



Agenda Item Cover Sheet

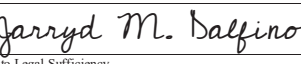
Agenda Item N^o. _____

Meeting Date July 21, 2026

☐ Consent Section

☐ Regular Section

☒ Public Hearing

Subject: Public Hearing – Vacate Petition by Alexandra and Justin Smith to vacate a platted public drainage easement located at 18335 Serene Lake Loop in Lutz, within Folio 013366-0146.	
Department Name: Facilities Management & Real Estate Services Department	
Contact Person: Anne-Marie Lenton (V. Rosenbecker)	Contact Phone: 813-272-5810
Sign-Off Approvals:	
N/A	John Muller  6/8/2026
Deputy County Administrator	Department Director
N/A	Jarryd Dalfino  6/9/2026
Management and Budget – Approved as to Financial Impact Accuracy	County Attorney – Approved as to Legal Sufficiency
Date	Date

Staff's Recommended Board Motion:

Adopt a Resolution vacating a platted public drainage easement, consisting of approximately 404.5 square feet (0.009 acres), within Lot 68 of the plat of Lake Pearl, as recorded in Plat Book 146, Page 147, of the Public Records of Hillsborough County, Florida. The petitioners, Alexandra and Justin Smith, have submitted this request to allow for construction of a patio and fence on their property. Although the County's Public Works Department Policy PWD 0001.0 2016 generally restricts the vacating of drainage easements, Public Works Stormwater does not object to the vacate request because there is no county drainage infrastructure in the vacate area and the actual private drainage pipe installed is located and remains in the parcel to the east. County departments, agencies, and utility providers have raised no objections to this request. Estimated costs for required advertising per statute, recording fees, and processing are accounted for in the Petitioner's application fee of \$400.

Financial Impact Statement:

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

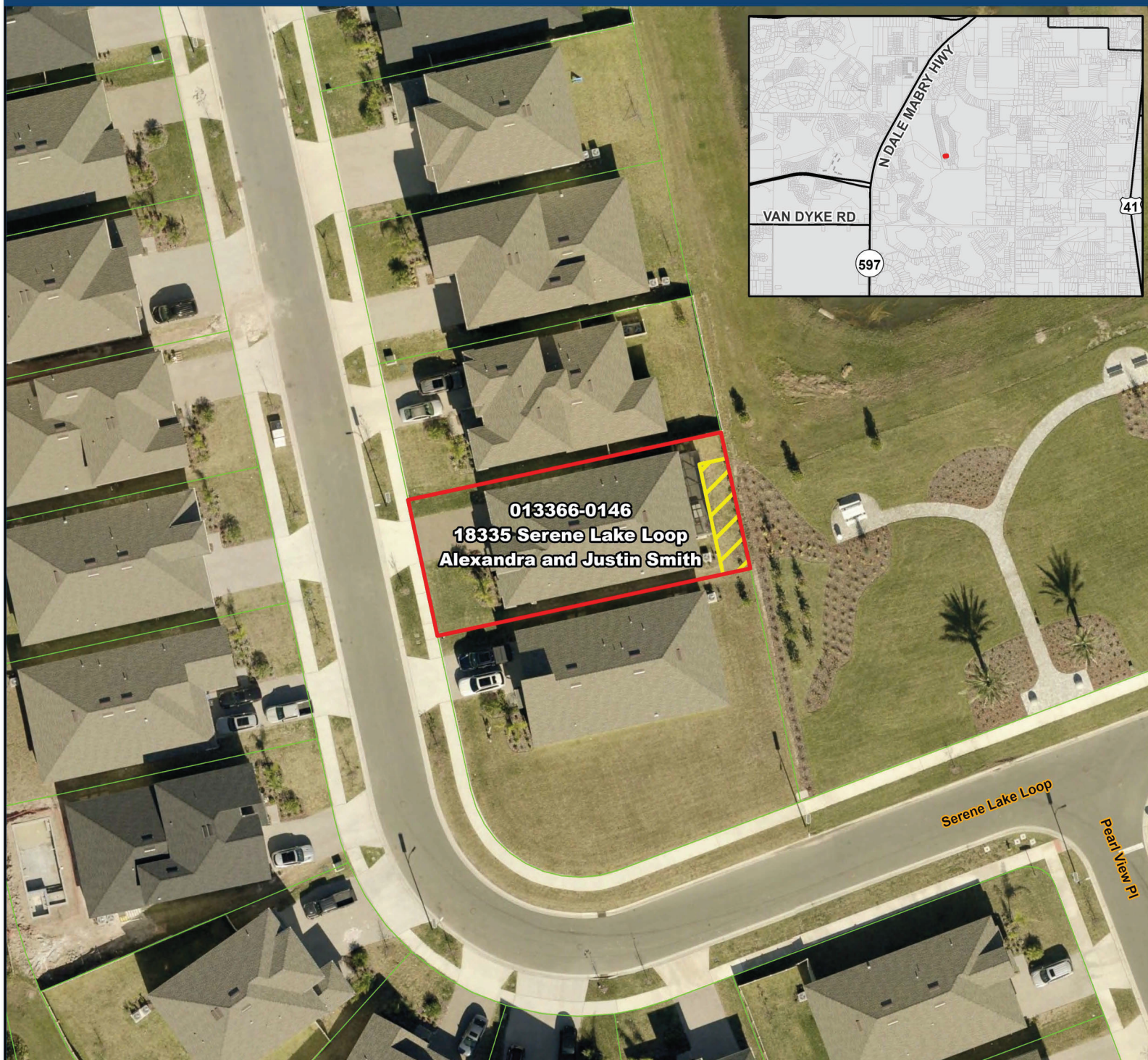
Background:

This petition is submitted by Alexandra and Justin Smith as the fee simple owners of the property underlying the platted drainage easement requested to be vacated. The proposed vacate area is located at 18335 Serene Lake Loop in Lutz, generally lying west of US Highway 41 and east of North Dale Mabry Highway (Folio 013366-0146). The subject vacate area was established in 2023 by virtue of the plat of Lake Pearl, as recorded in Plat Book 146, Page 147, of the Public Records of Hillsborough County, Florida. Pursuant to F.S. 177.101(4), Public Notice of this public hearing was published in *La Gaceta* on July 3, 2026 and July 10, 2026.

Staff Reference: V26-0001 Smith (DE)

List Attachments: Location Map, Resolution, Plat Excerpt, Review Summary and Comments, Petition, Policy PWD 0001.0 2016

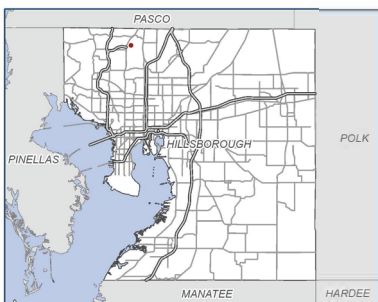
V26-0001 Smith (DE)



Location

Legend

Terms



-  Subject Property
013366-0146
-  Proposed Vacate Area
Platted Drainage Easement
404.5 square feet (0.01 acres)

Hillsborough County makes no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness, or completeness of any of the information provided herein. The user should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused; or
2. Any decision made, or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

This dataset is provided by Hillsborough County for informational purposes and Hillsborough County does not guarantee the accuracy or content of the data.



**Hillsborough
County Florida**

Performance, Data, & Analytics | Geospatial Services Division

601 E Kennedy Blvd
Tampa, FL 33602

SEC 15 TWP 27S RNG 18E

Vacating Petition V26-0001
Petitioners: Smith (DE)
Platted Public Drainage Easement
Lake Pearl
PB 146 PG 147
Folio: 013366-0146
Section 15, Township 27 South, Range 18 East

RESOLUTION NUMBER R26-_____

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

WHEREAS, Alexandra N. Smith and Justin C. Smith, has petitioned the Board of County Commissioners of Hillsborough County, Florida, in which petition said Board is asked to close, vacate, and abandon a platted public drainage easement 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 petitioners; and,

WHEREAS, the Board of County Commissioners finds that granting the petition to vacate the aforementioned drainage easement is in the best interest of the general public and does not violate any individual property rights; and,

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

WHEREAS, said petition came on for hearing before this Board of County Commissioners on July 21, 2026, and the same having been investigated and considered, and it is appearing that the representations and statements contained therein are true:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, IN REGULAR MEETING ASSEMBLED THIS 21ST DAY OF JULY, 2026:

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

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I, Victor D. Crist, Clerk of the Circuit Court and Ex Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of a resolution adopted by the Board at its regular meeting of July 21, 2026, 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 _____, 2026.

VICTOR D. CRIST, CLERK

APPROVED BY COUNTY ATTORNEY

BY: Garryd M. Salfino
Approved as to Form and Legal
Sufficiency

BY: _____
Deputy Clerk

EXHIBIT A

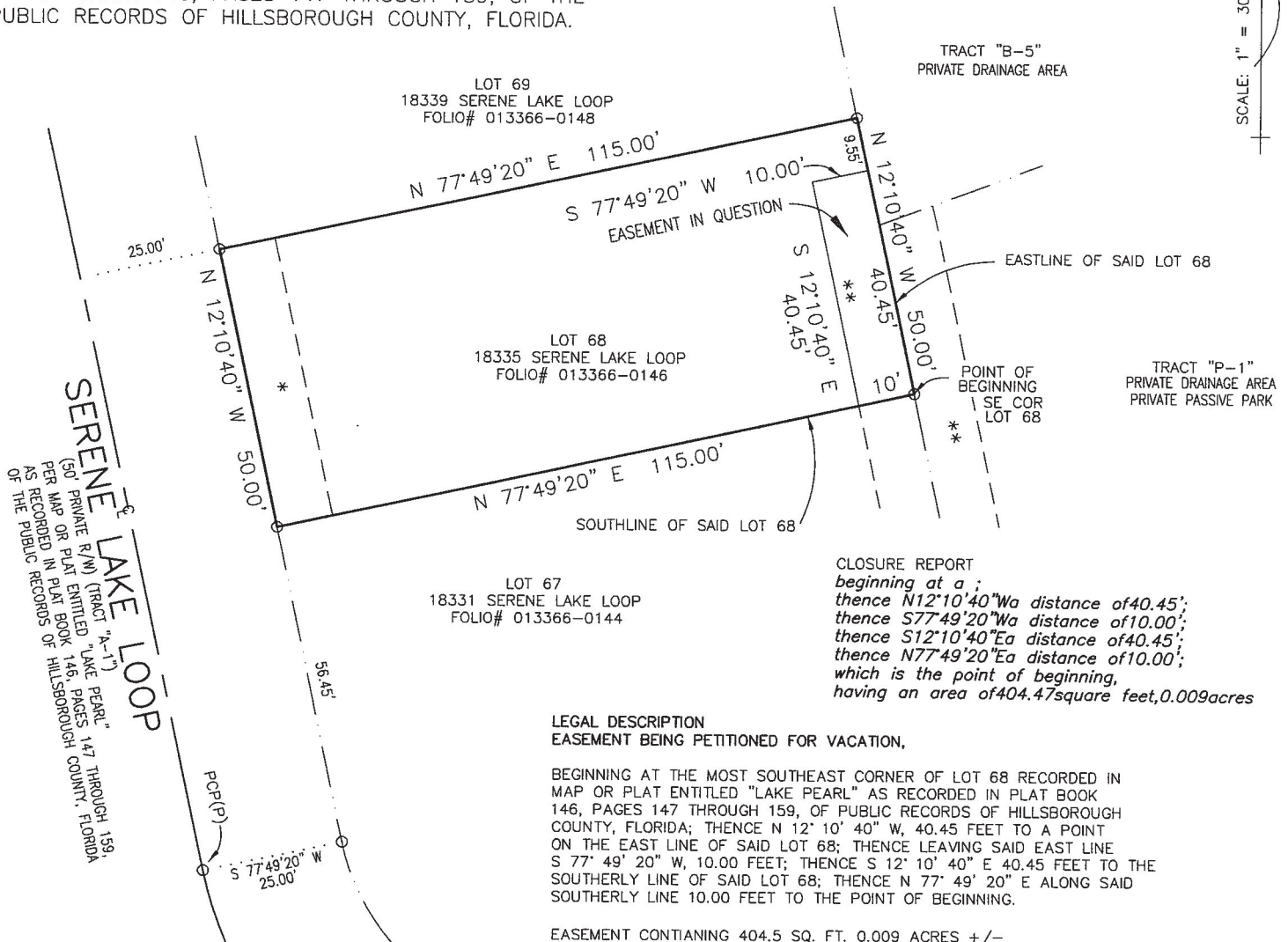
BEARING BASIS:

WEST BOUNDARY OF SUBJECT LOT BEING N 12°10'40" W

PROJECT # V26-0001

* = 10' PUBLIC UTILITY EASEMENT
** = 10' PUBLIC DRAINAGE EASEMENT

LOT 68, MAP OR PLAT ENTITLED "LAKE PEARL", AS RECORDED
IN PLAT BOOK 146, PAGES 147 THROUGH 159, OF THE
PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.



LEGAL DESCRIPTION
EASEMENT BEING PETITIONED FOR VACATION,

BEGINNING AT THE MOST SOUTHEAST CORNER OF LOT 68 RECORDED IN MAP OR PLAT ENTITLED "LAKE PEARL" AS RECORDED IN PLAT BOOK 146, PAGES 147 THROUGH 159, OF PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE N 12° 10' 40" W, 40.45 FEET TO A POINT ON THE EAST LINE OF SAID LOT 68; THENCE LEAVING SAID EAST LINE S 77° 49' 20" W, 10.00 FEET; THENCE S 12° 10' 40" E 40.45 FEET TO THE SOUTHERLY LINE OF SAID LOT 68; THENCE N 77° 49' 20" E ALONG SAID SOUTHERLY LINE 10.00 FEET TO THE POINT OF BEGINNING.

EASEMENT CONTIANING 404.5 SQ. FT. 0.009 ACRES +/-

APPARENT FLOOD HAZARD ZONE: "X"	COMMUNITY PANEL NO. 12057C0063H	EFFECTIVE DATE: 8/28/2008
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Project Number:	Square Feet:	5750.00±
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LEGEND:

(C)= CALCULATED DATA, (D)= DEED DATA, (M)= MEASURED DATA, (P)= PLAT DATA, = CENTERLINE, A/C= AIR CONDITIONER, B/C= BACK OF CURB, C/S= CONCRETE SLAB, CH= CHORD, CHB= CHORD BEARING, CLF= CHAIN LINK FENCE, CONC= CONCRETE, COV.= COVERED, E/P= EDGE OF PAVEMENT, ESM'T= EASEMENT, F/C= FENCE CORNER, FCM= FOUND CONCRETE MONUMENT, FCM NO ID= FOUND CONCRETE MONUMENT - NO IDENTIFICATION, FIP= FOUND IRON PIPE, FIR 1/2"= FOUND 1/2" IRON ROD, FIR 1/2" NO ID= FOUND 1/2" IRON ROD - NO IDENTIFICATION, FIR 5/8"= FOUND 5/8" IRON ROD, FIR 5/8" NO ID= FOUND 5/8" IRON ROD - NO IDENTIFICATION, FN&D= FOUND NAIL & DISK, FN&D NO ID= FOUND NAIL & DISC - NO IDENTIFICATION, LFE= LOWEST FLOOR ELEVATION, MAS.= MASONRY, OR= OFFICIAL RECORD BOOK, PB= PLAT BOOK, PCP= PERMANENT CONTROL POINT, PRM= PERMANENT REFERENCE MONUMENT, R/W= RIGHT OF WAY, R= RADIUS, SIR= SET 1/2" IRON ROD & CAP No. 4493, SN&D= SET NAIL & DISK No. 4493, TBM= TEMPORARY BENCHMARK, U/P= UTILITY POLE, V/F= VINYL FENCE, W/F= WOOD FENCE

JOHN R. BEACH & ASSOCIATES, INC.

SURVEYORS AND MAPPERS LB # 4493
105B B DOUGLAS ROAD E.
OLDSMAR, FLORIDA 34677
(813) 854-1276 FAX (813) 855-8370

Drawn By:

SMS

Checked By:

Scale:
1"=30'

NOT VALID WITHOUT ORIGINAL SIGNATURE
AND SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER

Date: 10/24/2025 JRM

Revisions: COUNTY ADD. SCRIVENER ERRORS. 12/4/2025 JRM

SIGNATURE _____ DATE _____
JOHN R. McDONALD
PROFESSIONAL SURVEYOR & MAPPER No. 6986

Digitally signed by
John R McDonald
Date: 2026.01.15
08:53:24 -05'00'

Placeholder for Notice of Hearing Affidavit

The following notice of the hearing was published on
July 3, 2026, and July 10, 2026

NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida at 9:00 A.M., Tuesday, July 21, 2026, to determine whether or not:

Vacating Petition V6-0001, to vacate a platted public drainage easement lying within the Lake Pearl plat, as recorded in Plat Book 146, Page 147, of the Public Records of Hillsborough County, Florida, located at 18335 Serene Lake Loop in Lutz, within folio 013366-0146.

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.

For questions related to this vacate petition, please contact Facilities Management & Real Estate Services Department in advance of the meeting by email at RP-Vacating@hcfl.gov or by phone at (813) 276-2825.

PARTICIPATION OPTIONS. All interested parties are invited to appear at the meeting in person or virtually. For more information on how to view or participate in a meeting, visit: <https://hcfl.gov/government/meeting-information/sign-up-to-speak-at-a-meeting>.

All meeting facilities are accessible in accordance with the Americans with Disabilities Act. 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 at ADA@hcfl.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.

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

Vacating Petition V26-0001

Vacate a platted public drainage easement

Lake Pearl

Plat Book 146, Page 147

Section 15– Township 27S – Range 18 E

Folio: 013366-0146

Petitioner(s) – Alexandra and Justin Smith

☒ **1ST FEE (\$414.10) REC'D**

☒ **2ND FEE (\$250.00) REC'D**

☒ **NOTICE OF HEARING AD PUBL'D**

☒ **NOTICE OF HEARING SIGN PST'D**

REVIEWING DEPARTMENTS

- | | |
|--|-----------------------|
| 1. HC DEVELOPMENT SERVICES | – NO OBJECTION |
| 2. HC PUBLIC UTILITIES | – NO OBJECTION |
| 3. HC PUBLIC WORKS - STORMWATER | – NO OBJECTION |
| 4. HC PUBLIC WORKS - TRANSPORTATION | – NO OBJECTION |
| 5. HC PUBLIC WORKS - SYSTEMS PLANNING | – NO OBJECTION |
| 6. HC PUBLIC WORKS - STREET LIGHTING | – NO OBJECTION |
| 7. HC PUBLIC WORKS - SERVICE UNIT | – NO OBJECTION |

REVIEWING AGENCIES

- | | |
|-----------------------------------|-----------------------|
| 8. CHARTER/SPECTRUM | – NO OBJECTION |
| 9. TECO - PEOPLES GAS | – NO OBJECTION |
| 10. TAMPA ELECTRIC COMPANY | – NO OBJECTION |
| 11. FRONTIER | – NO OBJECTION |

VACATING REVIEW COMMENT SHEET

DATE: 02/19/2026

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

VACATING PETITION:

V26-0001, Smith (DE) petition to vacate a platted public drainage easement located at 18335 Serene Lake Loop in Lutz, plat of Lake Pearl, Plat Book 146, Page 147 (Folio 013366-0146).

Reviewing Agency: 1. HC Development Services

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



NO OBJECTION, this Agency consents to the vacating as petitioned.



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

- 1) Do you currently use or have facilities in the vacate area?
If YES:

☐ YES

☒ NO

(a) Please describe:

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

☐ YES

☐ NO

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

☐ YES

☐ NO

- 2) Do you foresee a need for said area in the future?
If YES:

☐ YES

☒ NO

(a) Please describe:

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

☐ YES

☐ NO

Additional Comments:

Reviewed By: Brian Grady / Michael Williams

Date: 02/19/2026

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

Phone: 813-307-1707

VACATING REVIEW COMMENT SHEET

DATE: 2/23/2026

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

VACATING PETITION:

V26-0001, Smith (DE) petition to vacate a platted public drainage easement located at 18335 Serene Lake Loop in Lutz, plat of Lake Pearl, Plat Book 146, Page 147 (Folio 013366-0146).

Reviewing Agency: 2. HC Public Utilities

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



NO OBJECTION, this Agency consents to the vacating as petitioned.



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

- 1) Do you currently use or have facilities in the vacate area?
If YES:

☐ YES

☒ NO

(a) Please describe:

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

☐ YES

☐ NO

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

☐ YES

☐ NO

- 2) Do you foresee a need for said area in the future?
If YES:

☐ YES

☒ NO

(a) Please describe:

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

☐ YES

☐ NO

Additional Comments:

No comments.

Reviewed By: Clay Walker, E.I.

Date: 2/23/2026

Email: walkerck@hcfl.gov

Phone: _____

VACATING REVIEW COMMENT SHEET

DATE: 03/24/2026

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

VACATING PETITION:

V26-0001, Smith (DE) petition to vacate a platted public drainage easement located at 18335 Serene Lake Loop in Lutz, plat of Lake Pearl, Plat Book 146, Page 147 (Folio 013366-0146).

Reviewing Agency: 3. HC Public Works - Stormwater

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



NO OBJECTION, this Agency consents to the vacating as petitioned.



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

- 1) Do you currently use or have facilities in the vacate area?
If YES:

☐ YES

☒ NO

(a) Please describe:

This drainage easement is intended for a drainage pipe apparently constructed outside of the easement in the adjacent HOA Tract P-1.

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

☐ YES

☐ NO

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

☐ YES

☐ NO

- 2) Do you foresee a need for said area in the future?
If YES:

☐ YES

☒ NO

(a) Please describe:

The drainage pipe is not within this drainage easement but within the adjacent Tract P-1. However, since maintenance responsibility for both is strictly HOA, County Stormwater Engineering Services has no objection.

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

☐ YES

☐ NO

Additional Comments:

No Objection; The drainage pipe is not within this drainage easement but within the adjacent Tract P-1. Since maintenance responsibility for both is strictly HOA, County Stormwater Engineering Services does not object to the requested vacate.

Reviewed By: Ronald Steijlen

Date: 05/08/2026

Email: SteijlenR@HCFL.gov

Phone: 813 307-1801

VACATING REVIEW COMMENT SHEET

DATE: 04/27/26

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

VACATING PETITION:

V26-0001, Smith (DE) petition to vacate a platted public drainage easement located at 18335 Serene Lake Loop in Lutz, plat of Lake Pearl, Plat Book 146, Page 147 (Folio 013366-0146).

Reviewing Agency: 4. HC Public Works Transportation

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



NO OBJECTION, this Agency consents to the vacating as petitioned.



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

- 1) Do you currently use or have facilities in the vacate area?
If YES:

☐ YES

☒ NO

(a) Please describe:

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

☐ YES

☐ NO

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

☐ YES

☐ NO

- 2) Do you foresee a need for said area in the future?
If YES:

☐ YES

☒ NO

(a) Please describe:

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

☐ YES

☐ NO

Additional Comments:

There are no transportation assets, and there are no isolated parcels.

Reviewed By: William Twaite

Date: 04/27/26

Email: TwaiteW@hcfi.gov

Phone: 813-541-7430

VACATING REVIEW COMMENT SHEET

DATE: 3/04/26

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

VACATING PETITION:

V26-0001, Smith (DE) petition to vacate a platted public drainage easement located at 18335 Serene Lake Loop in Lutz, plat of Lake Pearl, Plat Book 146, Page 147 (Folio 013366-0146).

Reviewing Agency: 5. HC Public Works- Systems Planning

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



NO OBJECTION, this Agency consents to the vacating as petitioned.



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

- 1) Do you currently use or have facilities in the vacate area?
If YES:

☐ YES

☒ NO

(a) Please describe:

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

☐ YES

☐ NO

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

☐ YES

☐ NO

- 2) Do you foresee a need for said area in the future?
If YES:

☐ YES

☒ NO

(a) Please describe:

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

☐ YES

☐ NO

Additional Comments:

The road providing access to this drainage easement is private and gated, so the County has no viable maintenance interest. As a general practice, the County does not assume maintenance responsibility for subdivisions with gated access, as our legal department has indicated that maintenance activities cannot be performed without guaranteed access. All drainage easements are private as shown in Sht 2 of the Tract Designation Table.

Reviewed By: Kim Nguyen-Hunsberger

Date: 03/04/26

Email: nguyenk@hcfll.gov

Phone: 307-1807

VACATING REVIEW COMMENT SHEET

DATE: 2/24/2026

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

VACATING PETITION:

V26-0001, Smith (DE) petition to vacate a platted public drainage easement located at 18335 Serene Lake Loop in Lutz, plat of Lake Pearl, Plat Book 146, Page 147 (Folio 013366-0146).

Reviewing Agency: 6. HC Public Works- Street Lighting

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



NO OBJECTION, this Agency consents to the vacating as petitioned.



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

- 1) Do you currently use or have facilities in the vacate area?
If YES:

☐ YES

☒ NO

(a) Please describe:

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

☐ YES

☐ NO

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

☐ YES

☐ NO

- 2) Do you foresee a need for said area in the future?
If YES:

☐ YES

☒ NO

(a) Please describe:

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

☐ YES

☐ NO

Additional Comments:

Reviewed By: Edgar Villa

Date: 2/24/2026

Email: Residential Street Lighting Program

Phone: 813-954-9754

VACATING REVIEW COMMENT SHEET

DATE:

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

VACATING PETITION:

V26-0001, Smith (DE) petition to vacate a platted public drainage easement located at 18335 Serene Lake Loop in Lutz, plat of Lake Pearl, Plat Book 146, Page 147 (Folio 013366-0146).

Reviewing Agency: 7. HC Public Works-Service Unit

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



NO OBJECTION, this Agency consents to the vacating as petitioned.



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

- 1) Do you currently use or have facilities in the vacate area?
If YES:

☐ YES

☒ NO

(a) Please describe:

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

☐ YES

☐ NO

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

☐ YES

☐ NO

- 2) Do you foresee a need for said area in the future?
If YES:

☐ YES

☒ NO

(a) Please describe:

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

☐ YES

☐ NO

Additional Comments:

Reviewed By: Thomas Root

Date: 03/04/26

Email: roott@hcfl.org

Phone: 8133073271

VACATING REVIEW COMMENT SHEET

DATE: 3/3/2026

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

VACATING PETITION:

V26-0001, Smith (DE) petition to vacate a platted public drainage easement located at 18335 Serene Lake Loop in Lutz, plat of Lake Pearl, Plat Book 146, Page 147 (Folio 013366-0146).

Reviewing Agency: 8. Charter/Spectrum

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



NO OBJECTION, this Agency consents to the vacating as petitioned.



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

- 1) Do you currently use or have facilities in the vacate area?
If YES:

☐ YES

☒ NO

(a) Please describe:

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

☐ YES

☐ NO

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

☐ YES

☐ NO

- 2) Do you foresee a need for said area in the future?
If YES:

☐ YES

☒ NO

(a) Please describe:

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

☐ YES

☐ NO

Additional Comments:

Reviewed By: Aaron Sweet

Date: 3/3/2026

Email: Aaron.Sweet@Charter.com

Phone: 813-927-1716

VACATING REVIEW COMMENT SHEET

DATE: 2/18/26

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

VACATING PETITION:

V26-0001, Smith (DE) petition to vacate a platted public drainage easement located at 18335 Serene Lake Loop in Lutz, plat of Lake Pearl, Plat Book 146, Page 147 (Folio 013366-0146).

Reviewing Agency: 9. TECO - Peoples Gas

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



NO OBJECTION, this Agency consents to the vacating as petitioned.



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

- 1) Do you currently use or have facilities in the vacate area?
If YES:

☐ YES

☒ NO

(a) Please describe:

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

☐ YES

☐ NO

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

☐ YES

☐ NO

- 2) Do you foresee a need for said area in the future?
If YES:

☐ YES

☒ NO

(a) Please describe:

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

☐ YES

☐ NO

Additional Comments:

Briana Velez

Reviewed By: Briana Velez

Date: 2/18/26

Email: Bvelez@tecoenergy.com

Phone: 813-460-2040

VACATING REVIEW COMMENT SHEET

DATE: 02/18/2026

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

VACATING PETITION:

V26-0001, Smith (DE) petition to vacate a platted public drainage easement located at 18335 Serene Lake Loop in Lutz, plat of Lake Pearl, Plat Book 146, Page 147 (Folio 013366-0146).

Reviewing Agency: 10. Tampa Electric Company

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



NO OBJECTION, this Agency consents to the vacating as petitioned.



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

- 1) Do you currently use or have facilities in the vacate area?
If YES:

☐ YES

☒ NO

(a) Please describe:

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

☐ YES

☐ NO

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

☐ YES

☐ NO

- 2) Do you foresee a need for said area in the future?
If YES:

☐ YES

☒ NO

(a) Please describe:

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

☐ YES

☐ NO

Additional Comments:

We do not have any facilities within the vacate area.

Reviewed By: Kami Gregory

Date: 02/18/2026

Email: kmgregory@tecoenergy.com

Phone:

VACATING REVIEW COMMENT SHEET

DATE: 2/19/26

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

VACATING PETITION:

V26-0001, Smith (DE) petition to vacate a platted public drainage easement located at 18335 Serene Lake Loop in Lutz, plat of Lake Pearl, Plat Book 146, Page 147 (Folio 013366-0146).

Reviewing Agency: 11. Frontier

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



NO OBJECTION, this Agency consents to the vacating as petitioned.



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

- 1) Do you currently use or have facilities in the vacate area?
If YES:

☐ YES

☒ NO

(a) Please describe:

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

☐ YES

☐ NO

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

☐ YES

☐ NO

- 2) Do you foresee a need for said area in the future?
If YES:

☐ YES

☒ NO

(a) Please describe:

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

☐ YES

☐ NO

Additional Comments:

Reviewed By: Stephen Waidley

Date: 2/19/2026

Email: stephen.waidley@ftr.com

Phone: (941) 266-9218



**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

PETITIONER'S INFORMATION

Petitioner Name(s): Alexandra & Justin Smith

Primary Contact Mailing Address: 18335 Serene Lake Loop

City: Lutz State: FL Zip Code: 33548

Petitioner(s) Phone Number(s): 813-817-0877

Primary Contact Email Address: alex23@icloud.com

Is the Petitioner the owner of the proposed vacate area? ☒ Yes ☐ No

Is there a pending purchase/sale that may affect this request? ☐ Yes ☒ No

- If yes, please provide a tentative closing date for the transaction: _____

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: _____

INTEREST TO BE VACATED

☐ Right-of-Way

☒ Platted Easement

☐ Subdivision Plat (whole or in part)

Folio No(s). (For Right-of-Way, list Adjacent Folio Nos.):

13306-046

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

We are requesting to vacate the 10-foot public drainage easement that encompasses our east side (back) property line. We would like to utilize the area, burdened by the easement, for a patio and a fence.

If any adjacent property owners have not provided a letter of no objection, please provide details on efforts made to get the letter of no objection (for Right-of-Way Vacates only):

If the Petition seeks to resolve an encroachment into an easement or right-of-way, please provide a description of the encroachment and the date of construction:

If the Petition seeks to clear or resolve a code enforcement violation, please provide:

Date of Violation	
Code Compliance Case No.	
Nature of Violation	
Name of Officer Assigned to Case	
Date of Hearing (if applicable)	

If the Petition has an existing or approved Zoning application, please provide:

Date of Application	
Zoning Petition No.	
Summary of Zoning Request	
Name of Planner Assigned	
Date of Hearing (if applicable)	

PLEASE READ CAREFULLY AND INITIAL (For multiple Petitioners, attach additional sheets):

JCS AS **Understanding of Process.** The Petitioner hereby acknowledges and agrees they have read and understand all applicable steps listed within the Requirements for Vacate Petitions received by Petitioner prior to submitting this Petition to Vacate.

JCS AS **Processing Time.** The average processing time to bring a Petition to a public hearing before the BOCC is 6-12 months. Please note that this timeframe is only an estimate. Hillsborough County is not responsible for any delays due to incomplete Petitions or extended coordination required to overcome objections to the vacate request.

JCS AS **Reviews and Objections.** The Petitioner 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 or conditions in writing prior to scheduling the matter for public hearing. Note: failure to cure such objections or conditions prior to public hearing may result in a staff recommendation of denial of the Petition.

JCS AS **Conditions.** The Petitioner 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.

JCS AS **Initial Filing Fee.** The Petitioner 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. The Petitioner acknowledges and agrees that the initial filing fee is non-refundable, in whole or in part.

JCS AS **Hearing Fee.** The Petitioner acknowledges and agrees that if the Petition proceeds to public hearing the Petitioner 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.

JCS AS **Other Measures May Be Required.** The Petitioner 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.

JCS AS **Indemnification and Hold Harmless.** the Petitioner hereby waives, renounces, relinquishes, absolves, and discharges Hillsborough County from any claims for damages of any nature and kind whatsoever that petitioners 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.

JCS AS **No Warranty by County.** The Petitioner 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. The Petitioner should verify with a title company where title vests following the vacating action.

The below-signed Petitioner hereby petitions 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 right(s)-of-way, easement(s), or subdivision plat or portion thereof described in the legal description and sketch attached to this Petition to Vacate.

PETITIONER SIGNATURE:

Alexandra Smith Alexandra Smith
Justin Smith Justin Smith
Printed Name (and Title, if applicable)

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of October, 2025, by Alexandra & Justin Smith, who ☒ are is personally known to me or ☐ has produced _____ as identification.

NOTARY PUBLIC:

Sign: Jennifer Wolf
Print: Jennifer Wolf
My Commission Expires: 3/6/28

(SEAL)



PURPOSE:

Hillsborough County requires drainage easements for the purpose of being able to maintain drainage conveyance systems. Drainage easements are required for all stormwater management facilities that will be maintained by Hillsborough County.

POLICY:

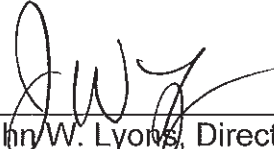
Drainage easements are prepared as part of a planned stormwater management system that controls runoff, flooding and erosion in the best interest and welfare of the public and generally should not be vacated. General requirements for drainage easements can be found in Section 4 of the Hillsborough County Stormwater Technical Manual.

1. Authority

- 1.1. The Public Works Department Director, or designated staff, shall have primary responsibility to review, determine sufficient reason, and establish the following to vacate a drainage easement or any part thereof:
 - 1.1.1. That there are no facilities within the easement
 - 1.1.2. It is not otherwise being used for the purpose for which it was dedicated
 - 1.1.3. The easement does not terminate at or abut upon public waters
 - 1.1.4. The easement does not or has never provided positive drainage via a ditch or minor swale
 - 1.1.5. There is no apparent public use for the easement and will not be needed in the future as a drainage easement
 - 1.1.6. That any portion being requested for vacation does not cause a cumulative impact of future vacations or causes hardship to adjacent owners, such as leaving insufficient access
 - 1.1.7. It is in the public's interest to vacate the easement

MAY 02 2016

Date



John W. Lyons, Director,
Public Works Department