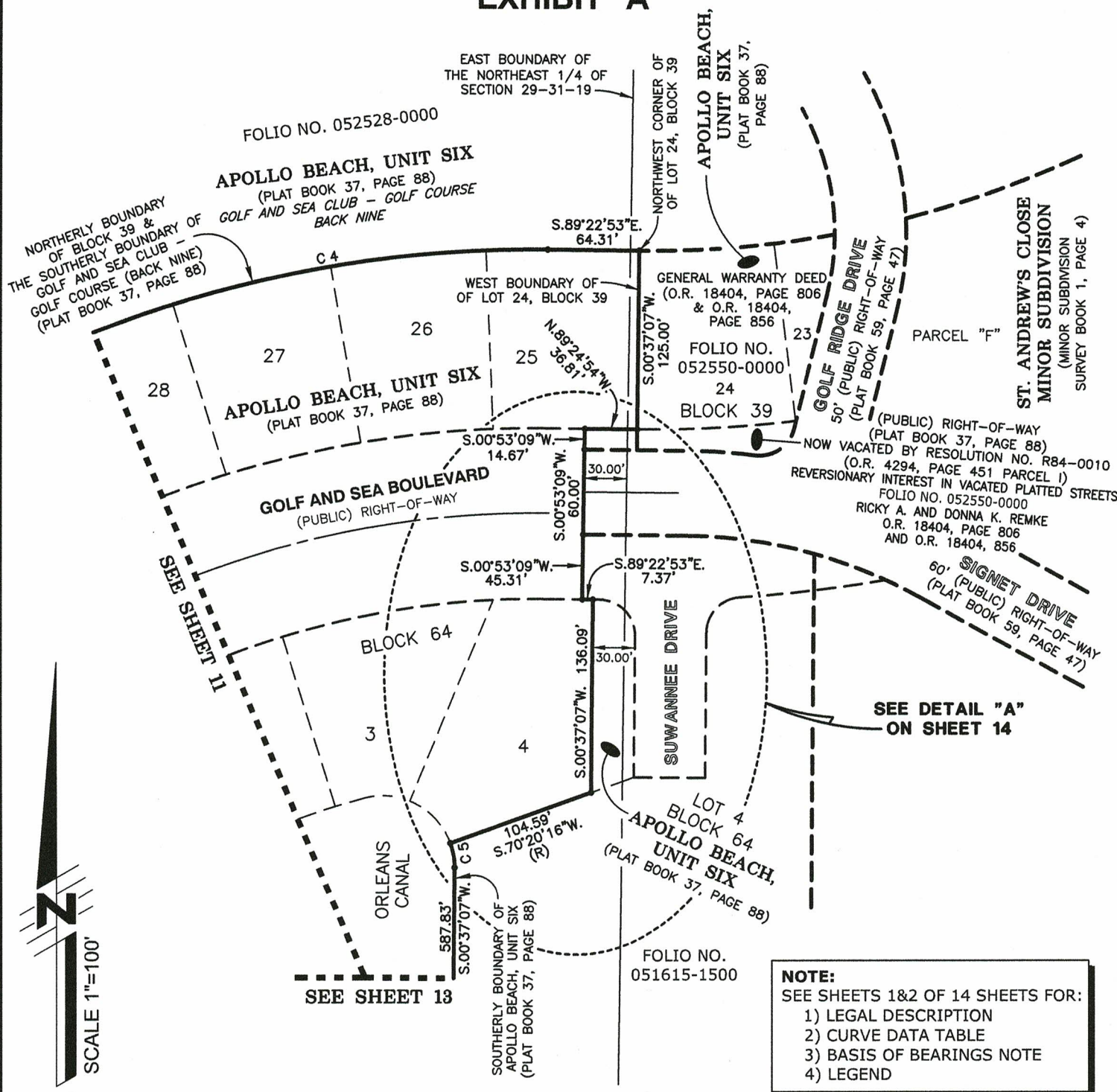
INFORMATION IS NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH.

MARISOL POINTE (VACATING)

Prepared For: PARK SQUARE ENTERPRISES, LLC	
DESCRIPTION SKETCH (Not a Survey) 	AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Date 10/10/20 4498
Drawn: WFS Checked: AWM Order No.: AMI-PSH-MB-004 Date: 9-8-20 Dwg: Mirabay Pocket 101-VACATING.dwg File Path: P:\Apollo Beach\Pocket 101 Park Square\Description\Vacating	
THIS DOCUMENT IS NOT COMPLETE WITHOUT THE ENTIRETY OF ALL 14 SHEETS.	
SECTIONS 28 & 29, TOWNSHIP 31 SOUTH, RANGE 19 EAST	

No.	Date	Description	Dwn.
1	09/25/20	County Comments	VBR
REVISIONS			
SHEET NO. 11 OF 14 SHEETS			

EXHIBIT "A"



NOTE:
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MARISOL POINTE (VACATING)

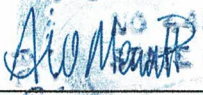
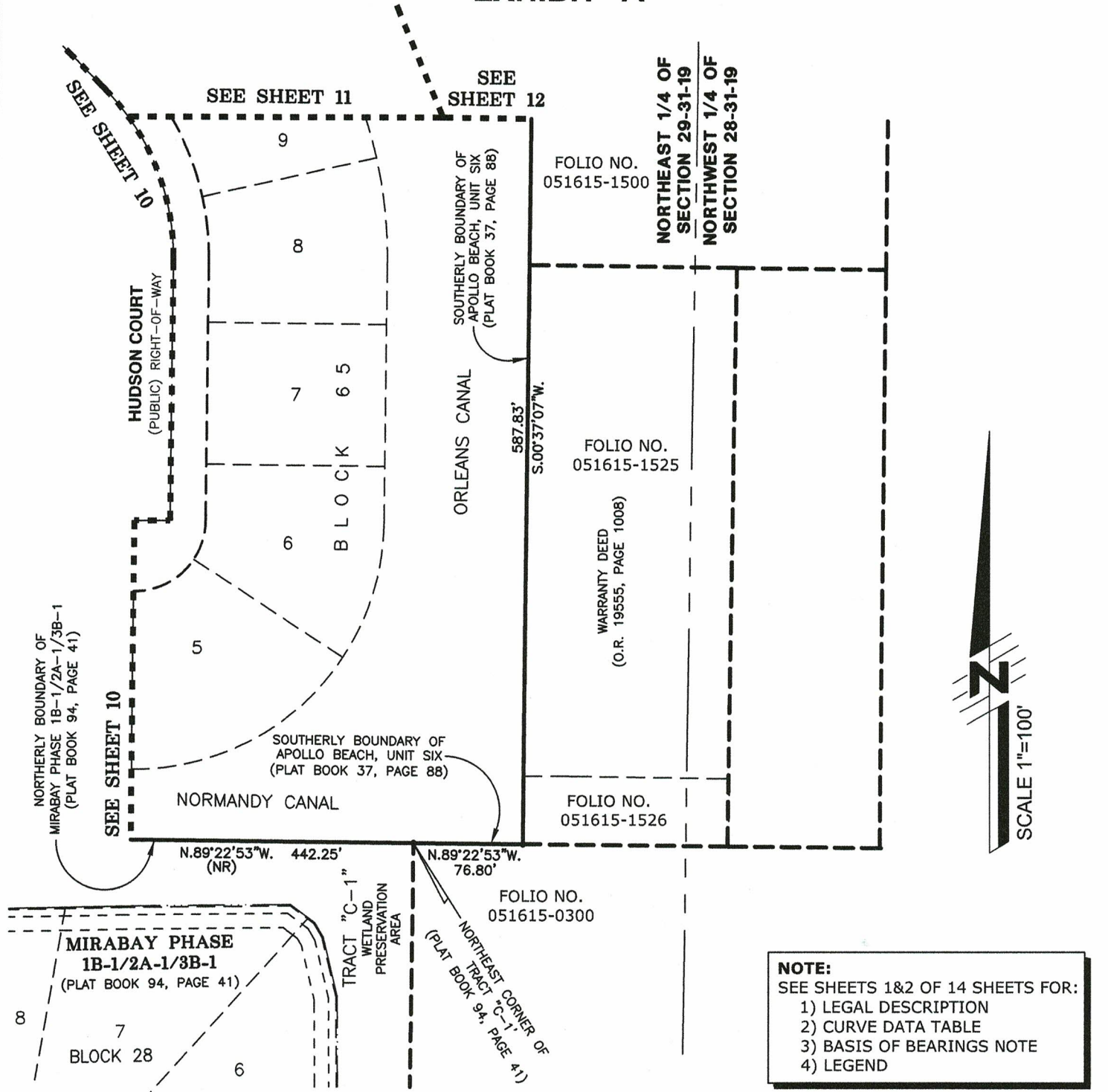
Prepared For: PARK SQUARE ENTERPRISES, LLC			
DESCRIPTION SKETCH (Not a Survey)  10/10/20		AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azelee Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
No.	Date	Description	VBR
1	09/25/20	County Comments	
REVISIONS			
SHEET NO. 12 OF 14 SHEETS			
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498		Date 4498	
THIS DOCUMENT IS NOT COMPLETE WITHOUT THE ENTIRETY OF ALL 14 SHEETS.			
Drawn: WFS	Checked: AWM	Order No.: AMI-PSH-MB-004	
Date: 9-8-20	Dwg: Mirabay Pocket 101-VACATING.dwg		
File Path: P:\Apollo Beach\Pocket 101 Park Square\Description\Vacating			
SECTIONS 28 & 29, TOWNSHIP 31 SOUTH, RANGE 19 EAST			

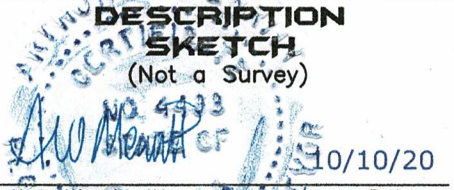
EXHIBIT "A"



NOTE:
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MARISOL POINTE (VACATING)

Prepared For: PARK SQUARE ENTERPRISES, LLC	
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Date: 10/10/20	
AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
Drawn: WFS	Checked: AWM
Order No.: AMI-PSH-MB-004	
Date: 9-8-20	Dwg: Mirabay Pocket 101-VACATING.dwg
File Path: P:\Apollo Beach\Pocket 101 Park Square\Description\Vacating	
SECTIONS 28 & 29, TOWNSHIP 31 SOUTH, RANGE 19 EAST	

No.	Date	Description	Dwn.
1	09/25/20	County Comments	VBR
REVISIONS			
SHEET NO. 13 OF 14 SHEETS			

THIS DOCUMENT IS NOT COMPLETE WITHOUT THE ENTIRETY OF ALL 14 SHEETS.

Placeholder for Notice of Hearing Affidavit

A notice of the hearing will be published on November 19, 2021 and November 26, 2021.

NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida at 9:00 A.M., Tuesday, December 14, 2021, to determine whether or not:

Vacating Petition V20-0024- Vacate portion of the plat of Apollo Beach Unit Six, recorded in Plat Book 37, page 88, located in Sections 28 and 29, Township 31 South, Range 19 East

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

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

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

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

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

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

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

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

- Hillsborough County's Facebook page: HillsboroughFL

- The County's official YouTube channel: [YouTube.com/HillsboroughCounty](https://www.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](https://www.hcflgov.net/newsroom) and selecting the "Live Meeting" button
- Listen to the meeting on smart phones by going to the above Facebook or YouTube link.

Participants are encouraged (whenever possible) to submit questions related to vacating petitions to Facilities Management and Real Estate Services Department in advance of the meeting by email to RP-Vacating@hcflgov.net 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.

THIS IS NOT A CERTIFIED COPY APOLLO BEACH THIS IS NOT A CERTIFIED COPY UNIT SIX

RECEIVED SEP 7 4 26 PM '61

BEING A SUBDIVISION OF LAND LYING IN THE SOUTH THREE-QUARTERS (3/4) OF FRACTIONAL SECTION 20, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND A RESUBDIVISION OF THAT PORTION OF TRACTS 24, 35, 36, 37, 38, RUSKIN TOMATO FARMS, AS RECORDED IN PLAT BOOK 27, AT PAGE 110 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA IN SECTION 21, TOWNSHIP 31 SOUTH, RANGE 19 EAST, LYING OUTSIDE OF THE PLAT ENTITLED APOLLO BEACH, UNIT TWO, AS RECORDED IN PLAT BOOK 35, AT PAGE 41, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND ALSO TRACTS 47, 48, 49, 50, 51, 53, 54, 55, RUSKIN TOMATO FARMS, AS RECORDED IN PLAT BOOK 27, AT PAGE 110 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING IN SECTIONS 28 AND 29, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA.

DESCRIPTION:

A SUBDIVISION OF LAND LYING IN THE SOUTH THREE-QUARTERS (3/4) OF FRACTIONAL SECTION 20, THE SOUTHWEST QUARTER (SW1/4) AND THE NORTHWEST QUARTER (NW1/4) OF SECTION 21, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND THE NORTHWEST QUARTER (NW1/4) OF SECTION 28, ALL IN TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER (W1/4) CORNER OF SECTION 21, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE RUN N00°27'04"W, ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 275.99 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF FLAMINGO DRIVE AND THE SOUTH BOUNDARY OF APOLLO BEACH SUBDIVISION UNIT 2, 25 RECORDED IN PLAT BOOK 35, PAGE 41, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN ALONG THE RIGHT OF WAY LINE OF FLAMINGO DRIVE AND THE BOUNDARY OF APOLLO BEACH SUBDIVISION UNIT 2, THE HERINAFTER DESCRIBED LINES; RUN EAST, A DISTANCE OF 82.10 FEET TO A POINT OF CURVE; THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 267.00 FEET, CENTRAL ANGLE OF 26°47'10", CHORD BEARING OF 233.92 FEET, CHORD BEARING OF 86°35'25"E, ARC LENGTH OF 284.63 FEET TO A POINT OF TANGENCY; THENCE RUN S35°12'50"E, A DISTANCE OF 1211.89 FEET TO A POINT OF CURVE; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 957.12 FEET, CENTRAL ANGLE OF 15°06'54", CHORD LENGTH OF 246.80 FEET, CHORD BEARING OF 340°46'17"E, ARC LENGTH OF 147.22 FEET TO A POINT OF TANGENCY; THENCE RUN S48°19'44"E, A DISTANCE OF 496.94 FEET TO A POINT OF CURVE; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1162.99 FEET, CENTRAL ANGLE OF 2°08'16", CHORD LENGTH OF 23.22 FEET, CHORD BEARING OF 87°30'16", ARC LENGTH OF 43.89 FEET TO A POINT OF REVERSE CURVE; THENCE RUN ALONG THE WEST RIGHT OF WAY LINE OF CADAC STREET AND THE BOUNDARY OF APOLLO BEACH SUBDIVISION UNIT 2, THE HERINAFTER DESCRIBED LINES; RUN ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE OF 57°30'16", CHORD BEARING OF 15.28 FEET TO A POINT OF CURVE; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 423.00 FEET, CENTRAL ANGLE OF 43°44'22", CHORD LENGTH OF 530.54 FEET, CHORD BEARING OF 514°15'00"W, ARC LENGTH OF 339.23 FEET TO A POINT OF TANGENCY; THENCE RUN S8°37'08"E, A DISTANCE OF 53.43 FEET TO A POINT OF CURVE; THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE OF 86°09'08", CHORD LENGTH OF 34.8 FEET, CHORD BEARING OF 536°27'27"W, ARC LENGTH OF 370.99 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CENTRAL BOULEVARD SOUTH; THENCE RUN S12°28'00"E, A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CENTRAL BOULEVARD SOUTH AND THE SOUTHWEST CORNER OF APOLLO BEACH SUBDIVISION UNIT 2; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 800.00 FEET, CENTRAL ANGLE OF 78°12'03", CHORD LENGTH OF 706.87 FEET, CHORD BEARING OF 836°28'46"W, ARC LENGTH OF 818.99 FEET TO A POINT OF TANGENCY; THENCE RUN S00°40'28"E, A DISTANCE OF 233.55 FEET TO A POINT OF CURVE; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 85°37'39", CHORD LENGTH OF 1304.59 FEET, CHORD BEARING OF 842°08'31"W, ARC LENGTH OF 1494.80 FEET TO A POINT OF REVERSE CURVE; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 23.00 FEET, CENTRAL ANGLE OF 85°37'39", CHORD LENGTH OF 33.98 FEET, CHORD BEARING OF 542°08'31"W, ARC LENGTH OF 87.36 FEET TO A POINT OF TANGENCY; THENCE RUN S00°40'28"E, A DISTANCE OF 102.86 FEET; THENCE RUN S89°19'32"W, A DISTANCE OF 50.00 FEET; THENCE RUN S69°02'41"W, A DISTANCE OF 186.57 FEET TO A POINT ON CURVE; THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, CENTRAL ANGLE OF 20°16'54", CHORD LENGTH OF 17.41 FEET, CHORD BEARING OF 310°48'33.5"E, ARC LENGTH OF 17.70 FEET TO A POINT OF TANGENCY; THENCE RUN S00°40'28"E, A DISTANCE OF 587.83 FEET; THENCE RUN S89°19'32"W, A DISTANCE OF 519.05 FEET TO A POINT ON CURVE; THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 788.28 FEET, CENTRAL ANGLE OF 82°25'18", CHORD LENGTH OF 697.97 FEET, CHORD BEARING OF 662°57'24"W, ARC LENGTH OF 725.06 FEET TO A POINT OF TANGENCY; THENCE RUN S89°14'03"W, A DISTANCE OF 1574.19 FEET TO A POINT OF CURVE; THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1305.00 FEET, CENTRAL ANGLE OF 67°14'01", CHORD BEARING OF 675°08'36.5"W, ARC LENGTH OF 1531.35 FEET TO A POINT ON CURVE; THENCE RUN S89°14'03"W, A DISTANCE OF 48.52 FEET; THENCE RUN N18°45'57"W, A DISTANCE OF 441.90 FEET; THENCE RUN N00°45'57"W, A DISTANCE OF 330.44 FEET TO A POINT OF CURVE; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 174.91 FEET, CHORD BEARING OF 579.55 FEET, CHORD BEARING OF 122°10'19"W, ARC LENGTH OF 588.95 FEET TO A POINT ON CURVE; THENCE RUN N48°34'43"E, A DISTANCE OF 238.07 FEET TO A POINT ON CURVE; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 840.00 FEET, CENTRAL ANGLE OF 3°06'24", CHORD LENGTH OF 80.98 FEET, CHORD BEARING OF 142°28'08"E, ARC LENGTH OF 50.97 FEET TO A POINT ON CURVE; THENCE RUN N45°15'21"E, A DISTANCE OF 407.80 FEET; THENCE RUN S48°19'44"E, A DISTANCE OF 388.12 FEET; THENCE RUN N44°19'32"E, A DISTANCE OF 1231.36 FEET TO A POINT OF CURVE; THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 599.10 FEET, CENTRAL ANGLE OF 5°00'00", CHORD LENGTH OF 822.68 FEET, CHORD BEARING OF N48°49'32"E, ARC LENGTH OF 522.81 FEET TO A POINT OF TANGENCY; THENCE RUN N48°49'32"E, A DISTANCE OF 506.05 FEET TO A POINT OF CURVE; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 4575.00 FEET, CENTRAL ANGLE OF 5°00'00", CHORD LENGTH OF 299.12 FEET, CHORD BEARING OF N48°49'32"E, ARC LENGTH OF 299.24 FEET TO A POINT OF TANGENCY; THENCE RUN N44°19'32"E, A DISTANCE OF 593.44 FEET; THENCE RUN EAST, A DISTANCE OF 528.20 FEET; THENCE RUN NORTH, A DISTANCE OF 593.44 FEET TO A POINT ON THE SOUTH BOUNDARY OF APOLLO BEACH SUBDIVISION UNIT 2, 25 RECORDED IN PLAT BOOK 35, PAGE 41, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE RUN N89°55'18"E, ALONG SAID BOUNDARY, A DISTANCE OF 499.37 FEET TO A POINT ON THE WEST LINE OF SECTION 21, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE RUN S00°27'04"E ALONG AFORESAID LINE OF SECTION 21, A DISTANCE OF 271.18 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 459.36 ACRES, MORE OR LESS, WHICH CONSIST OF THE FOLLOWING BREAK DOWN: LOTS, R/W'S AND CANALS - 278.67 ACRES; GOLF COURSE-NORTH PORTION (FRONT NINE) - 69.05 ACRES; GOLF COURSE-SOUTH PORTION (BACK NINE) - 110.64 ACRES; TOTAL 459.36 ACRES

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT FLORA SUN CORPORATION, A FLORIDA CORPORATION, WITH ROBERT H. NISWANDER AND EULENE ROACH AS VICE PRES. AND ASST. SECRETARY, RESPECTIVELY, THE UNDERSIGNED OWNERS OF THE LANDS HEREIN PLATTED, AS DEDICATORS, DO HEREBY DEDICATE THIS PLAT AND TO THE PUBLIC AND THE PURCHASERS OF ANY LANDS SHOWN ON THIS PLAT ALL STREETS, ROAD, LANES, RIGHT OF WAYS, CANALS AND OTHER EASEMENTS SHOWN HEREON, AND HEREBY REQUEST THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. IN WITNESS WHEREOF FLORA SUN CORPORATION, HAS HEREUNTO CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME AS OWNERS, BY ITS VICE PRES. AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY ITS ASS'T. SECRETARY THIS 22ND DAY OF AUGUST, A.D. 1961.

FLORA SUN CORPORATION WITNESS: Warner G. Marsh, Robert H. Niswander, Woodrow W. Strickland, Eulene Roach, Ass't. Secretary

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF HILLSBOROUGH: I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY, ROBERT H. NISWANDER, AS VICE PRES. AND EULENE ROACH, AS ASS'T. SECRETARY OF THE FLORA SUN CORPORATION, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, AS OWNERS, TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED IN, AND WHO DID EXECUTE THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGES THE SAME TO BE THEIR OWN AND VOLUNTARY ACT AS SUCH OFFICERS FOR THE USES AND PURPOSES THEREIN DESCRIBED, AND THAT THE SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 22ND DAY OF AUGUST, A.D. 1961.

MY COMMISSION EXPIRES 3-6-64 Notary Public State of Florida at Large

SURVEYORS CERTIFICATE:

I CERTIFY THAT THE WITHIN PLAT WAS DRAWN FROM SURVEY MADE BY ME ON AUGUST 14, 1961 THAT SAID PLAT IS A ACCURATE REPRESENTATION OF THE LAND PLATTED, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS PRESCRIBED BY LAW.

Warner G. Marsh, Surveyor No. 1561 State of Florida

APPROVALS:

BOARD OF COUNTY COMMISSIONERS: COUNTY OF HILLSBOROUGH, STATE OF FLORIDA: THIS PLAT WAS APPROVED, AND THE DEDICATION WAS ACCEPTED AND APPROVED BY RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA. DATE: September 6, 1961

ZONING DIRECTOR:

APPROVED BY THE ZONING DIRECTOR, COUNTY OF HILLSBOROUGH, FLORIDA. DATE: September 6, 1961

COUNTY ENGINEER:

APPROVED BY THE COUNTY ENGINEER, COUNTY OF HILLSBOROUGH, FLORIDA. DATE: September 6, 1961

CLERK OF THE CIRCUIT COURT:

COUNTY OF HILLSBOROUGH, STATE OF FLORIDA I CERTIFY THAT THIS PLAT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, F.S. STATE FILE FOR RECORD THIS 22ND DAY OF AUGUST, A.D. 1961 IN PLAT BOOK 37, PAGE 88 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLA. James F. Thibault, Clerk of the Circuit Court

THIS IS NOT A CERTIFIED COPY **Apollo Beach** THIS IS NOT A CERTIFIED COPY CERTIFIED COPY CERTIFIED COPY

MORTGAGE APPROVAL:

KNOW ALL MEN BY THESE PRESENTS:

That LYLE C. DICKMAN, as an Individual and Trustee for RIVER BEND RANCH, INC., a Florida Corporation, PAUL B. DICKMAN and ESTHER C. DICKMAN, husband and wife, LYLE C. DICKMAN and MARGARET R. DICKMAN, husband and wife, and PAULINE D. LAWLER, formally known as PAULINE D. MARGUE, a free dealer, the owners and holders of that certain Mortgage recorded in Official Record Book 34, at page 317, and holders of that certain agreement recorded in Official Record Book 520, at page 10, all in the Public Records of Hillsborough County, Florida, said mortgage and agreement encumbering the above described property, do hereby consent to this plat and join in the above dedication.

IN WITNESS WHEREOF LYLE C. DICKMAN, as an Individual and Trustee for the above mortgage and agreement holders, has hereunto set his hand and seal this 22nd day of August A. D. 1961.

WITNESS: Luisee Sall BY: Lyle C. Dickman (seal)
LYLE C. DICKMAN, Trustee

ACKNOWLEDGMENT:

STATE OF FLORIDA:
COUNTY OF HILLSBOROUGH: s.s.

I hereby certify that on this day personally appeared before me, the undersigned authority, LYLE C. DICKMAN, as an individual, and Trustee for RIVER BEND RANCH, INC., a Florida Corporation, PAUL B. DICKMAN and ESTHER C. DICKMAN, husband and wife, LYLE C. DICKMAN and MARGARET R. DICKMAN, husband and wife, and PAULINE D. LAWLER, formally known as PAULINE D. MARGUE, a free dealer, all as mortgage and agreement holders, to me well known to be the persons herein described and who executed the foregoing instrument and acknowledged before me that they executed the same freely and voluntarily for the uses and purposes therein described.

WITNESS MY HAND and OFFICIAL SEAL this 22nd day of August A. D. 1961.
My Commission expires: July 11, 1964
Luisee Sall
NOTARY PUBLIC, STATE OF FLORIDA
at large.

MORTGAGE APPROVAL:

KNOW ALL MEN BY THESE PRESENTS:

That THE EXCHANGE NATIONAL BANK OF TAMPA, FLORIDA, as Trustee for FRANCIS J. CORR and DOROTHY CORR, husband and wife, the owners and holders of certain mortgages recorded in Official Record Book 486, at page 660, and Official Record Book 519, at page 762, and that certain agreement recorded in Official Record Book 520, at page 1, all in the Public Records of Hillsborough County, Florida, said mortgages and agreement encumbering the above described property, do hereby consent to this plat and join in the above dedication.

IN WITNESS WHEREOF THE EXCHANGE NATIONAL BANK OF TAMPA, FLORIDA, as Trustee for the above mortgages and agreement holders, have hereunto set their hands and seal this 22nd day of August A. D. 1961.

WITNESS: James D. Mack BY: Henry Toland
VICE - PRESIDENT
WITNESS: Betty Foster ATTEST: Henry Toland (seal)
CASHIER

ACKNOWLEDGMENT:

STATE OF FLORIDA:
COUNTY OF HILLSBOROUGH: s.s.

I hereby certify that on this day personally appeared before me, the undersigned authority, HENRY TOLAND, Vice-President, and H. W. WARKENTINE, Cashier of THE EXCHANGE NATIONAL BANK OF TAMPA, FLORIDA, as Trustee for FRANCIS J. CORR and DOROTHY CORR, husband and wife, the mortgage and agreement holders, to me well known to be the persons herein described and who did execute the foregoing instrument and who acknowledged before me that they executed the same freely and voluntarily for the uses and purposes therein described.

WITNESS MY HAND and OFFICIAL SEAL this 22nd day of August A. D. 1961.
My Commission expires: Aug. 16, 1963
Henry Toland
NOTARY PUBLIC, STATE OF FLORIDA
at large.

MORTGAGE APPROVAL:

KNOW ALL MEN BY THESE PRESENTS:

That SEWARD DREDGING COMPANY, INC., a Florida Corporation, the owner and holder of certain mortgages recorded in Official Record Books 508, at page 627 and 544, at page 219, all in the Public Records of Hillsborough County, Florida, said mortgages encumbering the above described property, do hereby consent to this plat and join in the above dedication.

IN WITNESS WHEREOF SEWARD DREDGING COMPANY, INC., has hereunto caused these presents to be signed in its Corporate name by its President and its Corporate seal to be hereunto affixed and attested by its Ass't. Secretary this 22nd day of August A. D. 1961.

WITNESS: James D. Mack BY: Robert Lee
ROBERT LEE, President
WITNESS: Ruby RUSH ATTEST: Ruby RUSH (seal)
RUBY RUSH, Ass't. Secretary

ACKNOWLEDGMENT:

STATE OF FLORIDA:
COUNTY OF HILLSBOROUGH: s.s.

I hereby certify that on this day personally appeared before me, the undersigned authority, ROBERT LEE, as President and RUBY RUSH, as Ass't. Secretary, of SEWARD DREDGING COMPANY, INC., a corporation under the laws of the State of Florida, as mortgage holders, to me well known to be the persons described in and who did execute the foregoing instrument, and who acknowledges the same to be their free and voluntary act as such officers for the uses and purposes therein described and that the said instrument is the free act and deed of said corporation.

WITNESS MY HAND and OFFICIAL SEAL this 22nd day of August A. D. 1961.
My Commission expires: 3-6-64
Ruby R. Rush
NOTARY PUBLIC - STATE OF FLORIDA,
at large.

MORTGAGE APPROVAL:

KNOW ALL MEN BY THESE PRESENTS:

That ROBERT E. LEE and COMPANY, INC., a South Carolina Corporation with offices at Manning, South Carolina, the owners and holders of that certain Mortgage recorded in Official record book 544, at page 221, in the Public Records of Hillsborough County, Florida, said mortgage encumbering the above described property, do hereby consent to this plat and join in the above dedication.

IN WITNESS WHEREOF ROBERT E. LEE and COMPANY, INC., has hereunto caused these presents to be signed in its corporate name by its President and its corporate seal to be hereunto affixed and attested by its Secretary this 22nd day of August A. D. 1961.

WITNESS: James D. Mack BY: Robert Lee
ROBERT LEE, President
WITNESS: Ruby RUSH ATTEST: Ruby RUSH (seal)
RUBY RUSH, Secretary

ACKNOWLEDGMENT:

STATE OF FLORIDA:
COUNTY OF HILLSBOROUGH: s.s.

I hereby certify that on this day personally appeared before me, the undersigned authority, ROBERT LEE, as President and RUBY RUSH, as Secretary, of ROBERT E. LEE and COMPANY, INC., a corporation under the laws of the State of South Carolina, as mortgage holders, to me well known to be the persons described in and who did execute the foregoing instrument, and who acknowledges the same to be their free and voluntary act as such officers for the uses and purposes therein described and that the said instrument is the free act and deed of said corporation.

WITNESS MY HAND and OFFICIAL SEAL this 22nd day of August A. D. 1961.
My Commission expires: 3-6-64
Ruby R. Rush
NOTARY PUBLIC, STATE OF FLORIDA,
at large.

MORTGAGE APPROVAL:

KNOW ALL MEN BY THESE PRESENTS:

That ASSOCIATES DISCOUNT CORPORATION, an Indiana Corporation, with its principal offices at ASSOCIATES BUILDING, SOUTH BEND, INDIANA, the owners and holders, of that certain mortgage recorded in Official Record Book 544, at page 222, in the Public Records of Hillsborough County, Florida, said mortgage encumbering the above described property, do hereby consent to this plat and join in the above dedication.

IN WITNESS WHEREOF ASSOCIATES DISCOUNT CORPORATION, has hereunto caused these presents to be signed in its corporate name by its President and its corporate seal to be hereunto affixed and attested by its Ass't. Secretary this 22nd day of August A. D. 1961.

WITNESS: Thomas Madellston BY: E. D. CAMPBELL
E. D. CAMPBELL, President
WITNESS: Robert N. BRYANT ATTEST: P. S. BRYANT (seal)
P. S. BRYANT, Ass't. Secretary

ACKNOWLEDGMENT:

STATE OF INDIANA:
COUNTY OF ST. JOSEPH: s.s.

I hereby certify that on this day personally appeared before me, the undersigned authority, E. D. CAMPBELL, as President and P. S. BRYANT, as Ass't. Secretary, of ASSOCIATES DISCOUNT CORPORATION, a corporation under the laws of the State of Indiana, as mortgage holders, to me well known to be the persons described in and who did execute the foregoing instrument and who acknowledges the same to be their free and voluntary act as such officers for the uses and purposes therein described and that the said instrument is the free act and deed of said corporation.

WITNESS MY HAND and OFFICIAL SEAL this 22nd day of August A. D. 1961.
My Commission expires: July 23, 1964
E. D. Campbell
NOTARY PUBLIC, STATE OF INDIANA
at large.

Apollo Beach

UNIT SIX

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TRACT 47

GOLF AND SEA CLUB - GOLF COURSE

BACK NINE = 110.64 ACRES

NORTH
SCALE: 1"=100'
AUGUST 1981

TRACT 48

BOULEVARD

AND SEA

TRACT 55

TRACT 56

ORLEANS CANAL

NORAMANDY CANAL

NOTES:

- CANALS AS SHOWN IN THE DEDICATION ARE DEFINED AS FOLLOWS: CANAL USE IS DEFINED BY THE DEPTH OF NORMAL WATER AS NOTED HEREON.
- ⊙ DENOTES PERMANENT REFERENCE MONUMENTS
- THERE IS A 5' EASEMENT ALONG CANAL BANKS ON ALL CANAL FRONT LOTS
- ALL EASEMENTS SHOWN ARE 7.5' FROM LOT LINES, OR A TOTAL OF 15'
- BASIS OF BEARINGS IS ASSUMED. ⚡

CURVE DATA

NO.	R. RADIUS	A-CENTRAL A	A-ARC	TANGENT C	CHORD	CH-CHORD BEARING
1	25.00'	90°00'00"	39.27'	25.00'	35.34'	
2	25.00'	94°59'19"	41.45'	21.28'	36.86'	
3	25.00'	98°44'20"	43.54'	17.15'	38.73'	
4	50.00'	90°00'00"	53.54'	29.81'	50.00'	
5	50.00'	130°00'00"	209.43'		50.00'	
6	50.00'	82°38'41"	45.94'	24.74'	44.37'	N65°00'00"E
7	50.00'	84°14'43"	48.99'	19.77'	46.64'	N50°30'15"E
8	50.00'	104°05'48"	91.71'	69.28'	19.85'	S85°15'12"E
9	475.00'	5°41'38"	47.15'	23.61'	47.15'	N112°10'00"E
10	600.00'	2°05'58"	43.23'	23.73'	43.23'	N60°41'30"E
11	630.00'	1°52'19"	27.98'	18.81'	27.98'	N114°00'45"E
12	660.00'	1°45'18"	22.89'	13.85'	22.89'	N64°22'55"E
13	475.00'	1°07'48"	35.75'	18.15'	35.75'	N58°27'30"E
14	715.00'	1°00'00"	68.84'	34.53'	68.84'	N62°10'15"E
15	845.00'	"	110.85'	50.15'	110.85'	"
16	715.00'	90°00'00"	113.12'	715.00'	1011.11'	N44°19'32"E
17	840.00'	"	1319.47'	840.00'	1371.54'	"
18	900.00'	"	158.72'	900.00'	1278.79'	"
19	181.45'	84°53'15"	118.05'	60.30'	110.05'	S83°10'00"E
20	167.45'	"	64.11'	70.99'	150.56'	"
21	192.45'	"	54.13'	61.11'	150.56'	"
22	171.45'	171°01'58"	149.18'	76.31'	149.18'	S14°11'21"E
23	175.00'	90°00'00"	274.89'	175.00'	241.47'	N44°19'32"E

Apollo Beach

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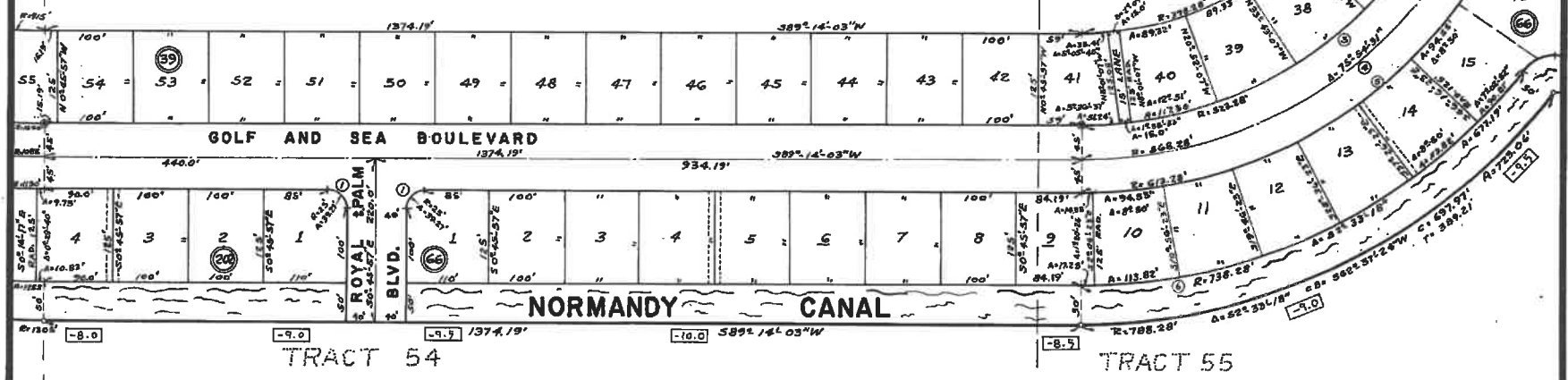
UNIT SIX

GOLF AND SEA CLUB - GOLF COURSE
BACK NINE - 110.64 ACRES



TRACT 54

TRACT 55



NOTES:

1. CANALS AS SHOWN IN THE DEDICATION ARE DEFINED AS FOLLOWS: CANAL USE IS DEFINED BY THE DEPTH OF NORMAL WATER AS NOTED HEREON: (I.E. E.I.D.M.S.L.)
2. (C) DENOTES PERMANENT REFERENCE MONUMENTS
3. THERE IS A 6' EASEMENT ALONG CANAL BANKS ON ALL CANAL FRONT LOTS
4. ALL EASEMENTS SHOWN ARE 7.5' FROM LOT LINES, OR A TOTAL OF 15'
5. BASIS OF BEARINGS IS ASSUMED

CURVE DATA					
NO.	BY RADII	A CENTRAL ANGLE	TANGENT	CHORD	CHORD BEARING
1	15.00'	90° 00' 00"	30.21'	25.00'	36.36'
2	20.00'	75° 54' 51"	32.68'	30.00'	43.01'
3	525.28'	"	693.21'	408.18'	645.61'
4	506.32'	"	783.89'	453.29'	699.02'
5	611.92'	"	971.51'	513.32'	784.31'
6	788.78'	52° 30' 18"	677.19'	504.52'	658.10' N62° 56' 10" W

Apollo Beach

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NORTH
SCALE: 1"=100'
AUGUST 1961

GOLF AND SEA CLUB - GOLF COURSE
BACK NINE = 110.64 ACRES

TRACT 51

TRACT 50

TRACT 49

CHESTNUT DRIVE

BERRY ROAD - 60' R/W Closed - O.R.B.K. 698, 79, 565

TRACT 52

TRACT 53

TRACT 54

BISCAYNE CANAL
GOLF AND SEA BOULEVARD

NORMANDY

CANAL

CURVE DATA						
NO.	R.	RADIUS	Δ CENTRAL	Δ ARC	TANGENT	CH. CHORD
1	27.00'	87.10'-33"	88.11'	23.87'	34.93'	
2	30.00'	85.04'-45"	71.17'	41.72'	48.27'	
3	30.00'	85.43'-59"	40.18'	21.60'	31.66'	54° 24' 16" E
4	30.00'	85.41'-13"	12.25'	11.66'	11.38'	N 11° 51' 13" E
5	24.33'	18° 24' 30"	32.19'	28.78'	17.06'	N 82° 21' 48" E
6	27.00'	"	6.21'	32.25'	64.06'	"
7	30.438'	"	21.53'	33.78'	71.07'	"
8	97.100'	90° 00' 00"	2937.28'	925.00'	1874.01'	S 85° 45' 17" E
9	100.00'	"	1633.65'	1096.00'	1720.78'	"
10	128.00'	71° 33' 30"	1410.60'	816.71'	1311.00'	S 32° 28' 12" W
11	1100.00'	135° 24' 30"	272.64'	129.30'	276.63'	S 1° 28' 02" E
12	1100.00'	72° 42' 15"	285.89'	133.61'	133.61'	S 14° 24' 41" E
13	1160.00'	105° 44' 18"	273.60'	101.77'	117.18'	S 65° 08' 10" W
14	128.00'	85° 41' 00"	174.38'	98.31'	176.18'	S 15° 08' 38" E
15	121.100'	79° 38' 39"	177.08'	102.24'	130.44'	S 13° 17' 10" E

- NOTES:**
- CANALS AS SHOWN IN THE DEDICATION ARE DEFINED AS FOLLOWS: CANAL USE IS DEFINED BY THE DEPTH OF NORMAL WATER AS NOTED HEREON (11 S.I.O.S. 145.1).
 - ⊙ DENOTES PERMANENT REFERENCE MONUMENTS
 - THERE IS A 5' EASEMENT ALONG CANAL BANKS ON ALL CANAL FRONT LOTS
 - ALL EASEMENTS SHOWN ARE 7.5' FROM LOT LINES, OR A TOTAL OF 15'
 - BASIS OF BEARINGS IS ASSUMED

Vacating Petition V20-0024

Petition To Vacate a portion of Apollo Beach Unit Six Plat
Apollo Beach Unit Six (Plat Book 37 Page 88)
Sections 28, 29– Township 31 S – Range 19 E
Folios: Multiple
Petitioner – Park Square Enterprises, 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 PUBLIC UTILITIES – NO OBJECTION
- HC PUBLIC WORKS-STORMWATER – NO OBJECTION
- HC PUBLIC WORKS-TRANSPORTATION – NO OBJECTION
- HC PUBLIC WORKS-SYSTEMS PLANNING – NO OBJECTION
- HC PUBLIC WORKS-STREET LIGHTING – NO OBJECTION
- HC PUBLIC WORKS-SERVICE UNIT – NO OBJECTION
- HC FIRE RESCUE – NO OBJECTION
- HC ENVIRONMENTAL PROTECTION – NO OBJECTION
- HC ADDRESSING/E 911 – NO OBJECTION
- PLANNING COMMISSION – CONSISTENT

REVIEWING AGENCIES

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

OTHER REVIEWING ENTITIES

- HARBOR BAY CDD - NO OBJECTION
- MIRABAY HOA - NO OBJECTION

Return to: Hillsborough County Facilities Management & Real Estate Services Department, to DionB@hillsboroughcounty.org

VACATING PETITION: V20-0024 Vacate portion of Apollo Beach Unit Six, as recorded in Plat Book 37, Page 88, located in Section 28 and 29, Township 31 South, Range 19 East, in Apollo Beach.

Reviewing Agency: __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 the County Facilities Management & Real Estate Services Department. The back of this form may be used for additional comments.

NO OBJECTION by this agency to the vacating as petitioned (Subject to Comment/Condition per below).
 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 ___X___ NO
If YES, please explain:

2) Do you foresee a need for said area in the future? _____ YES ___X___ 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? ___N/A___ YES _____ NO

Additional Comments: _The plat to be vacated includes right-of-way that serves as the sole means of access to development pods/parcels to the northwest of the subject plat. Therefore, approval of a new plat which provides for access to the adjacent parcels shall be approved prior to or concurrent with final action on the subject vacating petition.

Reviewed By: _Mike Williams / Brian Grady_____ Date: _11/12/21_____

Email: williamsm@hillsboroughcounty.org / gradyb@hillsboroughcounty.org Phone: 307-1709

VACATING REVIEW COMMENT SHEET

DATE 11/01/2021

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

Project: V20-0024 - Vacate a portion of the Apollo Beach Unit Six Plat (PB37, PG 88) which is approximately 1,995,255 Square Feet Folio# 52664.00002 plus Multiple

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

S., T., R. 28 & 29 - 31 - 19

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

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

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

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

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

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

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

Phone No.

Additional Comments: There are no existing/proposed water, wastewater and/or reclaimed water facilities located with the proposed area to be vacated, therefore we have no objections to the proposed vacating request.

Reviewed By: Randy Rochelle Date: November 11, 2021

FROM:

Return to: Hillsborough County Facilities Management & Real Estate Services Department, to DionB@hillsboroughcounty.org

VACATING PETITION: V20-0024 Vacate portion of Apollo Beach Unit Six, as recorded in Plat Book 37, Page 88, located in Section 28 and 29, Township 31 South, Range 19 East, in Apollo Beach.

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

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

X 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 X NO
2) Do you foresee a need for said area in the future? YES X NO
3) IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES";
A) Could any portion of said area be vacated? YES X NO
B) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? YES N/A 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 N/A NO

Additional Comments: Hillsborough County Stormwater has no objections to vacating subject the ROW or any current drainage easements on subject plat, since it is still undeveloped, contains no County owned drainage infra-structure, nor does it have any current drainage value. In addition, any ROW or Drainage easements are in the process of being re-platted, with the easements & ROW dedicated to the Public.

Reviewed By: Ronald Steijlen Date: 11/01/2021

Email: SteijlenR@HillsboroughCounty.Org Phone: (813) 307-1801

Return to: Hillsborough County Facilities Management & Real Estate Services Department, to DionB@hillsboroughcounty.org

VACATING PETITION: V20-0024 Vacate portion of Apollo Beach Unit Six, as recorded in Plat Book 37, Page 88, located in Section 28 and 29, Township 31 South, Range 19 East, in Apollo Beach.

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 Facilities Management & Real Estate Services Department. The back of this form may be used for additional comments.

Form with two options: [x] 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 [x] NO
If YES, please explain:

Blank lines for explanation of question 1.

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

Blank lines for explanation of 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
If YES, please specify which portion may be vacated:

Blank lines for specification of 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

Blank lines for 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 [x] NO

Blank lines for answer to question 4.

Additional Comments: []

Reviewed By: Marcia Bento Date: 11/01/21

Email: PW-CIPTransportationReview@hcflgov.net

Return to: Hillsborough County Facilities Management & Real Estate Services Department, to DionB@hillsboroughcounty.org

VACATING PETITION: V20-0024 Vacate portion of Apollo Beach Unit Six, as recorded in Plat Book 37, Page 88, located in Section 28 and 29, Township 31 South, Range 19 East, in Apollo Beach.

Reviewing Agency: ___ Systems Planning _____

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Facilities Management & Real Estate Services 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 ___x___ NO
 If YES, please explain:

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

Additional Comments: _____

Reviewed By: ___ William Hand, PE _____ Date: ___ 10/27/21 _____

Email: ___ handwt@hillsboroughcounty.org _____ Phone: ___ 813-635-5404 _____

Return to: Hillsborough County Facilities Management & Real Estate Services Department, to DionB@hillsboroughcounty.org

VACATING PETITION: V20-0024 Vacate portion of Apollo Beach Unit Six, as recorded in Plat Book 37, Page 88, located in Section 28 and 29, Township 31 South, Range 19 East, in Apollo Beach.

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 Facilities Management & Real Estate Services Department. The back of this form may be used for additional comments.

X 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: 10/29/2021

Email: HamiltonL@HCFLGov.net

Phone: 813-538-5452

Return to: Hillsborough County Facilities Management & Real Estate Services Department, to DionB@hillsboroughcounty.org

VACATING PETITION: V20-0024 Vacate portion of Apollo Beach Unit Six, as recorded in Plat Book 37, Page 88, located in Section 28 and 29, Township 31 South, Range 19 East, in Apollo Beach.

Reviewing Agency: Public Works South Service Unit

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

X 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: Juan O. Olivero Lopez Date: 10/28/2021

Email: Oliveroj@hillsboroughcounty.org Phone: 813-671-7624 Ext.41539

Return to: Hillsborough County Facilities Management & Real Estate Services Department, to DionB@hillsboroughcounty.org

VACATING PETITION: V20-0024 Vacate portion of Apollo Beach Unit Six, as recorded in Plat Book 37, Page 88, located in Section 28 and 29, Township 31 South, Range 19 East, in Apollo Beach.

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 Facilities Management & Real Estate Services Department. The back of this form may be used for additional comments.

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

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

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

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

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

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

Additional Comments: _____

Reviewed By: ___ M.Cerone _____ Date: ___ 11/10/21 _____

Email: _____ Phone: _____

Return to: Hillsborough County Facilities Management & Real Estate Services Department, to DionB@hillsboroughcounty.org

VACATING PETITION: V20-0024 Vacate portion of Apollo Beach Unit Six, as recorded in Plat Book 37, Page 88, located in Section 28 and 29, Township 31 South, Range 19 East, in Apollo Beach.

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 Facilities Management & Real Estate Services 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
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 proposed replat 'Marisol Pointe' was approved by EPC staff on March 3, 2021; Hillsborough County pi# 4486, EPC Review# 66547

Reviewed By: Abbie Weeks Date: 11/10/2021

Email: weeksa@epchc.org Phone: 813-627-2600 ex1101

Return to: Hillsborough County Facilities Management & Real Estate Services Department, to DionB@hillsboroughcounty.org

VACATING PETITION: V20-0024 Vacate portion of Apollo Beach Unit Six, as recorded in Plat Book 37, Page 88, located in Section 28 and 29, Township 31 South, Range 19 East, in Apollo Beach.

Reviewing Agency: Streets & Addresses

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

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

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

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

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

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

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

 Additional Comments: _____

Reviewed By: Deborah Franklin

Date: 11/10/2021

Email: franklinds@hillsboroughcounty.org

Phone: 813-264-3050

Return to: Hillsborough County Facilities Management & Real Estate Services Department, to DionB@hillsboroughcounty.org

VACATING PETITION: V20-0024 Vacate portion of Apollo Beach Unit Six, as recorded in Plat Book 37, Page 88, located in Section 28 and 29, Township 31 South, Range 19 East, in Apollo Beach.

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 Facilities Management & Real Estate Services Department. The back of this form may be used for additional comments.

____ X ____ 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 ___ X ___ NO
If YES, please explain:

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

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

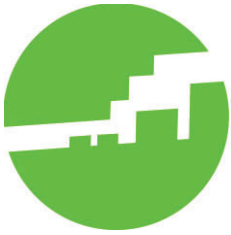
B) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? ___ YES ___ NO

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

Additional Comments: ___ Please see attached memorandum. _____

Reviewed By: ___ Salma Ahmad, Planner II _____ Date: ___ 11/03./2021 _____

Email: ___ ahmads@plancom.org _____ Phone: ___ (813) 273 - 3777 _____



Hillsborough County City-County Planning Commission

Memorandum

November 3, 2021

To: Bryan C. Dion, Real Property Specialist, Technical Services, Real Estate Division, Facilities Management & Real Estate Services Department

From: Salma Ahmad, Planner II

Re: **Vacating Review # V20-0024 Vacate portion of Apollo Beach Unit Six, as recorded in Plat Book 37, Page 88, located in Section 28 and 29, Township 31 South, Range 19 East, in Apollo Beach.**

Planning Commission staff has reviewed the requested petition to vacate a portion of Apollo Beach Unit Six, as recorded in Plat Book 37, Page 88, located in Section 28 and 29, Township 31 South, Range 19 East, in Apollo Beach.

The applicant is requesting to vacate a portion of Mira Bay Plat in Apollo Beach Unit Six totaling 45.804 acres (1, 995, 255 square feet). The request is in connection with the re-plat of the area known as Mira Bay Pocket 101 Phase 1. The requested vacation will release the previously dedicated Right of Way on Signet Drive and will be replaced in connection with the re-plat of Mira Bay Pocket 101 Phase 1. The subject site is entirely under single ownership.

The vacating petition will not have any adverse impacts on the abutting properties. Access to neighboring properties will continue through existing roadways in the area. The subject site and surrounding properties in the area are designated Residential-6 (RES-6) on the Future Land Use Map. RES-6 is located to the north south and east of the subject site. Natural Preservation (N) is located to the west. The subject site is located in the Coastal High Hazard Area and is located in the Urban Service Area. The subject site is also within the limits of the Apollo Beach and the Southshore Areawide Systems Community Plans.

The request to vacate should not have adverse impacts on the future development pattern of this area. The Planning Commission staff finds the proposed vacating of a portion of Apollo Beach Unit Six **CONSISTENT** with the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

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



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

Return to: Hillsborough County Facilities Management & Real Estate Services Department, to DionB@hillsboroughcounty.org

VACATING PETITION: V20-0024 Vacate portion of Apollo Beach Unit Six, as recorded in Plat Book 37, Page 88, located in Section 28 and 29, Township 31 South, Range 19 East, in Apollo Beach.

Reviewing Agency: __Spectrum Sunshine State 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 Facilities Management & Real Estate Services 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:
 We have recently finished our build out of this subdivision and we are within the new proposed utility easement. We will not be affected by the vacate.

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:
 We are currently within the new proposed utility easement and will not be impacted by the vacate

B) Could said area be vacated subject to reserving an easement over **all or part of area** to be vacated? YES NO
 We are already in the reserved area indicated in the new plat.

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

 Additional Comments: _____

Reviewed By: __Chris Smith_____ Date: _____ 11/01/2021 _____

Email: ____ Christopher.Smith8@Charter.com Phone: __813-478-0160 ____

Return to: Hillsborough County Facilities Management & Real Estate Services Department, to DionB@hillsboroughcounty.org

VACATING PETITION: V20-0024 Vacate portion of Apollo Beach Unit Six, as recorded in Plat Book 37, Page 88, located in Section 28 and 29, Township 31 South, Range 19 East, in Apollo Beach.

MIRA Ba Plat Vacate
Apollo Beach, FL

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 Facilities Management & Real Estate Services 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:

Facilities are all in the easement and it will not impact the vacate of the plat request.

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? N/A YES NO

Our TECO-PGS facilities are in the easement and will not effect the vacate of Plat request

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

No facilities of TECO-PGS will need to be moved.

Additional Comments: _____

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

Date: 11-12-2021

Phone: _____

VACATING REVIEW COMMENT SHEET

DATE: 11/15/2021

Return to: Hillsborough County Facilities Management & Real Estate Services Department, to DionB@hillsboroughcounty.org

VACATING PETITION: V20-0024 Vacate portion of Apollo Beach Unit Six, as recorded in Plat Book 37, Page 88, located in Section 28 and 29, Township 31 South, Range 19 East, in Apollo Beach.

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 Facilities Management & Real Estate Services 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

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

 Additional Comments: _New facilities to be covered by easements on new plat._____

Reviewed By: __Lena Kirby_____ Date: __11/15/2021_____

Email: _cjkirby@tecoenergy.com_____ Phone: 813-635-1467_____

Return to: Hillsborough County Facilities Management & Real Estate Services Department, to DionB@hillsboroughcounty.org

VACATING PETITION: V20-0024 Vacate portion of Apollo Beach Unit Six, as recorded in Plat Book 37, Page 88, located in Section 28 and 29, Township 31 South, Range 19 East, in Apollo Beach.

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 Facilities Management & Real Estate Services 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

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

Additional Comments: _____

Reviewed By: Stephen Waidley

Date: 10/28/2021

Email: stephen.waidley@ftr.com

Phone: (941) 266-9218

Notice of Non-Objection

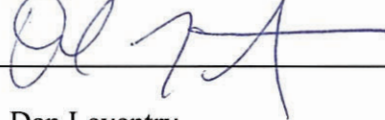
The HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Hillsborough County, Florida, whose address is 250 International Parkway, Suite 280, Lake Mary, FL 32746 (referred to herein as the “**District**” or “**CDD**”).

On August 25, 2021, the District authorized the execution and delivery of this Notice of Non-Objection (“**Notice**”) to Hillsborough County, Florida as evidence of its non-objection to that certain Vacating Petition commonly referred to as: **V20-0024 Mira Bay Plat Vacating (Park Square Ent., LLC)**.

IN WITNESS WHEREOF, the CDD has caused these presents to be duly executed in its name by the undersigned as of the date first above written.

“CDD”

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes

By:  _____

Name: Dan Leventry

Title: Chairperson of the Harbor Bay Community Development District

WITNESSES:

 _____

Kevin D'Angelo
Print Name

 _____

John I. Lauser
Print Name

Dion, Bryan

From: Michelle George <mgeorge@rizzetta.com>
Sent: Wednesday, November 10, 2021 10:40 AM
To: Dion, Bryan
Cc: Melissa Williams
Subject: RE: [EXTERNAL]RE: V20-0024 Mira Bay Plat Vacating (Park Square Enterprises, LLC)

External email: Use caution when clicking on links and attachments from outside sources.

Good morning and thank you for your email.

The MiraBay Homeowners Association is currently under developer control. The declarant is Park Square.

The Board of Directors for the HOA are Park Square developer representatives.

If Park Square as the developer has petitioned the county to vacate a portion of the Apollo Beach Unit Six Plat, the HOA has no objection.

Thank you.

Michelle George

Regional Community Association Manager

813.533.2950 Ext.: 2939

mgeorge@rizzetta.com

rizzetta.com



Rizzetta & Company
Pioneers in Community Management



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Hillsborough County Florida

PETITION TO VACATE

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

Right-of-Way

Easement

Subdivision Plat

PETITIONER'S INFORMATION

Name(s): Park Square Enterprises, LLC

Address: 5200 Vineland Road Suite 200

City: Orlando State: Florida Zip Code: 32811

Phone Number(s): _____

Email address: _____

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

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

Located in Section 28 & 29, Township 31, Range 19, Folio # Various

AGENT AUTHORIZATION - PLEASE COMPLETE IF APPLICABLE

The above-named Petitioner(s) hereby authorizes as the following to act as agent on my/our behalf:

Name(s): Michael Brooks, Esq.

Company: Brooks, Sheppard & Rocha, PLLC

Address: 606 East Madison Street

City: Tampa State: Florida Zip Code: 33602

Phone Number(s): 813-543-5900

Email address: mbrooks@bsrfirm.com

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

The subject vacation is being requested in connection with a re-plat of the area that is referred to by the Applicant as “Marisol Pointe.”

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 of the encroachment:

N/A

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

N/A

Please review and initial:


1. The Petitioner(s) hereby acknowledges that the average minimum processing time for bringing a Petition for public hearing is sixty (60) to ninety (90) days from the date the County receives a completed, sufficient Petition. The Petitioner(s) acknowledge that this timeframe is only an estimate and Hillsborough County is not responsible for any extensions, delays, or otherwise due to unfulfilled or incomplete Petition requirements.
2. The Petitioner(s) hereby expressly acknowledges and agrees that all Petitions are circulated for review and comment by both internal and external departments and agencies, and that it is the Petitioner(s) sole responsibility to address and/or resolve any and all objections in writing prior to scheduling the matter for public hearing. Note: failure to cure such objections prior to public hearing may result in a staff recommendation of denial of the Petition.
3. The Petitioner(s) attaches 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 prior to the scheduling of a public hearing. Petitioner acknowledges and agrees that the initial filing fee is non-refundable in whole or in part.
4. The Petitioner(s) hereby waive(s), renounce(s), absolve(s), relinquish(es) and discharge(s) Hillsborough County from any claims or damages of any nature and kind whatsoever that such Petitioner(s) may have or claim or demand, now or in the future, by reason of the vacating, closing, discontinuing and abandoning of said right(s)-of-way, easement(s), or subdivision plat.
5. The Petitioner(s) acknowledges and agrees that if the Petition proceeds to public hearing the Petitioner(s) will pay the additional filing fee of \$250.00 made payable to the Board of County Commissioners of Hillsborough County, Florida. Petitioner further acknowledges and agrees the additional filing fee is non-refundable in whole or in part.
6. The Petitioner(s) hereby acknowledges and agrees that all terms and conditions of the Vacating Resolution, if approved and adopted by the Board of County Commissioners, shall be strictly complied with by the Petitioner(s).
7. The Petitioner(s) hereby acknowledges and agrees they have read and understand all applicable steps listed within the VACATING PETITION INFORMATION PACKET received by Petitioner(s) prior to submittal of this PETITION TO VACATE.
8. The Petitioner(s) hereby acknowledges and agrees that the Petition may not cure any and/or all code enforcement violations and that additional curative measures may be required to be completed by Petitioner prior to removal of such violation.
9. The Petitioner(s) hereby acknowledges and agrees that **HILLSBOROUGH COUNTY MAKES NO STATEMENT, OPINION OR WARRANTY AS TO THE TITLE OF VACATED PUBLIC PROPERTY INTERESTS BY VIRTUE OF ANY VACATING ACTION BY ITS BOARD OF COUNTY COMMISSIONERS. PETITIONER(S) SHOULD VERIFY WITH A TITLE COMPANY WHERE TITLE VESTS FOLLOWING THE VACATING ACTION.**

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.

PETITIONERS' SIGNATURES

MAILING ADDRESS

 Michael Brooks, Esq. for Park Square Enterprises, LLC	606 East Madison Street Tampa, Florida 33602

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 6th day of July August, 2020, by Michael Brooks, Esq.-Authorized Agent for Park Square Enterprises, LLC who is/are personally known to me or who has produced _____ as identification.

NOTARY PUBLIC:

Signature: Megan Beightel

(SEAL)

Printed Name: Megan Beightel

Title or Rank: Notary

Serial / Commission Number: GG 108034

My Commission Expires: May 24, 2021



AFFIDAVIT TO AUTHORIZE AGENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

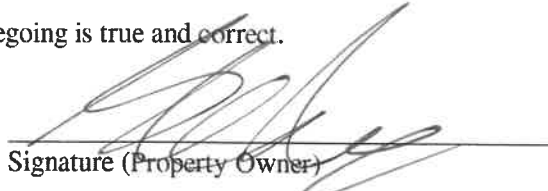
Park Square Enterprises, LLC

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

1. That (I am/we are) the owner(s) and record title holder(s) of the following described property, to wit:
ADDRESS OR GENERAL LOCATIONS: Apollo Beach, Florida Folio No: Various
2. That this property constitutes the property for which a request for a: Vacate Portion of the Plat of Apollo Beach Unit 6 (Plat Book 27, Page 88) commonly referred to as Mira Bay Pocket 101 (NATURE OF REQUEST) is being applied to the Board of County Commissioners, Hillsborough County.
3. That the undersigned (has/have) appointed Brooks, Sheppard & Rocha, PLLC as (his/their) agent(s) to execute any permits or other documents necessary to affect such permit.
4. That this affidavit has been executed to induce Hillsborough County, Florida, to consider and act on the above-described property;
5. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

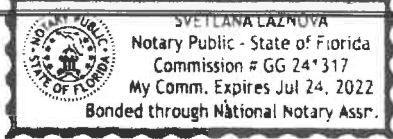


Signature (Property Owner)
By: Suresh Gupta
Its: Manager



Signature (Property Owner)

<p>STATE OF FLORIDA COUNTY OF HILLSBOROUGH The foregoing instrument was acknowledged before me this <u>8/5/20</u> by <u>Suresh Gupta</u> Date Property Owner</p> <p>Who: <input checked="" type="checkbox"/> Personally known to me _____ Florida Drivers License <input type="checkbox"/> Other Type of Identification</p> <p>And Who: _____ did <input checked="" type="checkbox"/> did not take an oath.</p> <p><u>Svetlana Laznova</u> Signature of Notary taking acknowledgement</p> <p><u>Svetlana Laznova</u> Type/Print Name of Notary</p> <p><u>GG 241317</u> <u>July 24, 2022</u> Commission Number Expiration Date</p>	<p>STATE OF FLORIDA COUNTY OF HILLSBOROUGH The foregoing instrument was acknowledged before me this _____ by _____ Date Property Owner</p> <p>Who: _____ Personally known to me _____ Florida Drivers License _____ Other Type of Identification</p> <p>And Who: _____ did _____ did not take an oath.</p> <p>_____ Signature of Notary taking acknowledgement</p> <p>_____ Type/Print Name of Notary</p> <p>_____ Commission Number Expiration Date</p>
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18 November 2021

Senior Real Property Specialist-Vacating
Facilities Management & Real Estate Services Department
601 E. Kennedy Boulevard, 23rd Floor
Tampa, Florida 33602

Dear Senior Real Property Specialist,

We oppose the "Notice of Intent to Vacate Platted Subdivision" under submission by Park Square Enterprises, LLC concerning "Mirabay Pocket 101 Phase I" for the following reasons:

The increased density allocated has no documentation of an approved mitigation plan while increasing the numbered 97 houses with 100/80/60 foot lot lines to 140 houses with 70/50 lot lines within the Mirabay community. (reconfiguration of the plots from 100/80/60 to 70/50 feet is not commensurate with the original, overall development plan for MiraBay. Unfortunately, increased density has major implications for the urban quality of life and places an enormous measured strain on urban local services and infrastructure. Additionally, it produces unforeseen 2nd and 3rd order of effects unbeknownst to our community leaders until its too late.

Park Square Enterprises, LLC has been solely focused on the increased financial advantages within Mirabay. The company's goal is maximizing profit through construction of "cookie cutter" houses. Our community does not want to be known for the slogan as the "City of Homes" and "Wall of Concrete". As stated above, density creates negative impacts on current over-utilized substandard infrastructure, strain on short supply of local resources and amenities, and an ever increased pressure and burden on the local wetland environment. Finally, density does not equal addition monies for Hillsborough County tax base or the Mirabay in the long run.

Our message to the Hillsborough County Planning Commission, Harbor Bay CDD and legal advisors for Park Square Enterprises articulates both our frustrations and concerns. We disagree with any plans or intentions or thoughts to alter any MARC guidelines or Mirabay declarations and covenants. The Mirabay Community home owners demand "Mirabay Pocket 101 Phase I" and future vacated CDD properties to exist from its original approved plan and remain in concert with our community's architectural declarations and covenants. Homeowners expect CDD board oversight to ensure quality development and to preserve the historical character and small town charm of the Florida West Coast. Unfortunately, Park Square Enterprises envisions a development strictly for financial reasons regardless of the community's original blueprint. Please remember that Mirabay was a project designed, scoped and planned with the environmental needs of the county, state, and federal government.

This letter formally communicates disapproval of any initiative for vacating replats, increase dockage opportunities, altering setback limits, or modify housing construction footprints. I am a third generation Floridian born and raised in Tampa Bay. We purchased our retirement home in MiraBay specifically for its high standards in appearance and management. The importance and understanding for private property rights is critical. Remember, our community leaders are accountable for protecting the interests of adjoining landowners which cannot be lost.

Sincerely,



Colonel (Ret.) Steven and Kristin Finley
815 Islebay Drive
Apollo Beach, FL 33572



December 7, 2021

RE: V20-0024 Mira Bay Plat Vacating (Park Square Enterprises, LLC)

Dear Mr. Dion:

Thank you for providing a copy of correspondence from Steven and Kristin Finley, dated November 18, 2021, to the Facilities Management & Real Estate Services Department regarding vacating petition V20-0024.

As you are aware, our firm represents Park Square Enterprises, LLC ("Park Square") in connection with vacating petition V20-0024 and a concurrent replat of the subject land as "Marisol Pointe." As a threshold issue, know that horizontal infrastructure work associated with Marisol Pointe has been under construction for nearly a year and is nearing completion and certification consistent with Hillsborough County construction plan approval PI#4487 (a/k/a Mira Bay – Pocket 101) and other regulatory approvals. To that point, vacating petition V20-0024 and the corresponding replat of Marisol Pointe are necessary – in fact, required – for Park Square to construct and sell homesites pursuant to the approved subdivision configuration.

Additionally, it is important to note that the vacating and replatting of land is a ministerial act requiring government approval once all legal requirements have been met pursuant to Chapter 177, Florida Statutes, and applicable provisions of Hillsborough County's Land Development Code. Broward County v. Narco Realty, Inc., 359 So.2d 509 (Fla. 4th DCA 1978) ("[H]aving met all of the legal requirements for obtaining plat approval, the county must approve Narco's plat so that it can be recorded. Inasmuch as Narco has met all of the legal requirements for platting land, the county had no discretion to refuse this plat approval"); Southern Co-op. Development Fund v. Driggers, 696 F.2d 1347 (11th Cir. 1983) (holding that in light of landowners' compliance with requirements of county subdivision regulation, commission had administrative duty to approve the proposed plat and their refusal to do so was a violation of landowners' guarantee of due process.).

In the instant case, Hillsborough County has previously reviewed and considered all relevant issues concerning the Marisol Pointe subdivision as evidenced by the approved construction plans, including but not limited to those matters raised in the Mr. and Mrs. Finley's letter. Moreover, vacating petition V20-0024 and the replat of Marisol Pointe was formally reviewed and considered by the Harbor Bay Community Development District (the "District") during its public meeting on August 25, 2021. Following a substantive discussion, the District, by a 5-0 vote, authorized the issuance and delivery of a Notice of Non-Objection to Hillsborough County, a copy of which has been made part of the record. In connection with that decision, Park Square voluntarily agreed to make a \$225,000 contribution to the District toward capital infrastructure improvements within the community – in addition to annual contributions that will be made by homeowners within the subdivision on an on-going basis in the future.



Real estate. Real solutions.

While Park Square respectfully acknowledges Mr. and Mrs. Finley's views concerning vacating petition V20-0024 and the replat of Marisol Pointe, these views and conclusions may not, as a matter of law, affect the County's ministerial approval of the pending applications that are consistent with the regulatory approvals already granted by applicable regulatory bodies, including Hillsborough County's construction plan approval.

Sincerely,

BROOKS, SHEPPARD & ROCHA, PLLC

A handwritten signature in blue ink, appearing to read "M. Brooks", is written over a faint, light blue circular watermark or stamp.

By: Michael Brooks