



Agenda Item Cover Sheet

Agenda Item N^o. _____

Meeting Date March 7, 2023

- Consent Section
 Regular Section
 Public Hearing

Subject: Public Hearing - Vacating Petition by Alafia Crossing Acquisition LLC to vacate a portion of unimproved deeded public right-of-way abutting Folio No. 076343-1000, in Riverview.			
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 <u>2/14/23</u> <small>Assistant County Administrator</small> <small>Date</small>	John Muller <u>2/14/23</u> <small>Department Director</small> <small>Date</small>		
N/A <small>Management and Budget – Approved as to Financial Impact Accuracy</small> <small>Date</small>	Todd Sobel <u>2/14/2023</u> <small>County Attorney – Approved as to Legal Sufficiency</small> <small>Date</small>		

Staff's Recommended Board Motion:
 Adopt a Resolution vacating a portion of unimproved deeded public right-of-way know as Ida Street, according to Deed Book 1730, Page 399, and Deed Book 1730, Page 401, of the public records of Hillsborough County, and being more particularly described in the Resolution. The proposed vacate area is abutting Folio No. 076343-1000 (no physical address), generally lying north of Gibsonton Drive, and east of Interstate 75, in Riverview, and consists of approximately 310 square feet (0.01 acres). The petitioner, Alafia Crossing Acquisition LLC, has submitted this vacate request to provide for a more continuous edge of the property line. Reviewing departments, agencies, and utility providers have raised no objections to this request. The Planning Commission finds the proposed vacating consistent with the Unincorporated Hillsborough County Comprehensive Plan. 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 Alafia Crossing Acquisition LLC as owner of the property abutting the proposed vacate area, to vacate a portion of unimproved deeded public right-of-way known as Ida Street. This portion of unimproved right-of-way was acquired by Hillsborough County in 1953, as recorded in Deed Book 1730, Page 399, and Deed Book 1730, Page 401, of the public records of Hillsborough County. The petitioner is requesting to vacate a portion of unimproved right-of-way totaling 0.01 +/- acres (310 square feet) to provide for a more continuous edge of the property line. Reviewing departments, agencies, and utility providers have raised no objections to this request. Pursuant to F.S. 336.10, Public Notice of this public hearing was published in *La Gaceta* on February 10, 2023, and February 17, 2023.

Staff Reference: V22-0017 Petition to vacate Portion of Ida Street (Alafia Crossing Acquisition LLC)
 List Attachments: Location Map, Overview Map, Resolution, Right-of-Way Deeds, Review Summary and Comments, Petition

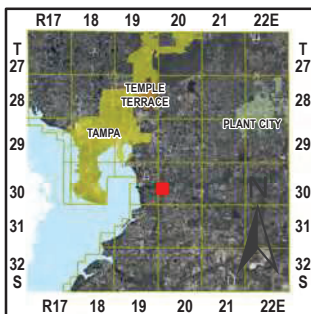
V22-0017

Petition to Vacate Portion of Ida Street (Alafia Crossing Acquisition LLC)



LEGEND

-  Subject Parcel
Folio - 076343.1000
-  ROW Vacate
Approx. 310 SF (0.01 Ac)



SEC 19 TWP 30S RNG 20E



**Hillsborough
County Florida**

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

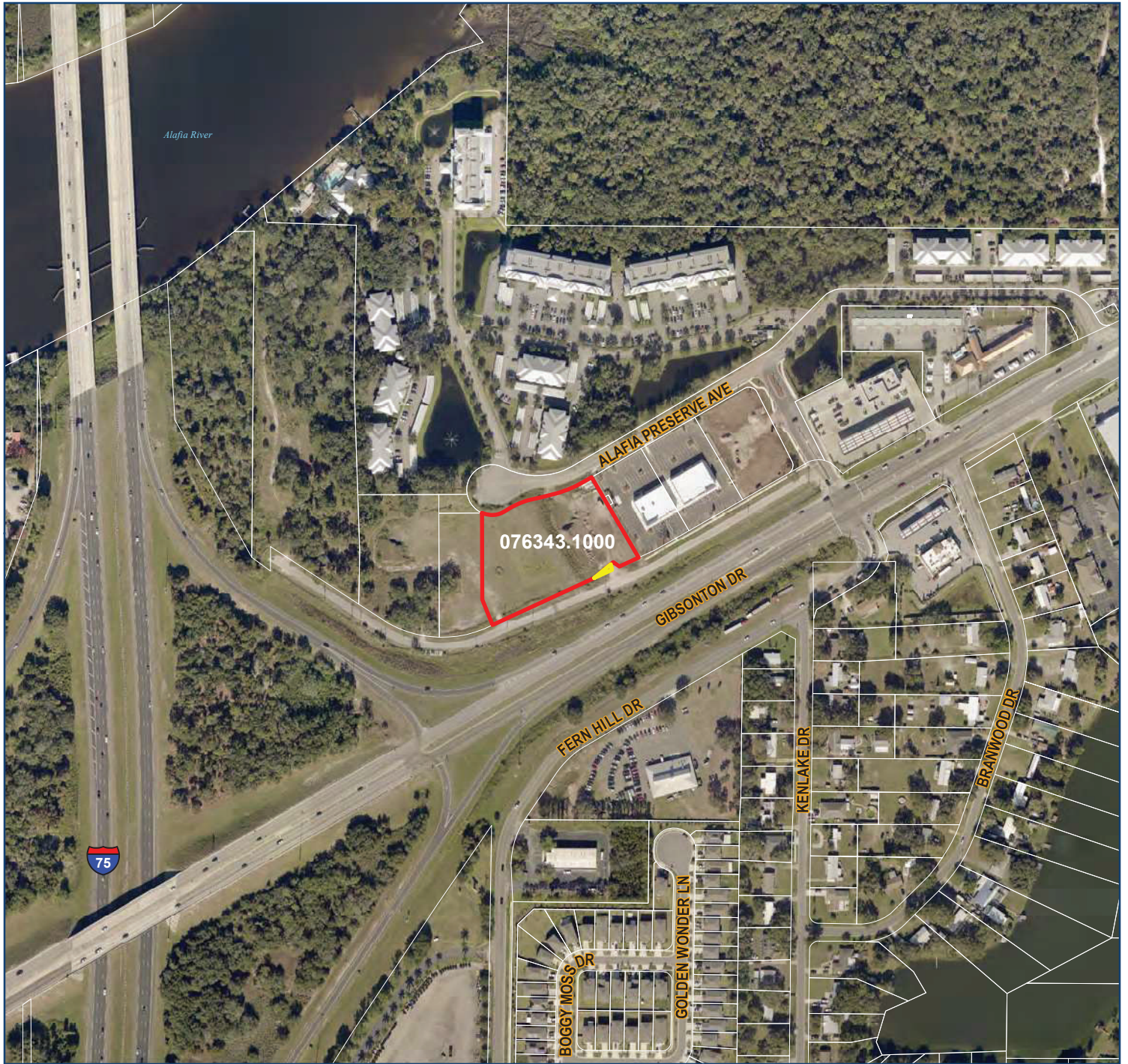
NOTE: Every reasonable effort has been made to assure the accuracy of this map; Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability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

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records; it has been based on BEST AVAILABLE data.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

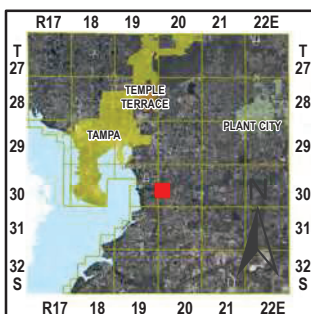
V22-0017

Petition to Vacate Portion of Ida Street (Alafia Crossing Acquisition LLC)



LEGEND

-  Subject Parcel
Folio - 076343.1000
-  ROW Vacate
Approx. 310 SF (0.01 Ac)



SEC 19 TWP 30S RNG 20E



**Hillsborough
County Florida**

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

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Vacating Petition V22-0017
Project Lead: Chris Hieber
Alafia Crossing Acquisition LLC - Petitioner
Portion of unimproved deeded public right-of-way
Ida Street
Deed Book 1730, Page 399, and
Deed Book 1730, Page 401
Folio: 076343-1000
Section 19, Township 30 South, Range 20 East

RESOLUTION NUMBER R23-_____

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

WHEREAS, Alafia Crossing Acquisition LLC, a Florida limited
liability company, has petitioned the Board of County Commissioners
of Hillsborough County, Florida, in which petition said Board is
asked to close, vacate, and abandon a portion of unimproved deeded
public right-of-way described as follows:

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

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

WHEREAS, the Board of County Commissioners finds that granting the
petition to vacate the portion of unimproved deeded 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 March 7, 2023, 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
7th Day of March, 2023:

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

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I, Cindy Stuart, Clerk of the Circuit Court and Ex Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of a resolution adopted by the Board at its regular meeting of March 7, 2023, as the same appears of record in Minute Book _____, of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this _____ day of _____, 2023.

Cindy Stuart, CLERK

APPROVED BY COUNTY ATTORNEY

BY: Todd Sobel
Approved As to Form and Legal
Sufficiency

BY: _____
Deputy Clerk

EXHIBIT "A"

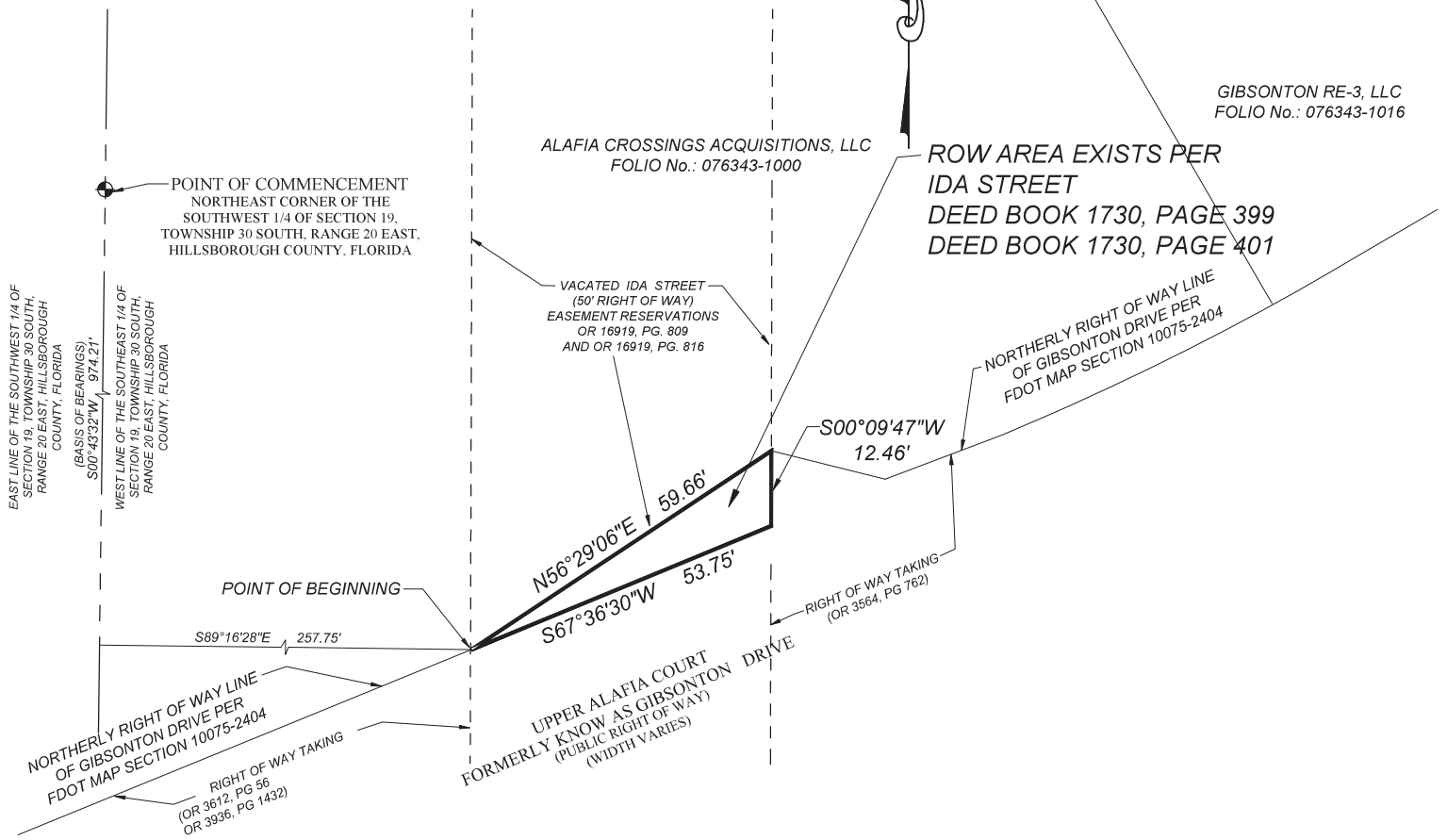
20 10 0 20



SCALE IN FEET

1" = 20'

GIBSONTON RE-3, LLC
FOLIO No.: 076343-1016



LEGAL DESCRIPTION

A PORTION, AREA TO BE VACATED EXISTS PER THE DEED OF UNIMPROVED LAND RECORDED ON OFFICIAL RECORDS BOOK 1730, PAGE 399 OF IDA STREET VACATION OF THE SOUTH 1/2 OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, THENCE, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, SAID LINE ALSO BEING THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, S00°43'32"W, FOR A DISTANCE OF 974.21 FEET; THENCE LEAVING SAID LINE, S89°16'28"E, FOR A DISTANCE OF 257.75 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GIBSONTON DRIVE, AS RECORDED IN OFFICIAL RECORD BOOK 3612, PAGE 56, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE N56°29'06"E, FOR A DISTANCE OF 59.66 FEET; THENCE S00°09'47"W, FOR A DISTANCE OF 12.46 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GIBSONTON DRIVE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, S67°36'30"W, FOR A DISTANCE OF 53.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 309.228 SQUARE FEET, 0.0071 ACRES, MORE OR LESS.

NOTES

- 1) THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA. SAID LINE HAS A BEARING OF S00°43'32"W (DEED).
- 2) THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY AND IS SUBJECT TO ANY AND ALL RECORDED AND OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, ETC..
- 3) THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4) ACCESS TO THE PARCEL IS VIA UPPER ALAFIA COURT

Boggs Surveying Inc.
4870 BLUE JAY CIRCLE
PALM HARBOR, FLORIDA 34683
Phone: (727)810-0025
Certificate of Authorization: LB 8087
State of Florida

PROJECT NAME:

EXHIBIT A
THE SHOPS AT ALAFIA
RIGHT-OF-WAY VACATION
HILLSBOROUGH COUNTY, STATE OF FLORIDA
SECTION 19, TOWNSHIP 30 SOUTH, RANGE 20 EAST

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY DIRECTION ON THE DATE SHOWN BASED ON THE INFORMATION FURNISHED TO ME AS NOTED AND CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA IN ACCORDANCE WITH CH. 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Dennis R. Boggs
DENNIS R. BOGGS, PSM

LICENSE NUMBER LS-6069, STATE OF FLORIDA

Placeholder for Notice of Hearing Affidavit

A notice of the hearing will be published on February 10, 2023, and February 17, 2023.

NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida, at 9:00 A.M., Tuesday, March 7, 2023, to determine whether or not:

Vacating Petition V22-0017, a portion of an unimproved deeded public right-of-way known as Ida Street, according to Deed Book 1730, Page 399, and Deed Book 1730, Page 401, of the public records of Hillsborough County, Florida, located in Section 19, Township 30S, Range 20E, abutting folio number 076343-1000

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

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

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

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

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

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

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

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

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

Participants are encouraged (whenever possible) to submit questions related to vacating petitions to Facilities Management & Real Estate Services Department in advance of the meeting by email to RP-Vacating@hcflgov.net or by calling (813) 307-1059. To best facilitate advance public comments, visit <https://hillsboroughcounty.org/en/government/board-of-county-commissioners> to leave comments with the Commissioners who represents your district.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to contact the Hillsborough County ADA Officer Carmen LoBue at lobuec@hcflgov.net or 813-276-8401; TTY: 7-1-1. For individuals who require hearing or speech assistance, please call the Florida Relay Service Numbers, (800) 955-8771 (TDD) or (800) 955-8700 (v) or Dial 711 no later than 48 hours prior to the proceedings. All BOCC meetings are closed captioned.

The Notice of Hearing Publication Affidavit will be inserted prior to execution of the Resolution.

72-86-R
IDA ST.

Form 1_Ind.

BOOK 1730 PAGE 399
HILLSBOROUGH COUNTY

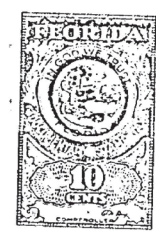
DEED

THIS DEED, made this 23rd day of February, A. D. 1953, by and between ~~XXXXXXXXXXXXXXXXXXXX~~ Freddie Fernandez, single

as the first part V, and the County of Hillsborough, a Political Subdivision of the STATE OF FLORIDA, for the use and benefit of the Road Department of Hillsborough County, as the second party.

WITNESSETH: That the first part V, for and in consideration of the sum of One Dollar and other valuable considerations paid, receipt of which is hereby acknowledged, haS granted, bargained, sold and conveyed, and by these present do CS hereby grant, bargain, sell and convey unto the second party, its successors and assigns forever, the following described land, in _____ Hillsborough County, Florida, to-wit:

The East 25 feet of the West 268.3 feet of Government Lot 6, Section 19, Township 30 South, Range 20 East, lying North of Gibsonton-Riverview Road.



TO HAVE AND TO HOLD said premises and the appurtenances thereof, unto said second party, its successors and assigns, in fee simple forever.

IN WITNESS WHEREOF, said first part V haS hereunto set his hand and seal _____ on the date first above written.

Signed, sealed and delivered in the presence of:

Charles Marris

Freddie Fernandez (SEAL)

J. C. Lube

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

DEED

THIS DEED, made this 20 day of February, A. D. 1953, by and between Jermone C. McCatty and his wife, Ruby McCatty,

as the first parties, and the County of Hillsborough, a Political Subdivision of the STATE OF FLORIDA, for the use and benefit of the Road Department of Hillsborough County, as the second party.

WITNESSETH: That the first parties, for and in consideration of the sum of One Dollar and other valuable considerations paid, receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these present do hereby grant, bargain, sell and convey unto the second party, its successors and assigns forever, the following described land, in Hillsborough County, Florida, to-wit:

The East 25 feet of the West 293.3 feet of Government Lot 6, Section 19, Township 30 South, Range 20 East, lying North of Gibsonton-Riverview Road.



TO HAVE AND TO HOLD said premises and the appurtenances thereof, unto said second party, its successors and assigns, in fee simple forever.

IN WITNESS WHEREOF, said first parties have hereunto set their hands and seals on the date first above written.

Signed, sealed and delivered in the presence of:

Handwritten signature of Donald K. McCatty

Handwritten signature of Ruby M. McCatty (SEAL)

Four horizontal lines for witness signatures, each followed by the word (SEAL) in parentheses.

Vacating Petition V22-0017

Petition To Vacate a portion of unimproved deeded public right-of-way
Ida Street (DB 1730, Page 399 and DB 1730, Page 401)

Section 19 – Township 30 S – Range 20 E

Folio 076343-1000

Petitioner – Alafia Crossing Acquisition 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 COMMUNITY & INFRASTRUCTURE – NO OBJECTION
- HC ENVIRONMENTAL PROTECTION – NO OBJECTION
- HC ADDRESSING/E 911 – NO OBJECTION
- PLANNING COMMISSION – NO OBJECTION

REVIEWING AGENCIES

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

VACATING REVIEW COMMENT SHEET

DATE: 1/4/2023

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

VACATING PETITION:

V22-0017 (Alafia Crossing Acquisition LLC), pportion of deeded right of way known as Ida Street lying in Section 19, Township 30S, Range 20E, adjacent to Folio 076343-1000

Reviewing Agency: Development Services Department

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

<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: Sheida Tirado/Brian Grady

Date: 1/4/23

Email: tirados@hillsboroughcounty.org/gradyb

Phone: 276-8343

VACATING REVIEW COMMENT SHEET

DATE 12/06/2022

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

Project: V22-0017 - Vacate portion of Ida Street. This Right-of-Way was acquired by the County in 1953 per OR BK 1730, PG 399 & BK 1730, PG 401 - Folio# 76343.1000

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

S., T., R. 19 - 30 - 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 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

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

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: December 06, 2022

FROM:

VACATING REVIEW COMMENT SHEET

DATE: 01/25/2023

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

VACATING PETITION:

V22-0017 (Alafia Crossing Acquisition LLC), pportion of deeded right of way known as Ida Street lying in Section 19, Township 30S, Range 20E, adjacent to Folio 076343-1000

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

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

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

If YES, please explain:

Drainage infrastructure may be either in, or close to the area to be vacated (302019MAIN000159, 15" CMP). Cannot be certain without a survey, but could likely be removed & replaced with an acceptable ditch section at the cost of the applicant, at which time it will no longer have a future value with respect to drainage.

Objection withdrawn based on survey info provided by Jeremy Couch on 1/24/2022, demonstrating County drainage assets are not on vacated area.

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

IF YES, please explain:

If the 15" CMP, is in or very near the area requested for vacate it would be required for drainage, or could probably be removed & replaced with an acceptable ditch section at the cost of the applicant, at which time it will no longer have a future value with respect to drainage.

Objection withdrawn based on survey info provided by Jeremy Couch on 1/24/2022, demonstrating County drainage assets are not on vacated area.

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

If the 15" CMP, is in or very near the area requested for vacate it would be required for drainage, or could probably be removed & replaced with an acceptable ditch section at the cost of the applicant,

Objection withdrawn based on survey info provided by Jeremy Couch on 1/24/2022, demonstrating County drainage assets are not on vacated area.

Additional Comments: Objection withdrawn based on survey info provided by Jeremy Couch on 1/24/2022, demonstrating County drainage assets are not on vacated area. (302019MAIN000159, 15" CMP).

Area to be vacated no longer has a future value with respect to drainage.

Reviewed By: Ronald Steijlen

Date: 01/25/2023

Email: SteijlenR@HillsboroughCounty.Org

Phone: 813-307-1801

VACATING REVIEW COMMENT SHEET

DATE: 12/20/2022

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

VACATING PETITION:

V22-0017 (Alafia Crossing Acquisition LLC), portion of deeded right of way known as Ida Street lying in Section 19, Township 30S, Range 20E, adjacent to Folio 076343-1000

Reviewing Agency: Public Works - Technical Services Division - Transportation Design

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

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

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

Horizontal lines for explanation of answer 1.

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

Horizontal lines for explanation of answer 2.

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

Horizontal lines for explanation of answer 3A.

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

Horizontal lines for explanation of answer 3B.

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

Horizontal lines for explanation of answer 4.

Additional Comments:

Reviewed By: Glenn Morris Date: 12/20/22
Email: PW-CIPTransportationReview@hillsborough.gov Phone:

VACATING REVIEW COMMENT SHEET

DATE: 12/5/2022

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

VACATING PETITION:

V22-0017 (Alafia Crossing Acquisition LLC), pportion of deeded right of way known as Ida Street lying in Section 19, Township 30S, Range 20E, adjacent to Folio 076343-1000

Reviewing Agency: Systems Planning Team, Transportation Maintenance Division

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

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

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

Horizontal lines for explanation of answer 1.

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

Horizontal lines for explanation of answer 2.

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

Horizontal lines for explanation of answer 3A.

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

Horizontal lines for explanation of answer 3B.

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

Horizontal lines for explanation of answer 4.

Additional Comments:

Reviewed By: William Hand

Date: 12/5/22

Email: handwt@hillboroughcounty.org

Phone: 813-635-5404

VACATING REVIEW COMMENT SHEET

DATE: 12/06/2022

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

VACATING PETITION:

V22-0017 (Alafia Crossing Acquisition LLC), pportion of deeded right of way known as Ida Street lying in Section 19, Township 30S, Range 20E, adjacent to Folio 076343-1000

Reviewing Agency: Hillsborough County Residential Street Lighting Program

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

NO OBJECTION by this agency to the vacating as petitioned.

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

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

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

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

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

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

 Additional Comments: _____

Reviewed By: Landon Hamilton

Date: 12/06/2022

Email: HamiltonL@HCFLGov.net

Phone: (813) 538-5452

VACATING REVIEW COMMENT SHEET

DATE: 12/6/2022

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

VACATING PETITION:

V22-0017 (Alafia Crossing Acquisition LLC), pportion of deeded right of way known as Ida Street lying in Section 19, Township 30S, Range 20E, adjacent to Folio 076343-1000

Reviewing Agency: Hillsborough County 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 Real Estate Department. The back of this form may be used for additional comments.

NO OBJECTION by this agency to the vacating as petitioned.

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

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

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

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

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

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

 Additional Comments: _____

Reviewed By: Juan O. Olivero Lopez

Date: 12/06/22

Email: oliveroj@hillsboroughcounty.org

Phone: 813-671-7624 ext.41539

VACATING REVIEW COMMENT SHEET

DATE: 12/05/2022

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

VACATING PETITION:

V22-0017 (Alafia Crossing Acquisition LLC), pportion of deeded right of way known as Ida Street lying in Section 19, Township 30S, Range 20E, adjacent to Folio 076343-1000

Reviewing Agency: Hillsborough County Fire Rescue

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

NO OBJECTION by this agency to the vacating as petitioned.

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

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

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

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

N/A

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

N/A

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

N/A

 Additional Comments: None

Reviewed By: Ray Hansen, Deputy Fire Marshal

Date: December 5 2022

Email: hansenr@hcflgov.net

Phone: 813-744-5541

VACATING REVIEW COMMENT SHEET

DATE: 12/06/2022

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

VACATING PETITION:

V22-0017 (Alafia Crossing Acquisition LLC), pportion of deeded right of way known as Ida Street lying in Section 19, Township 30S, Range 20E, adjacent to Folio 076343-1000

Reviewing Agency: Hillsborough County Community Infrastructure Planning Department

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

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: Richard Ranck

Date: 12/06/2022

Email: ranckr@hillsboroughcounty.org

Phone: 813-635-1625

VACATING REVIEW COMMENT SHEET

DATE: 12/20/2022

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

VACATING PETITION:

V22-0017 (Alafia Crossing Acquisition LLC), pportion of deeded right of way known as Ida Street lying in Section 19, Township 30S, Range 20E, adjacent to Folio 076343-1000

Reviewing Agency: EPC

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

NO OBJECTION by this agency to the vacating as petitioned.

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

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

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

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

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: Jackie Perry Cahanin

Date: 12-20-2022

Email: cahaninj@epchc.org

Phone: (813) 627-2600 X 1241

VACATING REVIEW COMMENT SHEET

DATE: 12/06/2022

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

VACATING PETITION:

V22-0017 (Alafia Crossing Acquisition LLC), pportion of deeded right of way known as Ida Street lying in Section 19, Township 30S, Range 20E, adjacent to Folio 076343-1000

Reviewing Agency: Streets and Addresses Unit

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

NO OBJECTION by this agency to the vacating as petitioned.

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

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

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

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

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

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

 Additional Comments: _____

Reviewed By: Deborah S. Franklin

Date: 12/06/2022

Email: franklinds@HCFLGov.net

Phone: 813-264-3050

VACATING REVIEW COMMENT SHEET

DATE: 12/21/2022

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

VACATING PETITION:

V22-0017 (Alafia Crossing Acquisition LLC), pportion of deeded right of way known as Ida Street lying in Section 19, Township 30S, Range 20E, adjacent to Folio 076343-1000

Reviewing Agency: Unincorporated Hillsborough County Planning Commission

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

NO OBJECTION by this agency to the vacating as petitioned.

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

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

2) Do you foresee a need for said area in the future? YES NO
 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
 We do not object. The Planning Commission does not have any existing facilities or planned in the area subject to the vacation of Right-of-Way.

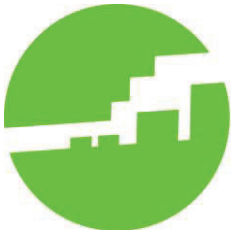
 Additional Comments: Please see the attached memorandum.

Reviewed By: Karla Llanos, Principal Planner

Date: 12/21/2022

Email: llanosk@plancom.org

Phone: 813-212-0650



Hillsborough County City-County Planning Commission

Memorandum

December 21, 2022

To: Paul "Chris" Heiber, Esq., Real Property Specialist, Technical Services

From: Karla Llanos, Principal Planner

Re: VACATING PETITION: V22-0017 (Alafia Crossing Acquisition LLC), portions of deeded right-of-way known as Ida Street lying in Section 19, Township 30S, Range 20E, with Folio 76343.1000

Planning Commission staff has reviewed the requested petition to vacate portions of deeded right-of-way known as Ida Street lying within unincorporated Hillsborough County, located east of Interstate-75, north of Gibsonton Drive and southwest of Alafia Preserve Avenue. The area to be vacated is approximately 309.23 square feet, as shown on Exhibit A provided by the applicant.

The subject site is in the Urban Service Area and has a Future Land Use classification of Suburban Mixed Use-6 (SMU-6) and Community Mixed Use-12 (CMU-12). The SMU-6 Future Land Use category permits up to six (6) dwelling units an acre or a Floor Area Ratio of 0.25. The CMU-12 Future Land Use category permits up to 12 dwelling units an acre or a 0.50 Floor Area Ratio. The subject site is also within the limits of the Riverview Community Plan and the Southshore Areawide Systems Plan. The applicant has provided a reason for the proposed right-of-way vacation, which is to provide a continuous edge of the property line.

Planning Commission staff has no objection to the petitioner's request. Planning Commission staff has reviewed the request for consistency with the applicable Comprehensive Plan policies, the Riverview Community Plan and Southshore Areawide Systems Plan and has found no inconsistency with Comprehensive Plan policy direction. The vacating of this platted right-of-way will not have any adverse impacts on the abutting properties. Access to neighboring properties will continue through Alafia Preserve Avenue and the overall integrity of the street network will remain unaffected.

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

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



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

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

VACATING PETITION:

V22-0017 (Alafia Crossing Acquisition LLC), portion of deeded right of way known as Ida Street lying in Section 19, Township 30S, Range 20E, adjacent to Folio 076343-1000

Reviewing Agency: Spectrum

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

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

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

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

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

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

Additional Comments: No Conflict

Reviewed By: Eric Oertel

Date: 12/28/2022

Email: eric.oertel@charter.com

Phone: 813-2939729

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

VACATING PETITION:

V22-0017 (Alafia Crossing Acquisition LLC), portion of deeded right of way known as Ida Street lying in Section 19, Township 30S, Range 20E, adjacent to Folio 076343-1000

Reviewing Agency: TECO-PGS

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

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

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

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

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

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

Additional Comments: _____

Reviewed By: Joan A Domning-Sr Admin Specialist

Date: 12/06/2022 *Joan A Domning*

Email: jdomning@tecoenergy.com

Phone: 813-275-3783

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

VACATING PETITION:

V22-0017 (Alafia Crossing Acquisition LLC), portion of deeded right of way known as Ida Street lying in Section 19, Township 30S, Range 20E, adjacent to Folio 076343-1000

Reviewing Agency: TECO-electric

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

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

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

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

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

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

Additional Comments: as depicted on Dennis Boggs final surveyor sketch attached and dated 12/2/2022.

Reviewed By: G. Hand
 Email: gmhand@tecoenergy.com

Date: 12/28/2022
 Phone: 813.228.1091

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

VACATING PETITION:

V22-0017 (Alafia Crossing Acquisition LLC), portion of deeded right of way known as Ida Street lying in Section 19, Township 30S, Range 20E, adjacent to Folio 076343-1000

Reviewing Agency: Frontier Florida LLC

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

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

1) Do you currently use or have facilities in said area to be vacated? YES NO
 If YES, please explain:
 But we do have buried fiber along the right-of-way adjacent to said area to be vacated. Please have Locates called and every precaution taken to avoid damaging the buried Frontier fibers.

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

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

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

Additional Comments: _____

Reviewed By: Stephen Waidley
Email: stephen.waidley@ftr.com

Date: 12/05/2022
Phone: (941) 266-9218

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

VACATING PETITION:

V22-0017 (Alafia Crossing Acquisition LLC), portion of deeded right of way known as Ida Street lying in Section 19, Township 30S, Range 20E, adjacent to Folio 076343-1000

Reviewing Agency: FDOT

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

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

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

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

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

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

Additional Comments: _____

Reviewed By: Esther Ziatas

Date: 01/04/2023

Email: esther.ziatas@dot.state.fl.us

Phone: 813-975-6709



Hillsborough County Florida

PETITION TO VACATE

Hillsborough County Facilities Management & Real Estate Services Department
County Center
601 East Kennedy Boulevard - 23rd Floor
Tampa, Florida 33602
Telephone: (813) 272-5810 | Fax: (813) 272-5597
Submission email: RP-Vacating@HillsboroughCounty.org

Right-of-Way

[X] checkbox

Easement

[] checkbox

Subdivision Plat

[] checkbox

PETITIONER'S INFORMATION

Name(s): Alafia Crossing Acquisition LLC
Address: 6300 Sagewood Dr. S/E H-117
City: Park City State: UT Zip Code: 84098
Phone Number(s): 813-908-2211
Email address: yscaglione@mac.com

For multiple Petitioners, additional signature sheets may be used for each Petitioner.

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

Located in Section 19, Township 30S, Range 20E, Folio # See attached sketch

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):
Company:
Address:
City: State: Zip Code:
Phone Number(s):
Email address:

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

To provide continuous edge of
property line on east-west outer
boundary.

For Right-of-Way Vacating Petitions Only:

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

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

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

PETITION

Page 2 of 4

Submission email: RP-Vacating@HillsboroughCounty.org

REV. 2022


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) will forward a check for the initial filing fee in the amount of \$414.10 made payable to the Board of County Commissioners of Hillsborough County, Florida, to cover the administrative costs of processing the Petition after direction from staff that the petition submission is sufficient. Petitioner acknowledges and agrees that the initial filing fee is non-refundable in whole or in part.
4. 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.

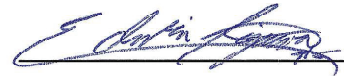
For multiple Petitioners, attach additional signature sheets for each additional Petitioner

PETITIONERS' SIGNATURES	MAILING ADDRESS
 Ronald E. SCAGLIONE, Manager	6300 SAGEWOOD Dr. H-117 PARK CITY UT 84098
Printed name and title if applicable	
Printed name and title if applicable	
Printed name and title if applicable	

STATE OF Utah
 COUNTY OF Summit

The following Instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization this 13 day of July, 2022, by Ronald E. SCAGLIONE who is/are personally known to me or who has produced Personally Known as identification.

NOTARY PUBLIC:

Signature: 
 Printed Name: Edwin Figueroa
 Title or Rank: Notary Public
 Serial / Commission Number: 721054
 My Commission Expires: 10/21/2025

(SEAL)

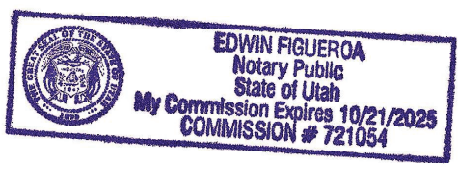


EXHIBIT "A"

20 10 0 20



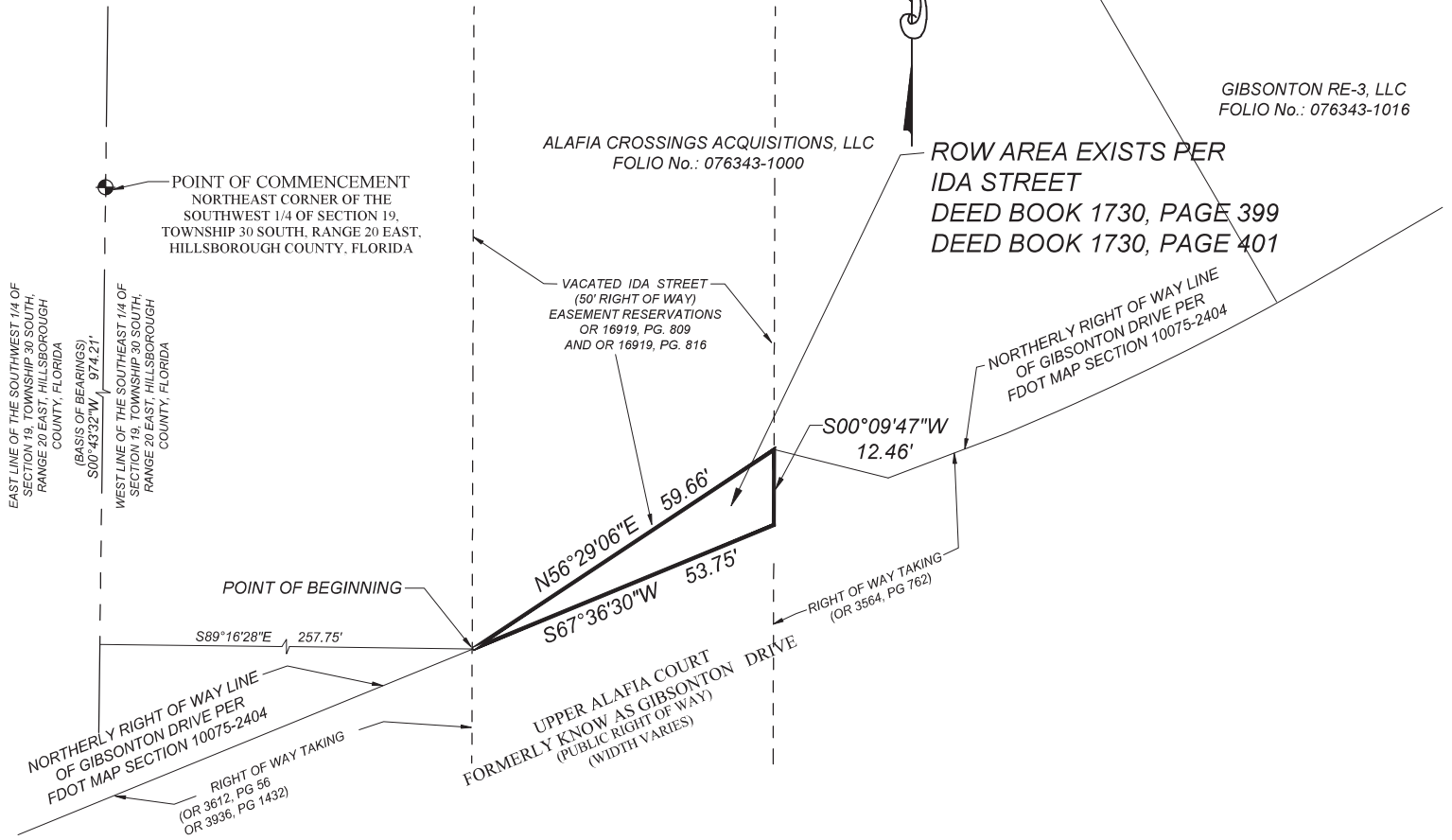
SCALE IN FEET

1" = 20'

GIBSONTON RE-3, LLC
FOLIO No.: 076343-1016

ALAFIA CROSSINGS ACQUISITIONS, LLC
FOLIO No.: 076343-1000

ROW AREA EXISTS PER
IDA STREET
DEED BOOK 1730, PAGE 399
DEED BOOK 1730, PAGE 401



LEGAL DESCRIPTION

A PORTION, AREA TO BE VACATED EXISTS PER THE DEED OF UNIMPROVED LAND RECORDED ON OFFICIAL RECORDS BOOK 1730, PAGE 399 OF IDA STREET VACATION OF THE SOUTH 1/2 OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING N=MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, THENCE, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, SAID LINE ALSO BEING THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, S00°43'32"W, FOR A DISTANCE OF 974.21 FEET; THENCE LEAVING SAID LINE, S89°16'28"E, FOR A DISTANCE OF 257.75 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GIBSONTON DRIVE, AS RECORDED IN OFFICIAL RECORD BOOK 3612, PAGE 56, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE N56°29'06"E, FOR A DISTANCE OF 59.66 FEET; THENCE S00°09'47"W, FOR A DISTANCE OF 12.46 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GIBSONTON DRIVE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, S67°36'30"W, FOR A DISTANCE OF 53.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 309.228 SQUARE FEET, 0.0071 ACRES, MORE OR LESS.

NOTES

- 1) THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA. SAID LINE HAS A BEARING OF S00°43'32"W (DEED).
- 2) THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY AND IS SUBJECT TO ANY AND ALL RECORDED AND OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, ETC..
- 3) THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4) ACCESS TO THE PARCEL IS VIA UPPER ALAFIA COURT

Boggs Surveying Inc.
4870 BLUE JAY CIRCLE
PALM HARBOR, FLORIDA 34683
Phone: (727)810-0025
Certificate of Authorization: LB 8087
State of Florida

PROJECT NAME:
EXHIBIT A
THE SHOPS AT ALAFIA
RIGHT-OF-WAY VACATION
HILLSBOROUGH COUNTY, STATE OF FLORIDA
SECTION 19, TOWNSHIP 30 SOUTH, RANGE 20 EAST

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY DIRECTION ON THE DATE SHOWN BASED ON THE INFORMATION FURNISHED TO ME AS NOTED AND CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA IN ACCORDANCE WITH CH. 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Dennis R. Boggs
DENNIS R. BOGGS, PSM
LICENSE NUMBER LS-6069, STATE OF FLORIDA