



Agenda Item Cover Sheet



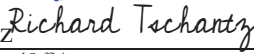
Agenda Item N^o. _____

Meeting Date May 10, 2022

☐ Consent Section

☐ Regular Section

☒ Public Hearing

Subject: Public Hearing - Vacating Petition V22-0003, by West Lake, LLC and Maritza and Gary Pippin to vacate portions of unimproved platted public right-of-way, in Wimauma.			
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 	4/26/22	John Muller 	4/26/2022
Assistant County Administrator	Date	Department Director	Date
N/A		Richard Tschantz 	4/26/2022
Management and Budget – Approved as to Financial Impact Accuracy	Date	County Attorney – Approved as to Legal Sufficiency	Date

Staff's Recommended Board Motion:

Adopt a Resolution vacating portions of unimproved platted public right-of-way within the plat of Davis & Dowdell Addition to Town of Wimauma, and the plat of Halifax, both recorded in Plat Book 1, Page 136, of the public records of Hillsborough County, and being more particularly described in the Resolution. The petitioners, West Lake, LLC & Maritza and Gary Pippin, have submitted this vacate request in support of redeveloping and rezoning the area into a residential subdivision. As a part of the redevelopment of the area, the subject unimproved right-of-way will be replaced with new and appropriately placed right-of-way, which is determined through the subdivision and platting process. The proposed vacate area is located within Folio No. 79525-0000 (no physical address) and 79525-0400 (2299 Roosevelt Street), generally lying north of Bishop Road, west of South County Road 579, and south of State Road 674, in Wimauma, and consists of approximately 138,095 square feet (3.170 acres). Reviewing departments, agencies, and utility providers have raised no objections to this request. 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:

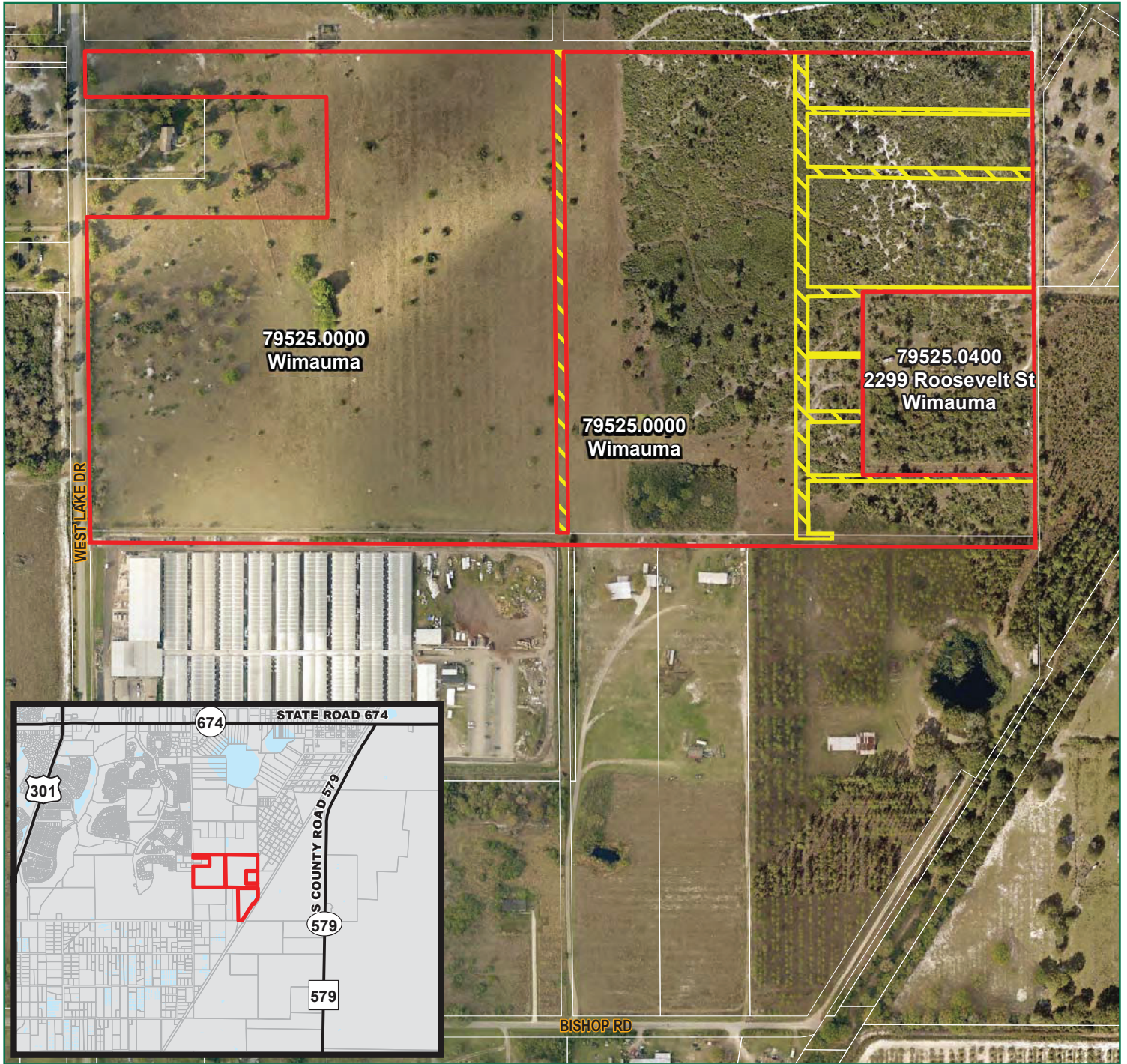
This petition is submitted by West Lake, LLC and Maritza and Gary Pippin as owners of the properties abutting the proposed vacate area, to vacate portions of unimproved platted public right-of-way. These portions of right-of-way were established in 1914 by virtue of the plat of Davis & Dowdell Addition to Town of Wimauma, and the plat of Halifax, both recorded in Plat Book 1, Page 136, of the public records of Hillsborough County. The applicant is requesting to vacate a portion of right-of-way totaling 3.170 +/- acres (138,095 square feet) that is part of a larger area that is proposed to be redeveloped into a residential subdivision. The vacating is associated with rezoning PD 21-0959 which will maintain a public north/south as well as a public east/west connection. The existing Right of Way (ROW) is not in the correct alignment to avoid wetland impacts and the future built environment of the surrounding area. This vacating will seek to remedy that situation and as part of the new redevelopment, will dedicate the roads back to public ROW once the modifications are made. Reviewing departments, agencies, and utility providers have raised no objections to this request. Pursuant to F.S. 177.101(4) and F.S. 336.10, Public Notice of this public hearing was published in *La Gaceta* on April 15, 2022 and April 22, 2022.

Staff Reference: V22-0003 Petition to Vacate Portions of Platted ROW (West Lake, LLC)



List Attachments: Location Map, Resolution, Plat Excerpt, Review Summary and Comments, Petition

V22-0003

Petition to Vacate Portions of Platted ROW (West Lake LLC)



LEGEND

-  Subject Properties -
79525.0000 - West Lake, LLC
79525.0400 - Maritza & Gary Pippin
-  Right-of-Way to be Vacated
1398,095 SqFt (3.170 Ac)



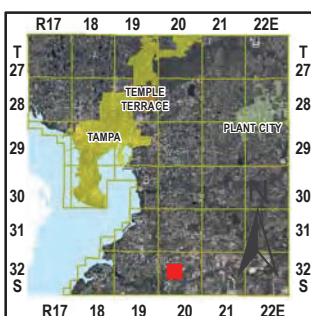
**Hillsborough
County Florida**

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.



SEC 16 TWP 32S RNG 20E

Vacating Petition V22-0003
West Lake, LLC; Maritza &
Gary Pippin - Petitioners
Davis and Dowdell Add. To
Town of Wimauma, Halifax (PB 1 PG 136)
Folios: 79525-0000 and 79525-0400
Section 16 Township 32 South, Range 20 East

RESOLUTION NUMBER R22-_____

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

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

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

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

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

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

WHEREAS, said petition came on for hearing before this Board of
County Commissioners on May 10, 2022, and the same having been
investigated and considered, and it appearing that the
representations and statements contained therein are true:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS
OF HILLSBOROUGH COUNTY, FLORIDA, IN REGULAR MEETING ASSEMBLED THIS
10th Day of May, 2022:

1. That the above described portions of the unimproved platted public right-of-way are hereby closed, vacated, and annulled, and the right of the public and the County in and to the right-of-way as shown on the plat of said subdivision is hereby renounced, disclaimed, and terminated.
2. That the petitioner and successors in title shall indemnify and hold harmless Hillsborough County from any claims, damages, expenses and costs that result from 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 _____, 2022, as the same appears of record in Minute Book _____, of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this _____ day of _____, 2022.

Cindy Stuart, CLERK

APPROVED BY COUNTY ATTORNEY

BY: Richard Tschantz
Approved As to Form and Legal
Sufficiency

BY: _____
Deputy Clerk

EXHIBIT "A"

DESCRIPTION: That part of the (Public) Rights-of-Way, lying between and adjacent to TRACTS 1 through 8, inclusive in the Southwest 1/4 of Section 16, Township 32 South, Range 20 East, according to the plat of DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA, as recorded in Plat Book 1, page 136, of the Public Records of Hillsborough County, Florida and that part of the (Public) Rights-of-Ways and Alleys, lying within the plat of HALIFAX, as recorded in Plat Book 1, page 136, of the Public Records of Hillsborough County, Florida, Less and Except that portion of the (Public) Rights-of-Way vacated by Resolution, as recorded in Official Records Book 2027, Page 646 of the Public Records of Hillsborough County, Florida, and also Less and Except the South 15.00 feet of the 30' (Public) Right-of-way, lying South of Lot 28 of said plat of HALIFAX, ALL of the above lying within the following described parcels of land:

Parcel 1:

Tracts 1 through 8, inclusive in the Southwest 1/4 of Section 16, Township 32 South, Range 20 East of DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA, as recorded in Plat Book 1, page 136, of the Public Records of Hillsborough County, Florida and all of vacated road lying South and adjacent to Tracts 5 through 8, inclusive of the aforesaid property, less the West 15.0 feet of Tracts 4 and 5 for additional right-of-way for Westlake Drive.

Less and except the lands as described in Official Records Book 11462, page 1649, Public Records of Hillsborough County, Florida, being further described as following:

A portion of Tract 4 in the Southwest 1/4 of Section 16, Township 32 South, Range 20 East of DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA, as recorded in Plat Book 1, page 136, of the Public Records of Hillsborough County, Florida, more particularly described as: From the Northwest corner of the Southwest 1/4 of Section 16; run South (assumed), a distance of 167.0 feet; thence South 88°30' East and parallel to the North boundary of said Southwest 1/4, a distance of 30.0 feet for a point of beginning; thence continue South 88°30' East, a distance of 335.0 feet; thence South and parallel to the West boundary of Section 16, a distance of 225.0 feet; thence North 88°30' West, a distance of 335.0 feet; thence North, 225.0 feet to the point of beginning.

Also being described as follows:

From the Northwest corner of the Southwest 1/4 of Section 16; run S00°36'42" E, a distance of 167.0 feet; thence S89°10'30" E and parallel to the North boundary of said Southeast 1/4, a distance of 30.00 feet for a point of beginning; thence continue S89°10'30" E, a distance of 335.0 feet; thence S00°36'42" E and parallel to the West boundary of Section 16, a distance of 225.0 feet; thence N89°10'30" W, a distance of 335.0 feet; thence N00°36'42" W, 225.0 feet to the point of beginning.

Also less and except the lands as described in Official Records Book 13050, page 835, Public Records of Hillsborough County, Florida, being described as following:

Tract 8 in the SW 1/4 of Section 16, Township 32 South, Range 20 East, DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA, according to the plat thereof recorded in Plat Book 1, page 136, Public Records of Hillsborough County, Florida, less the West 165.0 feet and less the South 165.00 feet thereof.

Parcel 2:

A portion of Tract 4 in the Southwest 1/4 of Section 16, Township 32 South, Range 20 East of DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA, as recorded in Plat Book 1, page 136, of the Public Records of Hillsborough County, Florida, more particularly described as:

From the Northwest corner of the Southwest 1/4 of Section 16; run South (assumed), a distance of 167.0 feet; thence South 88°30' East and parallel to the North boundary of said Southwest 1/4, a distance of 30.0 feet for a point of beginning; thence continue South 88°30' East, a distance of 335.0 feet; thence South and parallel to the West boundary of Section 16, a distance of 225.0 feet; thence North 88°30' West, a distance of 335.0 feet; thence North, 225.0 feet to the point of beginning.

Vacating area, contains 138,095 square feet (3.170 acres), more or less.

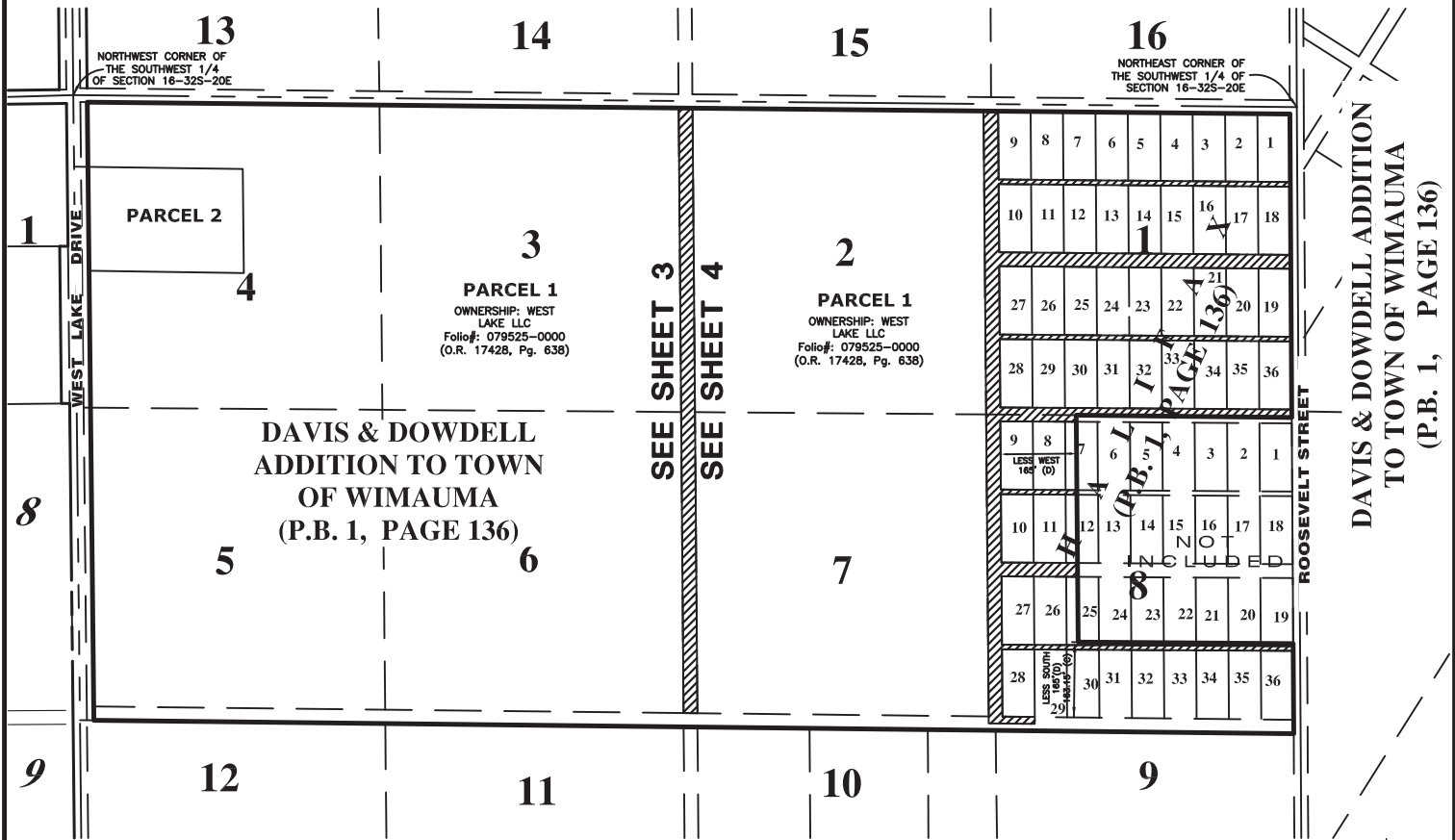
WEST LAKE DRIVE VACATING EXHIBIT

INFORMATION IS NOT COMPLETE
WITHOUT THE ACCOMPANYING SKETCH.

No.	Date	Description	Dwn.
3	04/22/22	Remove portion S. of Lot 28	VBR
2	02/17/22	County Comments	VBR
1	10/29/21	Correct typo and revise Boundary to include all of the vacated R/W shown in O.R. 2027, Page 646.	VBR
REVISIONS			
SHEET NO. 1 OF 4 SHEETS			

Prepared For: LENNAR CENTRAL FLORIDA	
EXHIBIT (Not a Survey) Arthur W. Merritt Digitally signed by Arthur W. Merritt Date: 2022.04.22 11:40:46 -0400	AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200
Drawn: VBR	Checked: AWM
Date: 09/01/21	Dwg: Westlake Vacating Exhibit.dwg
File Path: P:\West Lake Drive\Master Plan\Legal\VACATING	
SECTION 16, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.	

EXHIBIT "A"



NOTE: Bearings shown hereon are based on the West boundary of the Southwest 1/4 of Section 16, Township 32 South, Range 20 East, Hillsborough County, Florida, having a Grid bearing of N.00°36'40"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

LEGEND:

1. O.R. - Official Records Book
2. P.B. - Plat Book
3. R/W - Right-of-Way
4. (D) - Deed
- Area to be Vacated



WEST LAKE DRIVE VACATING EXHIBIT

Prepared For: **LENNAR CENTRAL FLORIDA**

EXHIBIT
(Not a Survey)

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

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

Arthur W. Merritt

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **4498**

THIS DOCUMENT IS NOT COMPLETE WITHOUT THE
ENTIRETY OF ALL 4 SHEETS.

Drawn: VBR Checked: AWM Order No.:

Date: 09/01/21 Dwg: Westlake Vacating Exhibit.dwg

File Path: P:\West Lake Drive\Master Plan\Legal\VACATING

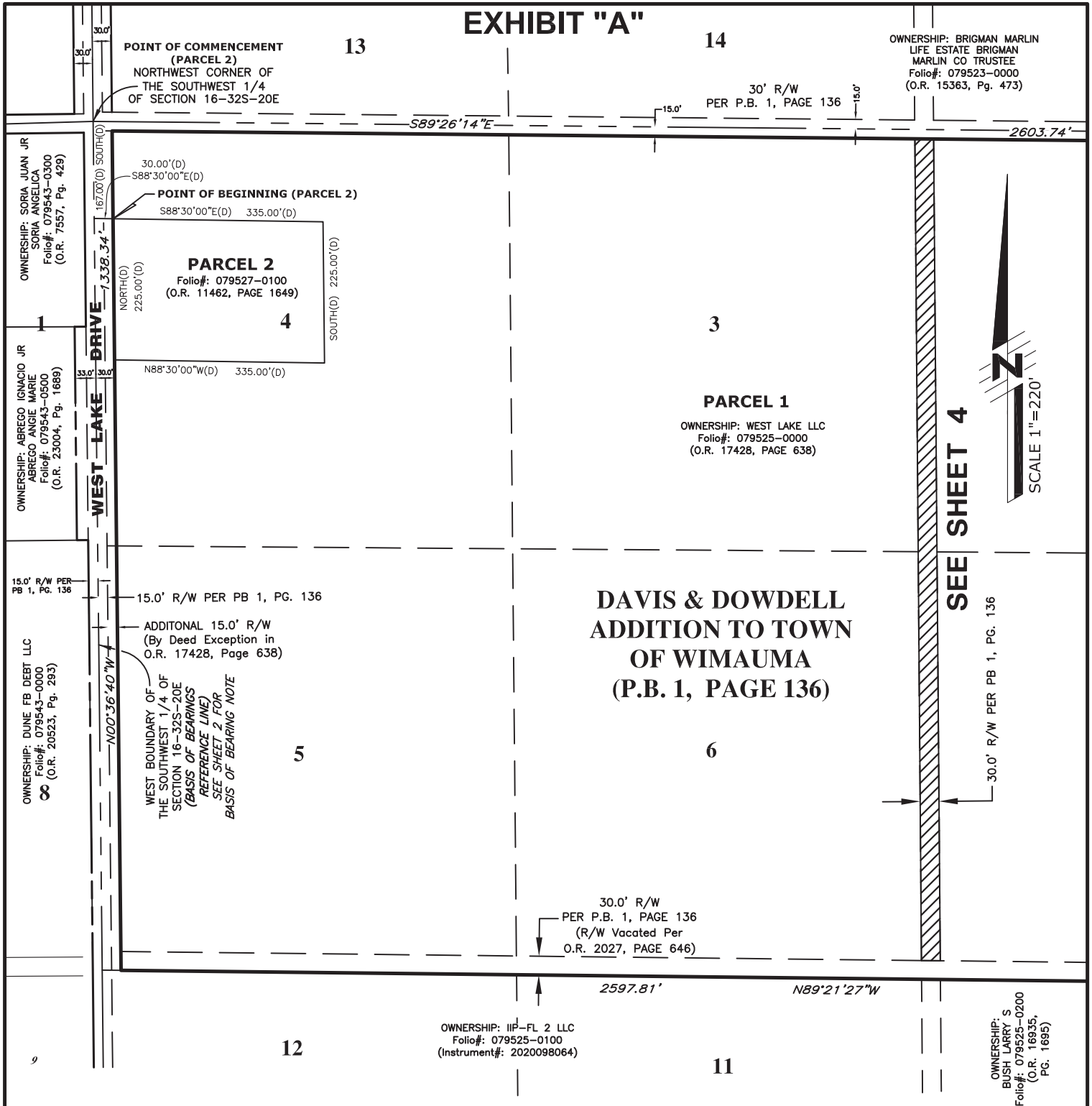
SECTION 16, TOWNSHIP 32 SOUTH, RANGE 20 EAST,
HILLSBOROUGH COUNTY, FLORIDA.

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2	02/17/22	County Comments	VBR
1	10/29/21	Correct typo and revise Boundary to include all of the vacated R/W shown in O.R. 2027, Page 646.	VBR

No.	Date	Description	Dwn.
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REVISIONS

SHEET NO. 2 OF 4 SHEETS



WEST LAKE DRIVE VACATING EXHIBIT			
Prepared For: LENNAR CENTRAL FLORIDA			
EXHIBIT (Not a Survey)		AMERRITT, INC. LAND SURVEYING AND MAPPING <i>LICENSED BUSINESS NUMBER LB7778</i> 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.		Drawn: VBR Checked: AWM Order No.:	
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <u>4498</u>		Date: 09/01/21 Dwg: Westlake Vacating Exhbit.dwg	
THIS DOCUMENT IS NOT COMPLETE WITHOUT THE ENTIRETY OF ALL 4 SHEETS.		File Path: P:\West Lake Drive\Master Plan\Legal\VACATING	
SECTION 16, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.			
REVISIONS			
No.	Date	Description	Dwn.
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SHEET NO. 3 OF 4 SHEETS			

EXHIBIT "A"

OWNERSHIP: BRIGMAN MARLIN
LIFE ESTATE BRIGMAN
MARLIN CO TRUSTEE
Folio#: 079523-0000
(O.R. 15363, Pg. 473)

15

16

NORTHEAST CORNER OF
THE SOUTHWEST 1/4 OF
SECTION 16-32S-20E

S89°26'14"E 2603.74'

15.0'

3

2

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

SEE SHEET 3

6

PARCEL 1

OWNERSHIP: WEST LAKE LLC
Folio#: 079525-0000
(O.R. 17428, Pg. 638)

7

30.0' R/W PER PB 1, PG. 136

30.0' R/W
(P.B. 1, PAGE 136)

30.0' R/W
PER P.B. 1, PAGE 136
(R/W Vacated Per
O.R. 2027, PAGE 646)

2597.81'
OWNERSHIP:
BUSH LARRY S
Folio#: 079525-0200
(O.R. 16935,
PG. 1695)

OWNERSHIP:
BUSH LARRY S
Folio#: 079525-0250
(O.R. 16935,
PG. 1693)

10

N89°21'27"W

LESS AND EXCEPT
THE SOUTH 15.00' OF
THE 30.0' R/W
PER P.B. 1, PAGE 136

30.0' R/W
PER P.B. 1, PAGE 136
(R/W Vacated Per
O.R. 2027, PAGE 646)

OWNERSHIP: WINDY POND FARM LLC
Folio#: 079530-0000
(O.R. 23810, PG. 1116)

**WEST LAKE DRIVE
VACATING EXHIBIT**

15.0' R/W PER
(P.B. 1, PAGE 136)

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

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

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

500°21'16"E
195.02'

N
SCALE 1"=220'

Prepared For: **LENNAR CENTRAL FLORIDA**

EXHIBIT
(Not a Survey)

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azelee Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

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

Arthur W. Merritt

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **4498**

THIS DOCUMENT IS NOT COMPLETE WITHOUT THE
ENTIRETY OF ALL 4 SHEETS.

Drawn: VBR Checked: AWM Order No.:

Date: 09/01/21 Dwg: Westlake Vacating Exhibit.dwg

File Path: P:\West Lake Drive\Master Plan\Legal\VACATING

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

No.	Date	Description	Dwn.
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REVISIONS

SHEET NO. 4 OF 4 SHEETS

Publisher's Affidavit

LA GACETA

PUBLISHED WEEKLY
Tampa, Hillsborough County, Florida

State of Florida

County of Hillsborough,

Before the undersigned authority personally appeared

Patrick Manteiga

who under oath says he is the Publisher of La Gaceta, a weekly newspaper published in Tampa, Hillsborough County, Florida, that the attached copy of advertisement, being a

NOTICE OF HEARING FOR CLOSING AND
VACATING

in the matter of VACATING PETITION V22-0003

Legal Advertisement
Attached To
Reverse Side

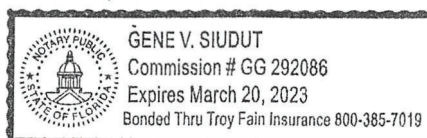
In the Thirteenth Judicial Circuit Court, was
published in said newspaper in the issues of 04/15 - 04/22/2022

Affiant further says that the said La Gaceta is a newspaper published in Tampa, in said Hillsborough County, Florida, and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each week and has been entered as second class mailing matter at the post office in Tampa, in said Hillsborough County, Florida, for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



personally known sworn to and subscribed before me
on this 22ND day of APRIL, A.D. 2022





NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida at 9:00 A.M., Tuesday, May 10, 2022, to determine whether or not:

Vacating Petition V22-0003- Vacate portions of unimproved platted public right-of-way within the plat of Davis & Dowdell Addition to Town of Wimauma, and the plat of Halifax, both recorded in Plat Book 1, Page 136, of the public records of Hillsborough County, Florida, located in Section 16, Township 32 South, Range 20 East, lying adjacent to folios 79525-0000 and 79525-0400

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

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

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

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

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

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

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

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

- Hillsborough County's Facebook page: [HillsboroughFL](https://www.facebook.com/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 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@hcf.gov 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@hcf.gov 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.

4/15-4/22/22LG 2T

Vacating Petition V22-0003

**Petition To Vacate portions of unimproved platted public right-of-way
Davis and Dowdell Add. To Town of Wimauma, Halifax (Plat Book 1 Page 136)
Section 16 – Township 32 S – Range 20 E
Folios: 79525-0000 and 79525-0400
Petitioners – West Lake, LLC; Maritza & Gary Pippin**

☒ 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 COMMUNITY & INFRASTRUCTURE | – NO OBJECTION |
| • HC ENVIRONMENTAL PROTECTION | – NO OBJECTION |
| • HC ADDRESSING/E 911 | – NO OBJECTION |
| • PLANNING COMMISSION | – CONSISTENT |

REVIEWING AGENCIES

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

VACATING REVIEW COMMENT SHEET

DATE: 03/09/2022

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

VACATING PETITION: V22-0003 West Lake, LLC, portions of platted right of way, lying within the plat of Davis & Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East, Folio 79525-0000.

Reviewing Agency: Development Services Department

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

<u> X </u>	NO OBJECTION by this agency to the vacating as petitioned.
<u> </u>	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: _____

Reviewed By: J. Brian Grady / Mike Williams Date: 4/8/22

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

VACATING REVIEW COMMENT SHEET

DATE 03/10/2022


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

Project: V21-0013 - Vacate a 10-foot wide platted Right-of-Way, lying within the plat of Davis & Dowdell Add. to Town of Wimauma - PB 1, Page 136, Folio# 79525.0000

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

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

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

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

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

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

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

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

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

Phone No. _____

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

Reviewed By: Randy Rochelle Date: March 10, 2022

FROM: _____

VACATING REVIEW COMMENT SHEET

DATE: 03/09/2022

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

VACATING PETITION: V22-0003 West Lake, LLC, portions of platted right of way, lying within the plat of Davis & Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East, Folio 79525-0000.

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 Facilities Management and 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:
___ N/A _____

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

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

Additional Comments: Stormwater has no objections to vacating the Platted ROW. From a drainage standpoint, since there are no drainage facilities in the referenced platted ROW, and serves no County drainage purposes in the foreseeable future, there is no real value with regard to drainage.

Reviewed By: _Ronald Steijlen _____

Date: __03/11/2022_____

Email: SteijlenR@HillsboroughCounty.Org

Phone: _(813) 307-1801_____

VACATING REVIEW COMMENT SHEET

DATE: 03/09/22

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

VACATING PETITION: V22-0003 West Lake, LLC, portions of platted right of way, lying within the plat of Davis & Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East, Folio 79525-0000.

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

Reviewed By: Marcia Bento Date: 03/18/22

Email: PW-CIPTransportationReview@hcfllgov.net

VACATING REVIEW COMMENT SHEET

DATE: 03/09/2022

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

VACATING PETITION: V22-0003 West Lake, LLC, portions of platted right of way, lying within the plat of Davis & Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East, Folio 79525-0000.

Reviewing Agency: Systems Planning Stormwater Team

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Facilities Management and 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
 _____ N/A _____

Additional Comments: _____

Reviewed By: William Hand Date: 3/10/22

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

VACATING REVIEW COMMENT SHEET

DATE: 03/09/2022

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

VACATING PETITION: V22-0003 West Lake, LLC, portions of platted right of way, lying within the plat of Davis & Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East, Folio 79525-0000.

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 and 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: Landon Hamilton

Date: 03/09/2022

Email: HamiltonL@HCFLGov.net

Phone: 813-538-5452

VACATING REVIEW COMMENT SHEET

DATE: 03/09/2022

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

VACATING PETITION: V22-0003 West Lake, LLC, portions of platted right of way, lying within the plat of Davis & Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East, Folio 79525-0000.

Reviewing Agency: PW SSU

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

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

- 1) Do you currently use or have facilities in said area to be vacated? _____YES _____NO
 If YES, please explain:

- 2) Do you foresee a need for said area in the future? _____YES _____NO
 IF YES, please explain:

- 3) IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES";
 - A) Could any portion of said area be vacated? _____YES _____NO
 If YES, please specify which portion may be vacated:

 - B) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? _____YES _____NO

- 4) If there are facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire? _____YES _____NO

Additional Comments: _____

Reviewed By: Juan O. Olivero Lopez

Date: 03/10/2022

Email: oliveroj@hillsboroughcounty.org

Phone: 813-671-7624 Ext.41539

VACATING REVIEW COMMENT SHEET

DATE: 03/09/2022

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

VACATING PETITION: V22-0003 West Lake, LLC, portions of platted right of way, lying within the plat of Davis & Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East, Folio 79525-0000.

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 and 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 __XX__ NO
 If YES, please explain:

- 2) Do you foresee a need for said area in the future? _____ YES __XX__ 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: Ray Hansen DFM
 4/11/22 _____

Date:

Email: _____ Phone: _____

REVISED VACATING REVIEW COMMENT SHEET

DATE: 04/13/2022

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

VACATING PETITION: V22-0003 West Lake, LLC, portions of platted right of way, lying within the plat of Davis & Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East, Folio 79525-0000.

Reviewing Agency: Community & Infrastructure 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 and 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:
Cross access to the south will be needed in the future _____

- 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:
The entire area may be vacated subject to the condition stated below. _____

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: Community and Infrastructure Planning Department has no objection to the vacation of ROW since the Site Plan associated with the PD application 21-0959 has been found consistent with the Hillsborough County Comprehensive Plan.

Reviewed By: Sarah CaperDate: 4/13/2022Email: capers@hillsboroughcounty.orgPhone: 813-807-0743

VACATING REVIEW COMMENT SHEET

DATE: 03/09/2022

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

VACATING PETITION: V22-0003 West Lake, LLC, portions of platted right of way, lying within the plat of Davis &
Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East,
Folio 79525-0000.

Reviewing Agency EPC - WETLANDS

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

<input checked="" type="checkbox"/> <u>XX</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 XX NO
If YES, please explain:

- 2) Do you foresee a need for said area in the future? _____ YES XX 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: Kelly M. Holland

Date: March 22, 2022

Email: hollandk@epchc.org

Phone: 813-627-2600 ext. 1222

VACATING REVIEW COMMENT SHEET


DATE: 03/09/2022

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

VACATING PETITION: V22-0003 West Lake, LLC, portions of platted right of way, lying within the plat of Davis & Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East, Folio 79525-0000.

Reviewing Agency: Streets and Addresses

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Facilities Management and 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
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: 03/11/2022

Email: franklinds@hillsboroughcounty.org

Phone: 813-264-3050

VACATING REVIEW COMMENT SHEET

DATE: 03/09/2022

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

VACATING PETITION: V22-0003 West Lake, LLC, portions of platted right of way, lying within the plat of Davis & Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East, Folio 79525-0000.

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 and 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

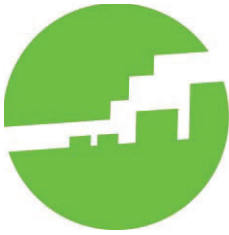
Additional Comments: _____

Reviewed By: Salma Ahmad (Planner II)

Date: 03/23/2022

Email: ahmads@plancom.org

Phone: 813-273-3777



Hillsborough County City-County Planning Commission

Memorandum

March 23, 2022

To: Cari Allen J.D., Manager, Technical Services, Real Estate Division

From: Salma Ahmad, Planner II

Re: VACATING PETITION: V22-0003 West Lake, LLC, portions of platted right of way, lying within the plat of Davis & Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East, Folio 79525-0000. Address: 5808 Bishop Rd, Wimauma

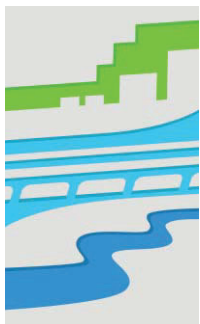
Planning Commission staff has reviewed the requested petition to vacate portions of platted right of way, lying within the plat of Davis & Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East, Folio 79525-0000 located at 5808 Bishop Rd, Wimauma.

The applicant is requesting to vacate a portion of right-of-way totaling 3.204 +/- acres (139, 592 square feet) that is part of a larger area that is proposed to be redeveloped into a residential subdivision. The vacating is associated with rezoning PD 21-0959 which will maintain a public north/south as well as a public east/west connection. The existing Right of Way (ROW) is not in the correct alignment to avoid wetland impacts and the future built environment of the surrounding area. This vacating will seek to remedy that situation and as part of the new redevelopment, will dedicate the roads back to public ROW once the modifications are made.

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

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

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



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

VACATING REVIEW UTILITY COMMENT SHEET

DATE: 03/09/2022

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

VACATING PETITION: V22-0003 West Lake, LLC, portions of platted right of way, lying within the plat of Davis &
Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East,
Folio 79525-0000.

Reviewing Agency: _____ Charter / Spectrum _____

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

☒ CONSENT by this agency to the vacating as petitioned.

☐ 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: Chris Smith

Date: 3/16/2022

Email: Christopher.Smith8@Charter.com

Phone: 813-478-0160

VACATING REVIEW UTILITY COMMENT SHEET

DATE: 03/09/2022

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

VACATING PETITION: V22-0003 West Lake, LLC, portions of platted right of way, lying within the plat of Davis &
Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East,
Folio 79525-0000.

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 and 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: N/A

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

- 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
N/A

Additional Comments: Joan Domning-Senior Admin Specialist
TECO-PGS-Distribution Engineering
8416 Palm River Rd, Tampa, FL 33619
813-275-3783

Reviewed By: jdomning@tecoenergy.com

Date: _____

Email:  3-11-2022

Phone: _____

VACATING REVIEW UTILITY COMMENT SHEET

DATE: 04/20/2022

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

VACATING PETITION: V22-0003 West Lake, LLC, portions of platted right of way, lying within the plat of Davis &
Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20 East,
Folio 79525-0000.

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

☒ X _____ CONSENT by this agency to the vacating as petitioned.

_____ OBJECTION by this agency to the vacating as petitioned

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

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: If petitioner requests to move existing facilities, please call our One Source Department at 813-635-1500.

Existing pole line on this property will be worked out with Lennar once purchase of property is complete.

Reviewed By: _Lena Kirby_____ Date: __04/20/2022_____

Email: _cjkirby@tecoenergy.com_____ Phone: __813-635-1467_____

VACATING REVIEW UTILITY COMMENT SHEET

DATE: 03/09/2022

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

VACATING PETITION: V22-0003 West Lake, LLC, portions of platted right of way, lying within the plat of Davis &
Dowdell Add to Town of Wimauma, PB 1, Page 136 located in Section 16, Township 32 South, Range 20
East, Folio 79525-0000.

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 and 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: 3/9/2022

Email: stephen.waidley@ftr.com

Phone: (941) 266-9218



Hillsborough County Florida

PETITION TO VACATE

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

Right-of-Way



Easement



Subdivision Plat



PETITIONER'S INFORMATION

Name(s): WEST LAKE LLC
Address: PO BOX 522
City: WIMAUMA State: FL Zip Code: 33598-0522
Phone Number(s): 813.543.5900
Email address: mbrooks@bsrfirm.com

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

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

Located in Section 16, Township 32, Range 20, Folio # 079525-0000

AGENT AUTHORIZATION - PLEASE COMPLETE IF APPLICABLE

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

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

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

The unimproved ROW is 1) within the DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA which bisects, from north to south, 4 tracts and 2) the portions of the streets and alleys within the PLAT OF HALIFAX that are surrounded by the applicant's property. These two sets of unimproved ROW are part of a larger area that is proposed to be redeveloped into a residential subdivision. While a north/south and an east/west public road will be required as part of the rezoning approval process (RZ 21-0959), it has been determined that the existing ROW is not in an appropriate alignment and will need to be shifted to avoid potential wetlands and/or otherwise address the current built environment and future road network. The intent of this application is to replace the existing unimproved ROW with new ROW in the correct location and that will be developed and dedicated to the public through the appropriate subdivision development platting and development process.

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.

79530-0000 (Windy Pond) is not joined in this petition because they have no interest in the vacating petition. Not only does West Lake LLC own the entire 30 feet along the southern border of its property, the only portion of the southern border that was not previously vacated (remnant piece) does not provide access to Windy Pond. Regardless, Windy Pond will receive notice of this vacating and would have the opportunity to express any concerns at the hearing.

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. MB 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. MB 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. MB 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. MB 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. MB 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. MB 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. MB 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. MB 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. MB 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

SEE ATTACHED AFFIDAVIT

Parker Hiron on behalf of
Lennar Homes LLC

4301 W. Boy Scout Blvd.
Suite 600 Tampa FL
33607

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 4 day of March, 2022, by Parker Hiron who is/are personally known to me or who has produced _____ as identification.

NOTARY PUBLIC:

Signature:

Rebecca Lishefski

Printed Name:

Rebecca Lishefski

Title or Rank:

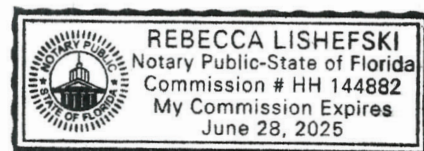
Serial / Commission Number:

HH 144882

My Commission Expires:

June 28, 2025

(SEAL)



AFFIDAVIT TO AUTHORIZE AGENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Maritza Pippin and Gary Pippin


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



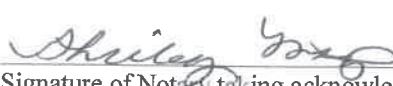

1. That (I am/we are) the owner(s) and record title holder(s) of the following described property, to wit:

ADDRESS OR GENERAL LOCATIONS: 2299 Roosevelt St, Wimauma Folio No: 079525.0400

2. That this property constitutes the property for which a request for a:
Vacating Petition (NATURE OF REQUEST) is being applied to the Board of County Commissioners, Hillsborough County.
3. That the undersigned (has/have) appointed Lennar Homes LLC as (his/their) agent(s) to execute any permits or other documents necessary to affect such permit.
4. That this affidavit has been executed to induce Hillsborough County, Florida, to consider and act on the above-described property;
5. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.


Signature (Property Owner) Maritza Pippin


Signature (Property Owner) Gary Pippin

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

SEE ATTACHED AFFIDAVIT

Michael Brooks

400 N TAMPA STREET / Suite 1910
TAMPA, FL 33602

Michael Brooks

For the Petitioner

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 23 day of November, 2021, by Michael Brooks who is/are personally known to me or who has produced _____ as identification.

NOTARY PUBLIC:

Signature:

Rachel Ann Bracco

(SEAL)

Printed Name:

Rachel Ann Bracco

Title or Rank:

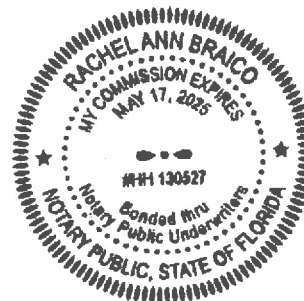
Notary

Serial / Commission Number:

130527

My Commission Expires:

May 17, 2025



APPLICATION FORM

AFFIDAVIT TO AUTHORIZE AGENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

WEST LAKE 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: 2216 W LAKE DR. & 5808 BISHOP RD. WIMALUMA Folio No(s):
079525-0000; 079527-0000

2. That this property constitutes the property for which a request for a:

Plat Vacation

(NATURE OF REQUEST)

is being applied to the Board of County Commissioners, Hillsborough County.

3. That the undersigned (has/have) appointed Brooks, Sheppard, and 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]
SIGNED (PROPERTY OWNER)

SIGNED (PROPERTY OWNER)

STATE OF FLORIDA COUNTY OF HILLSBOROUGH	
The foregoing instrument was acknowledged before me this	
(DATE) <u>AUGUST 17TH 2023</u>	
by <u>SCOTT BLEGMAN</u>	
who:	(Property Owner)
Personally known to me	Florida driver's license
Other type of identification:	
And who:	did did not take an oath.
(Signature of Notary taking acknowledgment)	
<u>NIRAV PATEL</u>	
Type or Print Name of Notary Public	
<u>GG 332821</u>	<u>AUG 27, 2023</u>
Commission Number	Expiration Date

STATE OF FLORIDA COUNTY OF HILLSBOROUGH	
The foregoing instrument was acknowledged before me this	
(DATE)	
by	
who:	(Property Owner)
Personally known to me	Florida driver's license
Other type of identification:	
And who:	did did not take an oath.
(Signature of Notary taking acknowledgment)	
Type or Print Name of Notary Public	
Commission Number	Expiration Date

