



Agenda Item Cover Sheet

Agenda Item N^o. _____

Meeting Date February 10, 2026

- Consent Section
 Regular Section
 Public Hearing

Subject: Public Hearing – Vacating Petition by Standard Building Solutions Inc., Madison Montgomery Tamiami LLC and Building Materials Manufacturing LLC to vacate a portion of improved platted and deeded public right-of-way abutting Folio Nos. 048906-5000, 047005-0000, 048905-0000 and 047007-0000 in Greater Palm River.

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 <i>John Muller</i> 1/12/2026
<small>Assistant County Administrator</small>	<small>Department Director</small>
N/A	Todd Sobel <i>Todd Sobel</i> 1/8/2026
<small>Management and Budget – Approved as to Financial Impact Accuracy</small>	<small>County Attorney – Approved as to Legal Sufficiency</small>
<small>Date</small>	<small>Date</small>

Staff's Recommended Board Motion:
 Adopt a Resolution vacating a portion of improved platted and deeded public right-of-way, consisting of approximately 89,931.10 square feet (2.07 acres). The subject right-of-way was created through 3 instruments: (i) through the plat of South Tampa Villa Sites, as recorded in Plat Book 6, Page 58, (ii) through that certain deed to Hillsborough County dated December 23, 1965, as recorded in Official Record Book 1567, Page 292, and (iii) through that certain deed to Hillsborough County dated March 8, 1966, as recorded in Official Record Book 1607, Page 231, all of the Public Records of Hillsborough County. Standard Building Solutions Inc., Madison Montgomery Tamiami, and Building Materials Manufacturing LLC (“Petitioners”) submitted this request to unite the parcels for improved functionality. Public Works has reviewed the petition and confirmed there is no reimbursement required for the existing right-of-way. There are no objections to this vacating request. EPC has noted any future impacts to wetlands (or conservation areas) will be separately reviewed as a part of any redevelopment. 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.

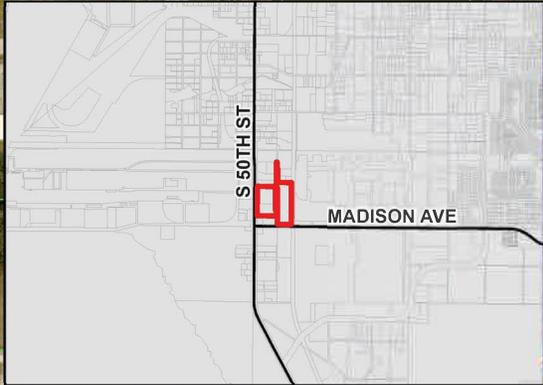
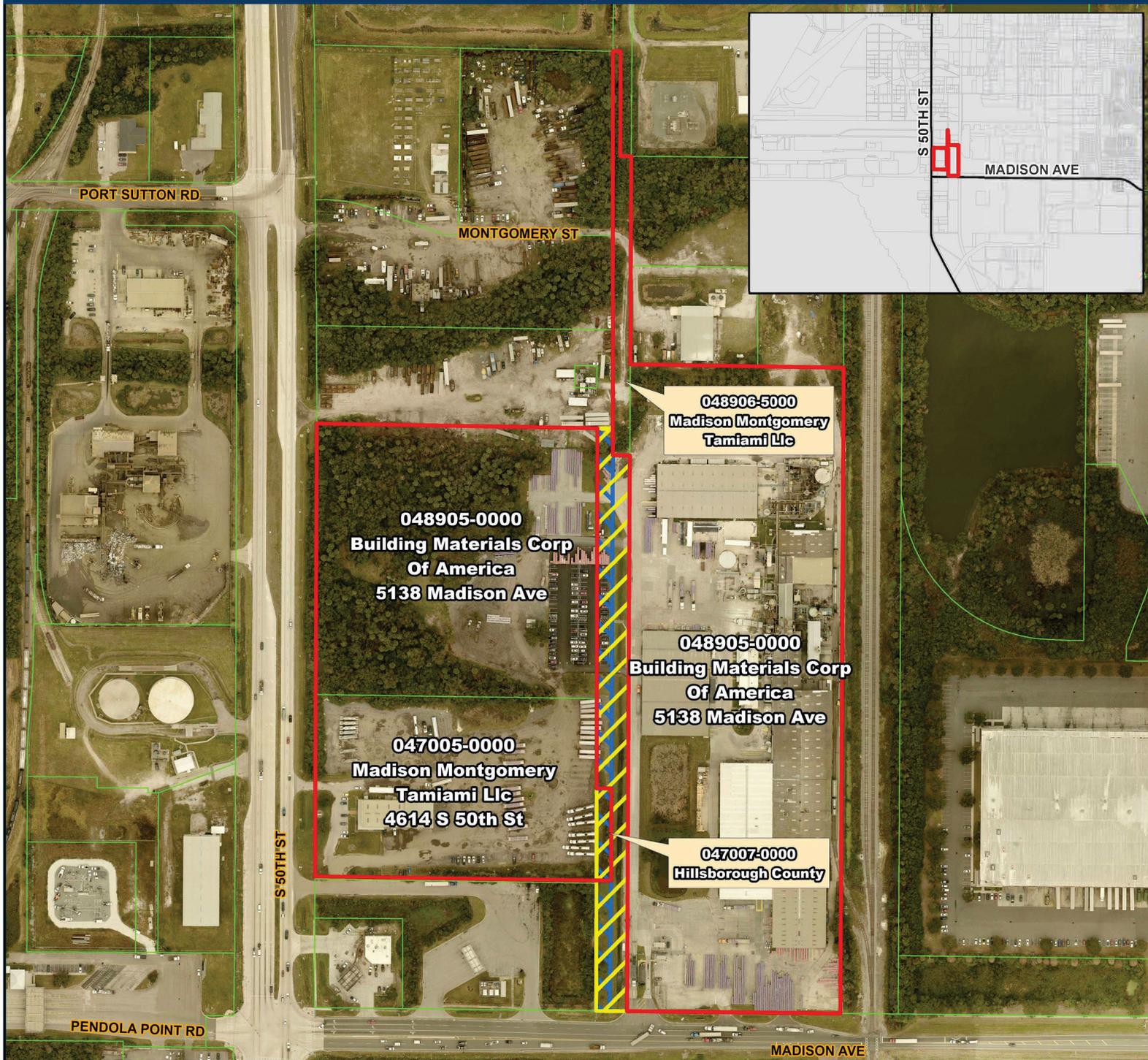
Background:
 The platted portion of the subject right-of-way was created through the plat of South Tampa Villa Sites. The plat reserved the fee in the streets to Tampa Bay Land Company (a dissolved corporation), and its assigns, and only an easement for the benefit of the public was dedicated through the plat. However, pursuant to the application of Florida Statutes 177.085 and Florida Uniform Title Standards 11.3, 11.4, and 11.5, the Petitioners appear to be the fee simple owners of the land underlying the platted right-of-way since (i) the chain of title does not show reservation of the platted right-of-way in the deeds and (ii) there is no indication that the plator instituted a requisite court action as required by Florida Statute 177.085(2). The Petitioners have agreed to indemnify, defend, and hold the County harmless in the event the application of Florida Statutes 177.085 was made in error, which is evidenced by that certain letter of Supplemental Indemnification attached to this item. Additionally, the County received deeds for a portion of the subject right-of-way in 1965 and 1966, which were accepted by the Board for right-of-way purposes on January 12 and April 6, 1966, as evidenced in Commissioner Minute Book 41, Page 241 and Commissioner Minute Book 42, Page 7, respectively. As a condition of no objection by reviewing departments, the Petitioners have granted utility easements over the vacate area to Tampa Electric Company, Peoples Gas, Spectrum/Charter, and Frontier Communications and it is noted that floodplain compensation and wetland mitigation approvals would be required prior to any development of the vacated area. Pursuant to F.S. 177.101(4)

and F.S. 336.10, Public Notice of this public hearing was published in *La Gaceta* on January 23, 2026, and January 30, 2026.

Staff Reference: V24-0007 Standard Building Solutions, Inc. (platted, deeded ROW)

List Attachments: Location Map, Resolution, Plat Excerpt, Indemnification Letter; Review Summary and Comments, Petition, PW Reimbursement Review, Florida Statute 177.085, Florida Title Standard 11.3-.5, CMB 41, Page 241 (excerpt), CMB 42, Page 7 (excerpt)

Petition to vacate portions of Deeded, Platted, Right of Way, Idaho Avenue
(Standard Building Solutions, Inc.)



Location

Legend

Terms



- Subject Properties - 048906-5000
048905-0000, 047005-0000
& 047007-0000
- Proposed Vacate Area
89,931.10 SqFt (2.07 Ac)
- Deeded ROW

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 reader 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.

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Performance, Data, & Analytics | Geospatial Services Division

601 E Kennedy Blvd
Tampa, FL 33602

SEC 03 TWP 30S RNG 19E

Vacating Petition V24-0007
Petitioners: Standard Building Solutions Inc.,
Madison Montgomery Tamiami LLC,
and Building Materials Manufacturing LLC
Portion of improved platted and deeded public right-of-way
South Tampa Villa Sites
Plat Book 6, Page 58
Folio: 047005-0000, 048906-5000,
048905-0000, and 047007-0000
Section 3, Township 30 South, Range 19 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, Standard Building Solutions Inc., a Delaware corporation, formerly known as Building Materials Corp. of America, Madison Montgomery Tamiami LLC, a Delaware limited liability company and Building Materials Manufacturing LLC, a Delaware limited liability company, have 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 (i) improved platted public right-of-way and (ii) deeded 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, pursuant to application of Florida Statutes 177.085, it appears that said platted portion of the property affected by such closure is owned by the above-named petitioners; and,

WHEREAS, it appears that said deeded portion of the property affected by such closure is owned by Hillsborough County by virtue of those certain deeds as recorded in Official Record Book 1567, Page 292 and Official Record Book 1607, Page 231, all of the Public Records of Hillsborough County, Florida; and,

WHEREAS, the Board of County Commissioners finds that granting the petition to vacate a portion of improved platted and 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 for hearing before this Board of County Commissioners on February 10, 2026, and the same having been investigated and considered, and it appearing that the representations and statements contained therein are true:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, IN REGULAR MEETING ASSEMBLED THIS 10TH DAY OF FEBRUARY 2026:

1. That the above-described portion of improved platted and deeded public right-of-way is hereby closed, vacated, and annulled, and the right of the public and the County in and to the right-of-way, as shown on the plat of said subdivision and established by virtue of the applicable deed, is hereby renounced, disclaimed, and terminated in accordance with Florida Statutes 336.09, 336.10, 336.12, and 177.101.
2. That the petitioners 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. Additionally, the petitioners have provided Hillsborough County with that certain letter dated December 16, 2025, **which is incorporated herein by reference,** therein promising to indemnify and hold Hillsborough County harmless from any and all claims and damages arising out of any legal action brought against Hillsborough County by any third party that is a successor in interest to either the Tampa Bay Land Company and/or the Alafia Land Company asserting that it owns fee simple title to the platted portions of the vacated right-of-way as described in the petition to vacate.
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, 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 February 10, 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 10th day of February, 2026.

VICTOR D. CRIST, CLERK

APPROVED BY COUNTY ATTORNEY

BY: Todd Sobel
Approved As to Form and Legal
Sufficiency

BY: _____
Deputy Clerk

EXHIBIT "A"

Sketch & Description
Right-of-way Vacation Idaho Avenue
Section 3, Township 30 South, Range 19 East
Hillsborough County, Florida

V24-0007

THIS IS NOT A SURVEY

Right-of-way Vacation:

A portion of Idaho Avenue, SOUTH TAMPA VILLA SITES, according to the map or plat thereof as recorded in Plat Book 6, pages 58 and 59, of the Public Records of Hillsborough County, Florida, bounded on the South by the North Right-of-way Boundary of Madison Avenue per Florida Department of Transportation Right-of-way Map Section Number 10823-2601, and bounded on the North by the South Boundary of said vacated Right-of-way of Idaho Avenue as recorded in Official Records Book 3939, Page 463, of the Public Records of Hillsborough County, Florida.

Together with:

A 30 foot strip of land bounded on the South by the North Right-of-way Boundary of Madison Avenue per Florida Department of Transportation Right-of-way Map Section Number 10823-2601, bounded on the North by the North Boundary of Lot 1, Block 82, SOUTH TAMPA VILLA SITES, according to the map or plat thereof as recorded in Plat Book 6, pages 58 and 59, of the Public Records of Hillsborough County, Florida, bounded on the East by the West Right-of-way Boundary of Idaho Avenue, SOUTH TAMPA VILLA SITES, according to the map or plat thereof as recorded in Plat Book 6, pages 58 and 59, of the Public Records of Hillsborough County, Florida and bounded on the West by a line being 30 feet West of and parallel to said West Right-of-way Boundary of Idaho Avenue.

Containing an area of 89931.10 square feet, 2.07 acres, more or less.

Legend & Abbreviations

- PSM Professional Surveyor and Mapper
- Id. Identification
- LB Licensed Business
- OR Official Records
- PB Plat Book



SURVEY NOTES:

- 1.) Paper copies of this sketch are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this sketch is based on a Florida West State Plane grid bearing of S 00°21'45" W for the Easterly Right-of-way Boundary of Idaho Avenue.
- 3.) THIS IS NOT A BOUNDARY SURVEY.

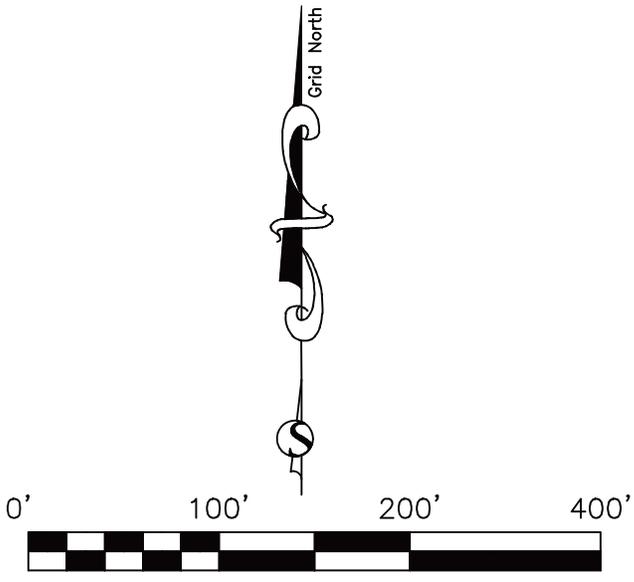
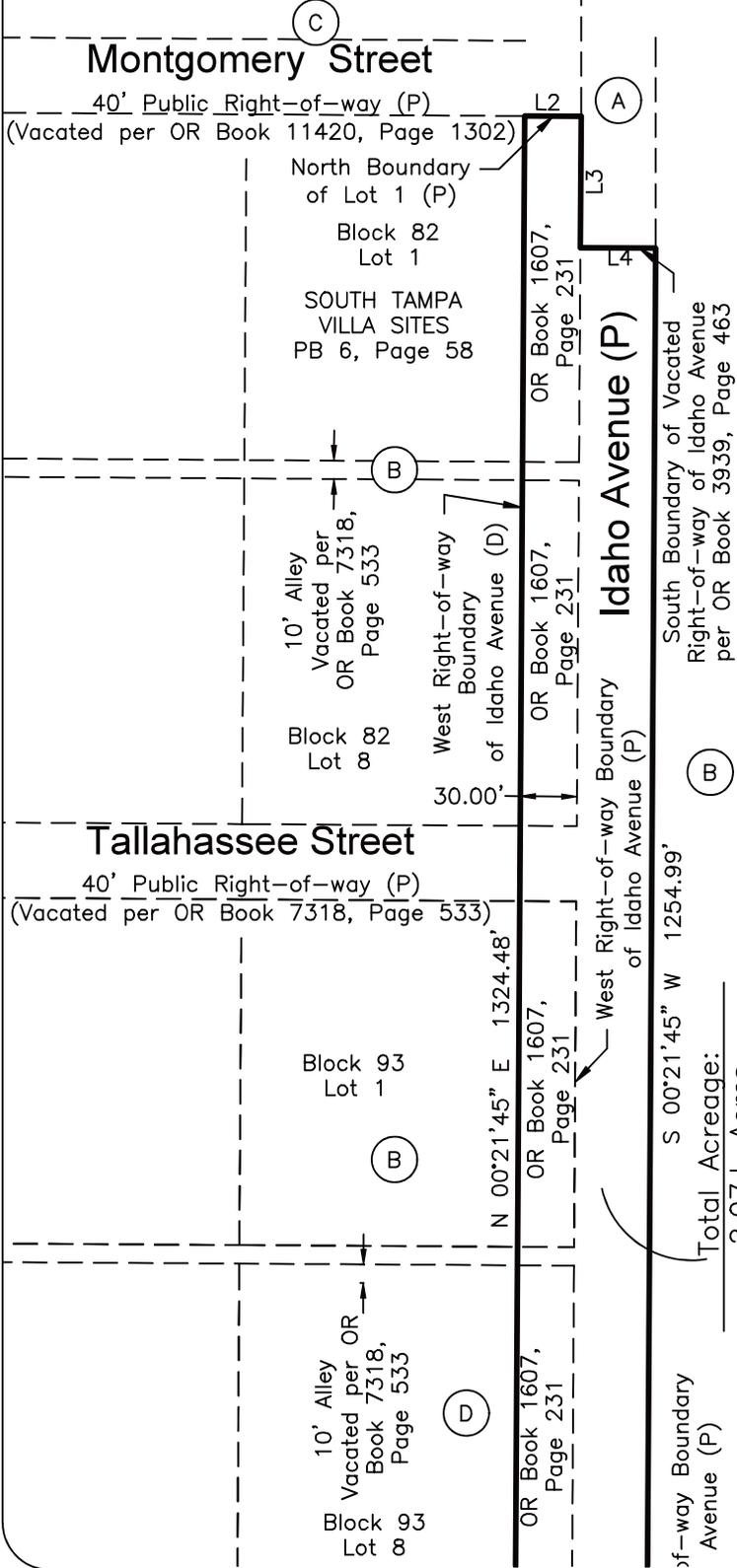
Digitally signed by
Benjamin F Stinson
Date: 2024.05.21
12:29:56 -04'00'

Benjamin F. Stinson PSM No. 6924
SurvTech Solutions, Inc. LB No. 7340

<i>Drafted By: A. Regling</i>	<i>Approved By: B. Stinson</i>	<i>Last Field Date: N/A</i>	<i>Project No.: 240358</i>	<i>Drawing Name: 240358_SK</i>
<i>Date Drafted: 03/15/24</i>	<i>Date Approved: 03/20/24</i>	<i>Field Book/Page: N/A</i>	<i>Ref. No.: N/A</i>	<i>Revision Date: 05/10/2024</i>

SURVEYING TODAY WITH TOMORROW'S TECHNOLOGY  SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
 10220 U.S. Highway 92 East, Tampa, FL 33610
 phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
 email: bstinson@survtechsolutions.com <http://www.survtechsolutions.com>

Sketch & Description
Right-of-way Vacation Idaho Avenue
Section 3, Township 30 South, Range 19 East
Hillsborough County, Florida



Scale: 1" = 100'
THIS IS NOT A SURVEY

Line Information:

LINE	BEARING	DISTANCE
L2	S 89°38'31" E	30.00'
L3	S 00°21'45" W	69.77'
L4	S 89°47'39" E	40.00'

Parcel Information:

- (A) Folio #: 048906-5000
Madison Montgomery Tamiami LLC
C/O Standard Management Services
9 W 57th Street FL 47th
New York, NY 10019
- (B) Folio #: 048905-0000
Building Materials Corp of America
1361 Alps Road
Wayne, NJ 07470
- (C) Folio Id. #: 046995-0200
Hoffman Lee
PO Box 1502
Theodore, AL 36590
- (D) Folio #: 047005-0000
MADISON MONTGOMERY TAMIAMI LLC
C/O Standard Management Services
9 W 57th Street 47th
New York, NY 10019

PROJECT NO.: 240358
REF. No.: N/A
LAST FIELD DATE: N/A



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: bstinson@survtechsolutions.com <http://www.survtechsolutions.com>

Sketch & Description
Right-of-way Vacation Idaho Avenue
Section 3, Township 30 South, Range 19 East
Hillsborough County, Florida



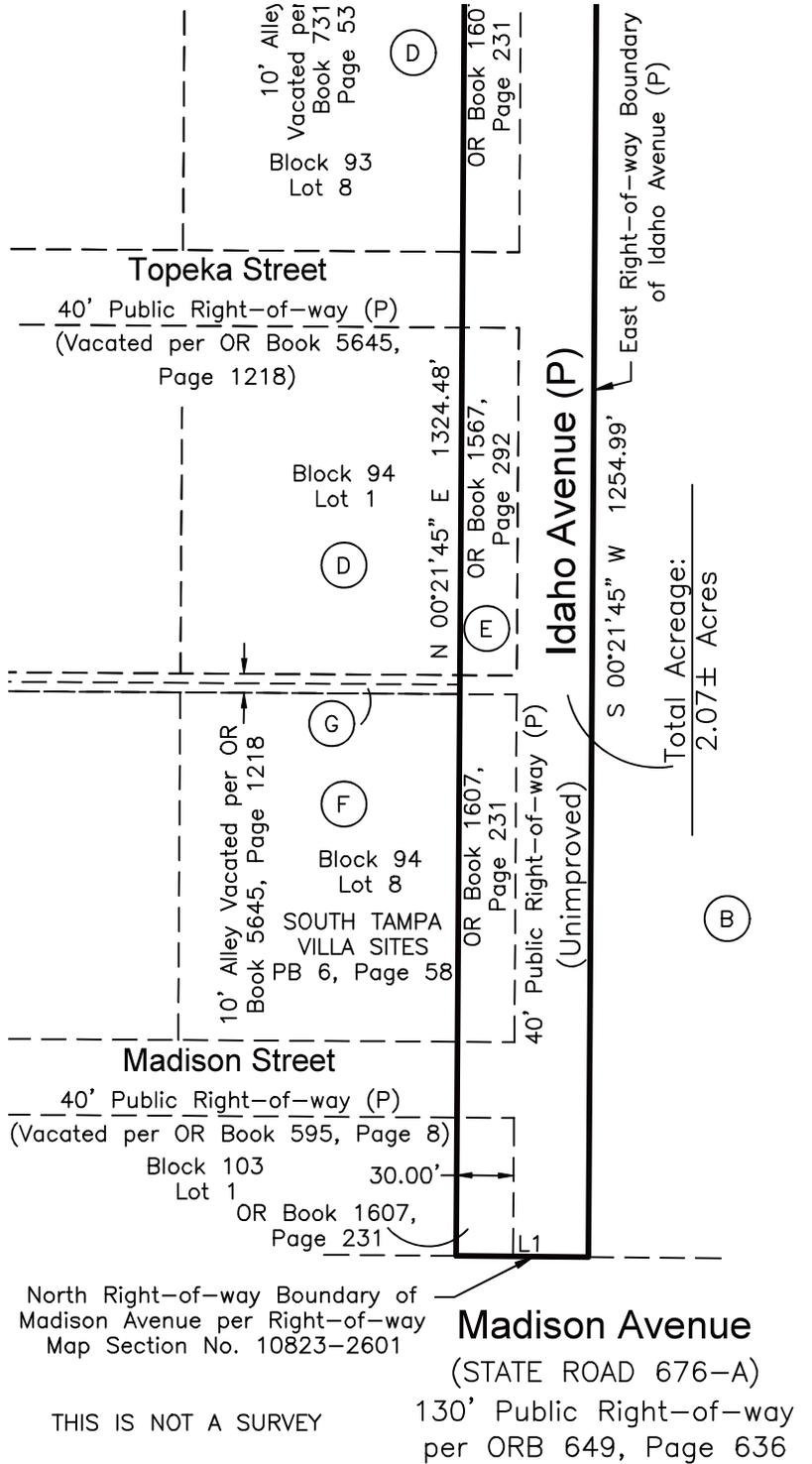
Scale: 1" = 100'

Line Information:

LINE	BEARING	DISTANCE
L1	N 89°29'43" W	70.00'

Parcel Information:

- (B) Folio #: 048905-0000
Building Materials Corp of America
1361 Alps Road
Wayne, NJ 07470
- (D) Folio #: 047005-0000
MADISON MONTGOMERY TAMIAMI LLC
C/O Standard Management Services
9 W 57th Street 47th
New York, NY 10019
- (E) Folio #: 047007-0000
Hillsborough County
Real Estate Dept
PO Box 1110
Tampa, FL 33601-1110
OR Book 2038, Page 53
- (F) Folio Id. #: 046996-5500
50th and Madison LLC
901 McClintock Drive Suite 300
Burr Ridge, IL 60527
- (G) Folio Id. #: 047008-0000
50th and Madison LLC
901 McClintock Drive Suite 300
Burr Ridge, IL 60527



PROJECT NO.: 240358
REF. No.: N/A
LAST FIELD DATE: N/A



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS

10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: bstinson@survtechsolutions.com http://www.survtechsolutions.com

Placeholder for Notice of Hearing Affidavit

The following notice of the hearing was published on
January 23, 2026 and January 30, 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., February 10, 2026, to determine whether or not:

Vacating Petition V24-0007, a portion of improved platted and deeded public right-of-way known as Idaho Avenue lying within the plat of South Tampa Villa Sites, as recorded in Plat Book 6, Page 58 and 59, of the Public Records of Hillsborough County, Florida, Located in Section 3, Township 30S, and Range 19E

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>.

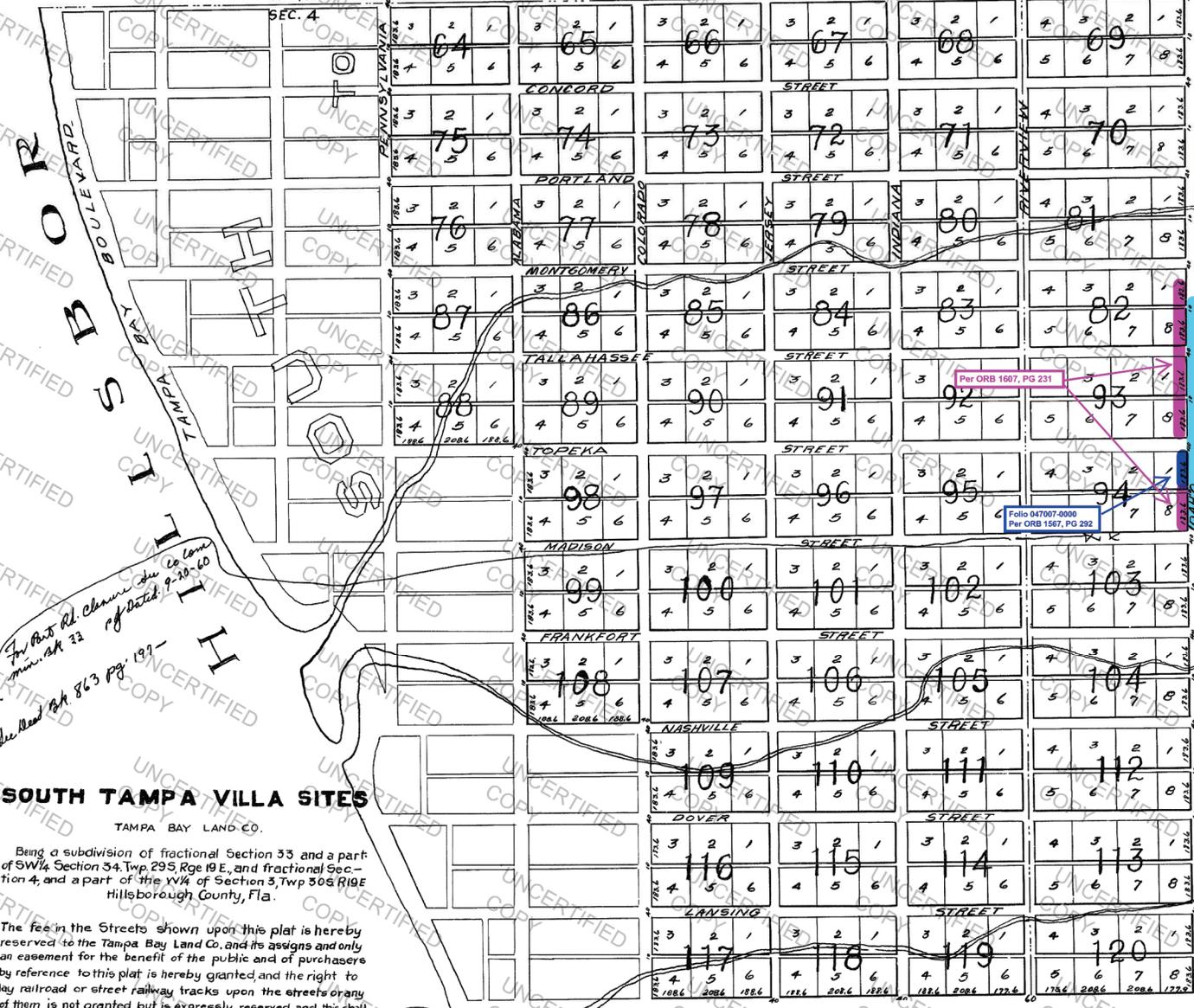
All meeting facilities are accessible in accordance with the Americans with Disabilities Act. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to contact the Hillsborough County ADA Officer at ADA@hcfl.gov 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.

UNCERTIFIED COPY

SEC. 33
SEC. 4

SEC. 34
SEC. 5



*For Act. Rd. Closure see Co. Comm. min. A. 23 of Det. 9-20-60
see Ord. 863 PG. 197-*

SOUTH TAMPA VILLA SITES

TAMPA BAY LAND CO.

Being a subdivision of fractional Section 33 and a part of SW 1/4 Section 34, Twp. 29S, Rge. 19 E., and fractional Section 4, and a part of the NW 1/4 of Section 3, Twp. 30S R19E Hillsborough County, Fla.

The fee in the Streets shown upon this plat is hereby reserved to the Tampa Bay Land Co. and its assigns and only an easement for the benefit of the public and of purchasers by reference to this plat is hereby granted, and the right to lay railroad or street railway tracks upon the streets or any of them is not granted, but is expressly reserved, and this shall not be deemed a public dedication except on the conditions herein imposed.

Witness: The TAMPA BAY LAND CO. by its proper officer and its corporate seal, this 15th day of June, A.D. 1911.



J. A. F. Filer
Secretary

Filed for record June 20-1911
C. M. Knott, Clerk

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH
THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AND THE PHOTOGRAPHIC REPRODUCTION HAS BEEN RETURNED TO THE ORIGINAL PLAT DEPARTMENT OF HILLSBOROUGH COUNTY, FLORIDA THE ORIGINAL PLAT HAS BEEN PRESENTED AND IS AVAILABLE FOR EXAMINATION BY ANY PERSON.
RECORD VERIFIED
WITNESS MY HAND AND OFF. SEAL THIS 10 DAY OF June 1911
RICHARD A. GLEN
County Clerk



UNCERTIFIED COPY

BUILDING MATERIALS MANUFACTURING LLC
c/o GAF
1 Campus Drive
Parsippany, NJ 07054

December 16, 2025

Hillsborough County Board of County Commissioners
c/o Real Estate and Facilities Services
Hillsborough County
601 E. Kennedy Blvd.
Tampa, FL 33602

RE: Supplemental Indemnification – Petition to Vacate Right-of-Way (V24-0007) (“Petition”)

Dear Commissioners:

In connection with the above-referenced petition to vacate a portion of improved platted and deeded public right-of-way within the South Tampa Villa Sites subdivision, the undersigned Petitioners hereby provide this supplemental indemnification to Hillsborough County, Florida (“County”).

It is acknowledged that the original plat of South Tampa Villa Sites, recorded in Plat Book 6, Page 58, Public Records of the County, Florida, included a reservation of fee title to the platted roadways in favor of Tampa Bay Land Company, and that said company’s assets were subsequently transferred to Alafia Land Company (collectively, “Entities”), both of which are now defunct.

The Petitioners recognize that the County has relied upon the application of §177.085, Florida Statutes, in determining that fee title to the lands underlying the platted right-of-way is vested in the Petitioners as abutting lot owners or successors in title. In the event that such reliance is later determined to be in error, and a third party that is a successor-in-interest to either of the Entities files a claim against the County asserting that it owns fee simple title to the platted portions of the vacated right-of-way as described in the Petition, excluding those portions conveyed in fee,¹ based on the historical reservation (“Claim”), the Petitioners hereby agree to:

1. Indemnify and hold harmless the County, its officers, agents, and employees, from and against any and all claims, demands, damages, liabilities, or losses arising out of or related to any such Claim (including any settlement or judgment entered against the County as a

¹ As conveyed by the instruments recorded in Official Records Book 1607, Page 231, and 1567, Page 292, both of the Official Records of Hillsborough County, Florida,

result of such Claim); provided, however, that such indemnification shall not cover any negligence or intentional misconduct on the part of the County. In the event Petitioners fail to comply with the terms of this Indemnification, and the County must defend itself against a Claim, it shall be entitled to its reasonable attorney fees and costs incurred in connection therewith.

2. Defend the County, at Petitioners' sole expense, in any legal action brought by any party that is a successor-in-interest to either of the Entities asserting a Claim, with the right to raise any and all applicable defenses on behalf of the County including, but not limited to, sovereign immunity. As a condition precedent to Petitioners' obligation to indemnify and defend the County, the County shall provide immediate written notice to Petitioners upon being notified of any legal action being brought against the County in connection with a Claim, and the County shall refrain from any substantive filings, correspondences or other actions in connection with a Claim without first providing reasonable advance notice of such filings, correspondences or other actions to the Petitioners. The County shall fully cooperate in such defense including, but not limited to, responding to discovery and reasonable requests for information in a timely manner by providing relevant information, documents, and records. Upon receiving written notice from Petitioners and a 30-day opportunity to cure from the date notice was received, if such failure to cooperate is not remedied, this agreement shall be null and void and be of no further force or effect and the County shall undertake its own defense at its sole cost and expense.
3. Any notice required under this agreement shall be in writing and shall be deemed effective upon delivery when sent by any of the following methods: (i) personal delivery, (ii) nationally recognized overnight courier service, or (iii) certified mail, return receipt requested. The notice addresses are as follows:

Hillsborough County
Facilities Management & Real Estate Department
601 E. Kennedy Blvd, 23rd Floor
Tampa, Florida 33602
Attn: Director

CC:

Hillsborough County Attorney's Office
601 E. Kennedy Blvd., 27th Floor
Tampa, Florida 33602
Attn: Real Estate

Standard Building Solutions Inc., a Delaware corporation
9 West 57th St., 47th Floor
New York, NY 10019
Attn: General Counsel

Madison Montgomery Tamiami LLC, a Delaware limited liability company
c/o Standard Building Solutions Inc.
1 Campus Dr.
Parsippany NJ 07054
Attn: Real Estate Counsel

Building Materials Manufacturing LLC, a Delaware limited liability company
c/o GAF
1 Campus Dr.
Parsippany NJ 07054
Attn: Real Estate Counsel

4. This indemnification is in addition to, and not in limitation of, the indemnification set forth in the vacating resolution adopted by the Board of County Commissioners.
5. Nothing herein shall be deemed a waiver of Florida Statutes Section 768.28 or any other provisions of sovereign immunity pursuant to Florida law.

PETITIONER:

Standard Building Solutions Inc., a Delaware corporation, formerly known as Building Materials Corp. of America

Christina Voskanian
Signature of Witness #1

Christina Voskanian
Print Name of Witness #1

9 W 57th St, 47th St NY, NY 10019
Address of Witness #1

Olivia Twisten
Signature of Witness #2

Olivia Twisten
Print Name of Witness #2

9 W 57th St, 47th St NY, NY 10019
Address of Witness #2

By: [Signature]

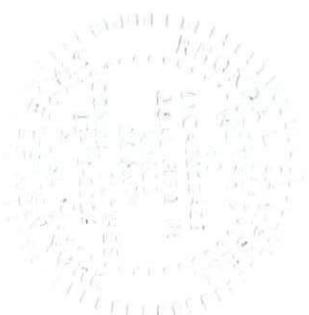
Print Name: Jason Pollack

Title: Chief Legal Officer & Secretary

STATE OF NEW YORK
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of December, 2025, by Jason Pollack, as Chief Legal Officer & Secretary of Standard Building Solutions Inc., a Delaware corporation, formerly known as Building Materials Corp. of America, on its behalf, who is personally known to me or who has produced _____ as identification.

(SEAL)



NOTARY PUBLIC:

Sign: [Signature]

Print: RHONDA CAMPBELL

My Commission Expires: 03-18-2028

RHONDA L CAMPBELL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA0022426
Qualified in Kings County
My Commission Expires 03-18-2028

PETITIONER:

Madison Montgomery Tamiami LLC, a Delaware limited liability company

Christina Voskanian
Signature of Witness #1

By: [Signature]

Christina Voskanian
Print Name of Witness #1

Print Name: Jason Pollack

9 W 57th 47th fl, NY, NY 10019
Address of Witness #1

Title: Executive Vice President – Business Affairs, General Counsel & Secretary

Olivia Twisten
Signature of Witness #2

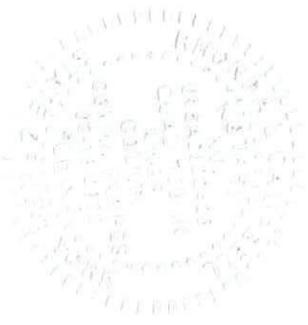
Olivia Twisten
Print Name of Witness #2

9 W 57th 47th Floor NY, NY 10019
Address of Witness #2

STATE OF NEW YORK
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of December, 2025, by Jason Pollack, as Executive Vice President – Business Affairs, General Counsel & Secretary of Madison Montgomery Tamiami LLC, a Delaware limited liability company, on its behalf, who is personally known to me or who has produced _____ as identification.

(SEAL)



NOTARY PUBLIC:

Sign: Rhonda Campbell

Print: RHONDA CAMPBELL

My Commission Expires: 03-18-2028

RHONDA L CAMPBELL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA0022426
Qualified in Kings County
My Commission Expires 03-18-2028

PETITIONER:

Building Materials Manufacturing LLC, a Delaware limited liability company

Megan E. Bedell
Signature of Witness #1

Megan E. Bedell
Print Name of Witness #1

1 Campus Dr.
Parsippany, NJ 07054
Address of Witness #1

Danielle Wassel
Signature of Witness #2

Danielle Wassel
Print Name of Witness #2

1 Campus Drive
Parsippany, NJ 07054
Address of Witness #2

By: [Signature]

Print Name: Matthew Loncar

Title: Senior Vice President, Business Affairs, General Counsel & Secretary

STATE OF NEW JERSEY
COUNTY OF MORRIS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of December, 2025, by Matthew Loncar, as Senior Vice President, Business Affairs, General Counsel & Secretary of Building Materials Manufacturing LLC, a Delaware limited liability company, on its behalf, who is personally known to me or who has produced _____ as identification.

(SEAL)



NOTARY PUBLIC:

Sign: Tamara B. Buginsky

Print: Tamara B. Buginsky

My Commission Expires: 2/26/2026

TAMARA B. BUGINSKY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 2/26/2026

Vacating Petition V24-0007

Improved platted and deeded public right-of-way

South Tampa Villa Sites

(Plat Book 6, Page 58)

Section 3 – Township 30 S – Range 19 E

Folios: 048906-5000, 048905-0000, 047005-0000, 048905-0000 and 047007-0000

Petitioners – Standard Building Solutions Inc., Madison Montgomery Tamiami LLC,
and Building Materials Manufacturing LLC

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 ADDRESSING / E911 | – NO OBJECTION |
| 2. HC DEVELOPMENT SERVICES | – NO OBJECTION |
| 3. HC PUBLIC UTILITIES | – NO OBJECTION |
| 4. HC PUBLIC WORKS - STORMWATER | – NO OBJECTION |
| 5. HC PUBLIC WORKS - TRANSPORTATION | – NO OBJECTION |
| 6. HC PUBLIC WORKS - SYSTEMS PLANNING | – NO OBJECTION |
| 7. HC PUBLIC WORKS - STREET LIGHTING | – NO OBJECTION |
| 8. HC PUBLIC WORKS - SERVICE UNIT | – NO OBJECTION |
| 9. HC ENVIRONMENTAL PROTECTION | – NO OBJECTION |
| 10. HC FIRE RESCUE | – NO OBJECTION |
| 11. HC COMMUNITY & INFRASTRUCTURE PLANNING | – NO OBJECTION |
| 12. HC PLANNING COMMISSION | – NO OBJECTION |

REVIEWING AGENCIES

- | | |
|----------------------------|----------------|
| 13. CHARTER/SPECTRUM | – NO OBJECTION |
| 14. TECO - PEOPLES GAS | – NO OBJECTION |
| 15. TAMPA ELECTRIC COMPANY | – NO OBJECTION |
| 16. FRONTIER | – NO OBJECTION |

VACATING REVIEW COMMENT SHEET

DATE: 01/15/2024

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

VACATING PETITION:

V24-0007 (Standard Building Solutions, Inc.) portion of improved deeded and platted right-of-way known as Idaho Ave, South Tampa Village Sites Plat, PB 6 PG 58, located in S 3, T 30S, R 19E.

Reviewing Agency: 1. HC ADDRESSING / E911

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.

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

1) Do you currently use or have facilities in the vacate area? YES NO

If YES:

(a) Please describe:

Horizontal lines for describing current facilities.

(b) Could the facilities be moved or relocated at petitioner's expense? YES NO

Please explain:

Horizontal lines for explaining facility relocation.

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

Please explain:

Horizontal lines for explaining easement reservation.

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

If YES:

(a) Please describe:

Horizontal lines for describing future need.

(b) Could a portion of proposed area be vacated? YES NO

Horizontal lines for explaining proposed area.

Additional Comments: Horizontal lines for extra notes.

Reviewed By: Deborah s. Franklin

Date: 01/15/2024

Email: franklinds@hcf.gov

Phone: 813-264-3050

VACATING REVIEW COMMENT SHEET

DATE: 1/15/2025

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

VACATING PETITION:

V24-0007 (Standard Building Solutions, Inc.) portion of improved deeded and platted right-of-way known as Idaho Ave, South Tampa Village Sites Plat, PB 6 PG 58, located in S 3, T 30S, R 19E.

Reviewing Agency: 2. 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.

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

1) Do you currently use or have facilities in the vacate area? YES NO

If YES:

(a) Please describe:

Horizontal lines for describing current facilities.

(b) Could the facilities be moved or relocated at petitioner's expense? YES NO

Please explain:

Horizontal lines for explaining relocation.

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

Please explain:

Horizontal lines for explaining easement reservation.

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

If YES:

(a) Please describe:

Horizontal lines for describing future need.

(b) Could a portion of proposed area be vacated? YES NO

Horizontal lines for explaining proposed area.

Additional Comments: Horizontal lines for extra notes.

Reviewed By: Brian Grady / Michael Williams

Date: 01/15/2025

Email: gradyb@hcfl.gov / williamsm@hcfl.gov

Phone: 813-307-1707

VACATING REVIEW COMMENT SHEET

DATE: 1/17/2025

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

VACATING PETITION:

V24-0007 (Standard Building Solutions, Inc.) portion of improved deeded and platted right-of-way known as Idaho Ave, South Tampa Village Sites Plat, PB 6 PG 58, located in S 3, T 30S, R 19E.

Reviewing Agency: 3. 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.

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

1) Do you currently use or have facilities in the vacate area? YES NO

If YES:

(a) Please describe:

Blank lines for describing current facilities.

(b) Could the facilities be moved or relocated at petitioner's expense? YES NO

Please explain:

Blank lines for explaining relocation.

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

Please explain:

Blank lines for explaining easement reservation.

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

If YES:

(a) Please describe:

Blank lines for describing future need.

(b) Could a portion of proposed area be vacated? YES NO

Blank lines for explaining proposed area.

Additional Comments: No comments

Reviewed By: Clay Walker, E.I.

Date: 1/17/2025

Email: walkerck@hcfi.gov

Phone: (813) 829-2645 ext. 43354

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

VACATING PETITION:

V24-0007 (Standard Building Solutions, Inc.) portion of improved deeded and platted right-of-way known as Idaho Ave, South Tampa Village Sites Plat, PB 6 PG 58, located in S 3, T 30S, R 19E.

Reviewing Agency: 4. 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.

Form with checkboxes for 'NO OBJECTION, this Agency consents to the vacating as petitioned.' and 'OBJECTION (If you have objections, check here, complete and sign below).'

1) Do you currently use or have facilities in the vacate area? [X] YES [] NO

If YES:

(a) Please describe:

There is a stormwater ditch that serves multiple parcels. This ROW and the adjacent parcels are almost entirely within the 100 year floodplain and the ROW is providing floodplain storage.

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

[X] YES [] NO

Please explain:

The ditch conveyance could be relocated with a appropriately designed and permitted project at the petitioner's expense. However, this ditch is also providing floodplain attenuation. This ditch could not be filled without floodplain compensation.

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

[] YES [] NO

Please explain:

N/A.

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

If YES:

(a) Please describe:

N/A

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

[] YES [] NO

N/A

Additional Comments: No Objection. All adjacent affected property owners are in favor of the vacate, Madison ROW's drainage is to the South with no plans to alter that in the future, while he drainage ditch to the North is considered internal lot grading and therefore the property owners' responsibility.

Reviewed By: Steijlen Ronald

Date: 10/24/2025

Email: SteijlenR@hcfll.gov

Phone: 813-307-1801

VACATING REVIEW COMMENT SHEET

DATE: 1/21/25

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

VACATING PETITION:

V24-0007 (Standard Building Solutions, Inc.) portion of improved deeded and platted right-of-way known as Idaho Ave, South Tampa Village Sites Plat, PB 6 PG 58, located in S 3, T 30S, R 19E.

Reviewing Agency: 5. 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.

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

1) Do you currently use or have facilities in the vacate area? YES NO

If YES:

(a) Please describe:

Horizontal lines for describing current facilities.

(b) Could the facilities be moved or relocated at petitioner's expense? YES NO

Please explain:

Horizontal lines for explaining relocation.

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

Please explain:

Horizontal lines for explaining easement reservation.

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

If YES:

(a) Please describe:

Horizontal lines for describing future need.

(b) Could a portion of proposed area be vacated? YES NO

Horizontal lines for explaining proposed area.

Additional Comments: Horizontal lines for extra notes.

Reviewed By: Dmitriy Mayboroda

Date: 1/21/2025

Email: mayborodad@hillsboroughcounty.org

Phone: 413-454-1752

VACATING REVIEW COMMENT SHEET

DATE: 1/17/2025

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

VACATING PETITION:

V24-0007 (Standard Building Solutions, Inc.) portion of improved deeded and platted right-of-way known as Idaho Ave, South Tampa Village Sites Plat, PB 6 PG 58, located in S 3, T 30S, R 19E.

Reviewing Agency: 6. 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.

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

1) Do you currently use or have facilities in the vacate area? YES NO

If YES:

(a) Please describe:

Horizontal lines for describing facilities.

(b) Could the facilities be moved or relocated at petitioner's expense? YES NO

Please explain:

Horizontal lines for explaining.

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

Please explain:

Horizontal lines for explaining.

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

If YES:

(a) Please describe:

Horizontal lines for describing.

(b) Could a portion of proposed area be vacated? YES NO

Horizontal lines for explaining.

Additional Comments:

Reviewed By: Jeremy Leuschke, PE

Date: 1/17/2025

Email: leuschkej@hcfll.gov

Phone: (813)307-1797

VACATING REVIEW COMMENT SHEET

DATE: 1/16/25

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

VACATING PETITION:

V24-0007 (Standard Building Solutions, Inc.) portion of improved deeded and platted right-of-way known as Idaho Ave, South Tampa Village Sites Plat, PB 6 PG 58, located in S 3, T 30S, R 19E.

Reviewing Agency: 7. 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.

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

1) Do you currently use or have facilities in the vacate area? YES NO

If YES:

(a) Please describe:

Horizontal lines for describing current facilities.

(b) Could the facilities be moved or relocated at petitioner's expense? YES NO

Please explain:

Horizontal lines for explaining relocation.

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

Please explain:

Horizontal lines for explaining easement reservation.

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

If YES:

(a) Please describe:

Horizontal lines for describing future need.

(b) Could a portion of proposed area be vacated? YES NO

Horizontal lines for explaining proposed area.

Additional Comments: Horizontal lines for extra notes.

Reviewed By: Andrew Mullikin

Date: 01/16/25

Email: mullikina@hcfi.gov

Phone: 813-690-9357

VACATING REVIEW COMMENT SHEET

DATE:

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

VACATING PETITION:

V24-0007 (Standard Building Solutions, Inc.) portion of improved deeded and platted right-of-way known as Idaho Ave, South Tampa Village Sites Plat, PB 6 PG 58, located in S 3, T 30S, R 19E.

Reviewing Agency: 8. 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.

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

1) Do you currently use or have facilities in the vacate area? YES NO

If YES:

(a) Please describe:

Horizontal lines for describing current facilities.

(b) Could the facilities be moved or relocated at petitioner's expense? YES NO

Please explain:

Horizontal lines for explaining facility relocation.

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

Please explain:

Horizontal lines for explaining easement reservation.

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

If YES:

(a) Please describe:

Horizontal lines for describing future need.

(b) Could a portion of proposed area be vacated? YES NO

Horizontal lines for describing vacated area.

Additional Comments: Horizontal lines for extra notes.

Reviewed By: Juan O. Olivero Lopez

Date: 01/14/2025

Email: oliveroj@hcfi.gov

Phone: 813-671-7624 ext.41539

VACATING REVIEW COMMENT SHEET

DATE: January 23, 2025

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

VACATING PETITION:

V24-0007 (Standard Building Solutions, Inc.) portion of improved deeded and platted right-of-way known as Idaho Ave, South Tampa Village Sites Plat, PB 6 PG 58, located in S 3, T 30S, R 19E.

Reviewing Agency: 9. HC ENVIRONMENTAL PROTECTION

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.

Form with checkboxes for 'NO OBJECTION, this Agency consents to the vacating as petitioned.' and 'OBJECTION (If you have objections, check here, complete and sign below).'

1) Do you currently use or have facilities in the vacate area? [X] YES [] NO

If YES:

(a) Please describe:

Wetlands in the form of a ditch exists along the eastern portion of the area proposed for vacation.

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

Please explain:

Approval for such action would require the prior authorization of the EPC Executive Director.

Mitigation for those impact(s) would be required. Approval of this petition by Hillsborough County does not constitute a guarantee that the EPC approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

(c) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? [] YES [X] NO

Please explain:

see additional comments (b) above

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

If YES:

(a) Please describe:

see comment 1) (b) above

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

see comment 1) (b) above

Additional Comments: Wetlands exist within a portion of the area of proposed vacation. Prior to any development, these wetlands would have to be field delineated. Any proposed impact(s) to these wetland(s) would require written authorization by the Executive Director of the EPC and would require mitigation to compensate for any approved impacts. Approval of this petition by Hillsborough County does not constitute a guarantee that the EPC approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

Reviewed By: Kelly M. Holland

Date: January 23, 2025

Email: hollandk@epchc.org

Phone: 813.627.2600 ext. 1222

VACATING REVIEW COMMENT SHEET

DATE: Jan 15 2025

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

VACATING PETITION:

V24-0007 (Standard Building Solutions, Inc.) portion of improved deeded and platted right-of-way known as Idaho Ave, South Tampa Village Sites Plat, PB 6 PG 58, located in S 3, T 30S, R 19E.

Reviewing Agency: 10. HC 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 County Real Estate staff. 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 the vacate area? YES NO

If YES:

(a) Please describe:

Horizontal lines for describing current facilities.

(b) Could the facilities be moved or relocated at petitioner's expense? YES NO

Please explain:

Horizontal lines for explaining relocation.

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

Please explain:

Horizontal lines for explaining easement reservation.

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

If YES:

(a) Please describe:

Horizontal lines for describing future need.

(b) Could a portion of proposed area be vacated? YES NO

Horizontal lines for explaining proposed area.

Additional Comments: Horizontal lines for extra notes.

Reviewed By: Ray Hansen, Deputy Fire Marshal

Date: Jan 15 2025

Email: hansenr@hcf.gov.net

Phone: 813-744-5541

VACATING REVIEW COMMENT SHEET

DATE: 1/17/25

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

VACATING PETITION:

V24-0007 (Standard Building Solutions, Inc.) portion of improved deeded and platted right-of-way known as Idaho Ave, South Tampa Village Sites Plat, PB 6 PG 58, located in S 3, T 30S, R 19E.

Reviewing Agency: 11. HC COMMUNITY & INFRASTRUCTURE PLANNING

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to County Real Estate staff. 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 the vacate area? YES NO

If YES:

(a) Please describe:

Horizontal lines for describing facilities.

(b) Could the facilities be moved or relocated at petitioner's expense? YES NO

Please explain:

Horizontal lines for explaining.

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

Please explain:

Horizontal lines for explaining.

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

If YES:

(a) Please describe:

Horizontal lines for describing.

(b) Could a portion of proposed area be vacated? YES NO

Horizontal lines for explaining.

Additional Comments:

Reviewed By: Christopher Fellerhoff

Date: 1/17/25

Email: fellerhoffc@hcfl.gov

Phone: 813.307.1856

VACATING REVIEW COMMENT SHEET

DATE: 01/24/2025

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

VACATING PETITION:

V24-0007 (Standard Building Solutions, Inc.) portion of improved deeded and platted right-of-way known as Idaho Ave, South Tampa Village Sites Plat, PB 6 PG 58, located in S 3, T 30S, R 19E.

Reviewing Agency: 12. HC 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 County Real Estate staff. 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 the vacate area? YES NO

If YES:

(a) Please describe:

Horizontal lines for describing current facilities.

(b) Could the facilities be moved or relocated at petitioner's expense? YES NO

Please explain:

Horizontal lines for explaining relocation.

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

Please explain:

Horizontal lines for explaining easement reservation.

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

If YES:

(a) Please describe:

Horizontal lines for describing future need.

(b) Could a portion of proposed area be vacated? YES NO

Horizontal lines for explaining proposed area.

Additional Comments: Horizontal lines for extra notes.

Reviewed By: Alexis Myers

Date: 01/24/2025

Email: myersa@plancom.org

Phone: 813-386-5983

VACATING REVIEW COMMENT SHEET

DATE: 9.5.2025

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

VACATING PETITION:

V24-0007 (Standard Building Solutions, Inc.) portion of improved deeded and platted right-of-way known as Idaho Ave, South Tampa Village Sites Plat, PB 6 PG 58, located in S 3, T 30S, R 19E.

Reviewing Agency: 13. 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.

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

1) Do you currently use or have facilities in the vacate area? YES NO

If YES:

(a) Please describe:

Under ground fiber feeding petitioners' circuit

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

Please explain:

facilities could be moved or relocated at petitioner's expense, and language to this effect will be included in the easement agreement

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

Please explain:

we are entering into an easement agreement with petitioner

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

If YES:

(a) Please describe:

we are entering into an easement agreement with petitioner

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

facilities will still be accessible pursuant to easement agreement with petitioner

Additional Comments: we are entering into an easement agreement with petitioner

Reviewed By: Eric Oertel

Date: 9/5/2025

Email: eric.oertel@charter.com

Phone: 813.293.9729

VACATING REVIEW COMMENT SHEET

DATE: 08/26/25

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

VACATING PETITION:

V24-0007 (Standard Building Solutions, Inc.) portion of improved deeded and platted right-of-way known as Idaho Ave, South Tampa Village Sites Plat, PB 6 PG 58, located in S 3, T 30S, R 19E.

Reviewing Agency: 14. 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.

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

1) Do you currently use or have facilities in the vacate area? YES NO

If YES:

(a) Please describe:

Blank lines for describing current facilities.

(b) Could the facilities be moved or relocated at petitioner's expense? YES NO

Please explain:

At petitioner's request and expense.

Blank lines for explaining relocation.

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

Please explain:

An easement will be granted to Peoples Gas System, Inc. for the existing gas facilities in the proposed vacate area.

Blank lines for explaining easement.

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

If YES:

(a) Please describe:

Blank lines for describing future need.

(b) Could a portion of proposed area be vacated? YES NO

Blank lines for vacating portion of area.

Additional Comments: No objection, as private easement will be granted to Peoples Gas System, Inc. for the existing facilities in the proposed vacated area.

Reviewed By: Isabel M. Morales

Date: 08/26/25

Email: imorales@tecoenergy.com

Phone: 813-228-1627

VACATING REVIEW COMMENT SHEET

DATE: 8/25/25

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

VACATING PETITION:

V24-0007 (Standard Building Solutions, Inc.) portion of improved deeded and platted right-of-way known as Idaho Ave, South Tampa Village Sites Plat, PB 6 PG 58, located in S 3, T 30S, R 19E.

Reviewing Agency: 15. 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.

Form with checkboxes for 'NO OBJECTION, this Agency consents to the vacating as petitioned.' and 'OBJECTION (If you have objections, check here, complete and sign below).'

1) Do you currently use or have facilities in the vacate area? YES NO

If YES:

(a) Please describe:

Overhead and underground electric lines.

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

Please explain:

Contact One Source at 813-635-1500 if the petitioner wishes to relocate

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

Please explain:

Petitioner and Tampa Electric are entering into a private easement. No need to reserve an easement through the vacate ordinance.

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

If YES:

(a) Please describe:

Facilities exists in area, easement is being signed by the petitioner for access, maintenance, and use of the area for our equipment

(b) Could a portion of proposed area be vacated? YES NO

Additional Comments: No objection, easement is being signed by the petitioner for access, maintenance, and use of the area for our equipment.

Reviewed By: Taylor Leggatt

Date: 8/25/25

Email: tleggatt@tecoenergy.com

Phone: 813-228-1424

VACATING REVIEW COMMENT SHEET

DATE: 08/26/25

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

VACATING PETITION:

V24-0007 (Standard Building Solutions, Inc.) portion of improved deeded and platted right-of-way known as Idaho Ave, South Tampa Village Sites Plat, PB 6 PG 58, located in S 3, T 30S, R 19E.

Reviewing Agency: 16. 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.

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

1) Do you currently use or have facilities in the vacate area? YES NO

If YES:

(a) Please describe: Frontier currently has an aerial 100-pair copper cable and a buried 12f fiber optic cable running up through the right-of-way requested to be vacated, but an easement has been granted.

(b) Could the facilities be moved or relocated at petitioner's expense? YES NO

Please explain: No need, an easement has been granted to allow it to remain in place.

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

Please explain: That is precisely what we are doing.

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

If YES:

(a) Please describe: The buried cables feed the subject property.

(b) Could a portion of proposed area be vacated? YES NO All of it can be vacated, as an easement to allow the Frontier facilities to remain in place has been granted.

Additional Comments:

Reviewed By: Stephen Waidley

Date: 8/26/2025

Email: stephen.waidley@ftr.com

Phone: (941) 266-9218



Hillsborough
County Florida

PETITION TO VACATE

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

Right-of-Way

Easement

Subdivision Plat

PETITIONER'S INFORMATION

Name(s): Standard Building Solutions Inc., Madison Montgomery Tamiami and Building Materials Manufacturing LLC
Address: c/o GAF, 1 Campus Drive
City: Parsippany State: NJ Zip Code: 07054
Phone Number(s): 973-628-3684
Email address: megan.bedell@gaf.com

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

The above named Petitioner(s) hereby petition(s) the Honorable Board of County Commissioners of Hillsborough County to adopt a resolution vacating, abandoning, renouncing, and disclaiming any right or interest of Hillsborough County and the public in and to the following described right(s)-of-way, easement(s), or subdivision plat or portion thereof (*provide or attach legal description of area or property interest to be vacated*):
The East 30' of the following lots: Lots 1 and 8 in Block 82, Lots 1 and 8 in Block 93, Lots 1 and 8 in Block 94, and Lot 1 in Block 103 lying North of Madison Avenue (a/k/a State Road 676-A); the streets and alleys lying between said lands, and the portion of Idaho Avenue abutting said lands
Located in Section 3, Township 30S, Range 19E, Plat: South Tampa Villa Sites; PB 6 Pg 58

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): Jacqueline F. Perez, Esq.
Company: Awerbach | Cohn
Address: 28100 U.S. Hwy. 19 N., Suite 104
City: Clearwater State: FL Zip Code: 33761
Phone Number(s): (727) 725-3227
Email address: jfp@awerbachcohn.com

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

Petitioners own all of the surrounding parcels and seek to vacate this portion of a platted and deeded right of way to unite the parcels for improved functionality.

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.

Not applicable.

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

Not applicable.

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.):

Not applicable.

Please review and initial:

1.  The Petitioner(s) hereby acknowledges that the average minimum processing time for bringing a Petition for public hearing is sixty (60) to ninety (90) days from the date the County receives a completed, sufficient Petition. The Petitioner(s) acknowledge that this timeframe is only an estimate and Hillsborough County is not responsible for any extensions, delays, or otherwise due to unfulfilled or incomplete Petition requirements.
2.  The Petitioner(s) hereby expressly acknowledges and agrees that all Petitions are circulated for review and comment by both internal and external departments and agencies, and that it is the Petitioner(s) sole responsibility to address and/or resolve any and all objections in writing prior to scheduling the matter for public hearing. Note: failure to cure such objections prior to public hearing may result in a staff recommendation of denial of the Petition.
3.  The Petitioner(s) attaches a check for the initial filing fee in the amount of \$414.10 made payable to the Board of County Commissioners of Hillsborough County, Florida, to cover the administrative costs of processing the Petition prior to the scheduling of a public hearing. Petitioner acknowledges and agrees that the initial filing fee is non-refundable in whole or in part.
4.  The Petitioner(s) hereby waive(s), renounce(s), absolve(s), relinquish(es) and discharge(s) Hillsborough County from any claims or damages of any nature and kind whatsoever that such Petitioner(s) may have or claim or demand, now or in the future, by reason of the vacating, closing, discontinuing and abandoning of said right(s)-of-way, easement(s), or subdivision plat.
5.  The Petitioner(s) acknowledges and agrees that if the Petition proceeds to public hearing the Petitioner(s) will pay the additional filing fee of \$250.00 made payable to the Board of County Commissioners of Hillsborough County, Florida. Petitioner further acknowledges and agrees the additional filing fee is non-refundable in whole or in part.
6.  The Petitioner(s) hereby acknowledges and agrees that all terms and conditions of the Vacating Resolution, if approved and adopted by the Board of County Commissioners, shall be strictly complied with by the Petitioner(s).
7.  The Petitioner(s) hereby acknowledges and agrees they have read and understand all applicable steps listed within the VACATING PETITION INFORMATION PACKET received by Petitioner(s) prior to submittal of this PETITION TO VACATE.
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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

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PETITIONERS' SIGNATURES

MAILING ADDRESS

Standard Building Solutions Inc. 1 Campus Drive, Parsippany, NJ 07054
By: [Signature]
Jason Pollack, Chief Legal Officer & Secretary
f/k/a Building Materials Corp. of America

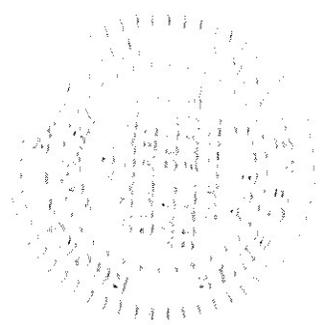
STATE OF NEW YORK
COUNTY OF NEW YORK

The following instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization this 5 day of March, 20 24, by Jason Pollack who is/are personally known to me or who has produced _____ as identification.

NOTARY PUBLIC:

Signature: [Signature]
Printed Name: RHONDA L. CAMPBELL
Title or Rank: NOTARY PUBLIC

(SEAL)



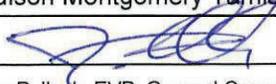
Serial / Commission Number: RHONDA L CAMPBELL
My Commission Expires: NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6254059
Qualified in Kings County
My Commission Expires 01-09-2028

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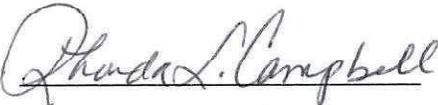
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PETITIONERS' SIGNATURES	MAILING ADDRESS
<u>Madison Montgomery Tamiami LLC</u>	<u>1 Campus Drive, Parsippany, NJ 07054</u>
By: 	_____
<u>Jason Pollack, EVP, General Counsel & Secretary</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

STATE OF NEW YORK
 COUNTY OF NEW YORK

The following instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization this 5 day of March, 2024, by Jason Pollack who is/are personally known to me or who has produced _____ as identification.

NOTARY PUBLIC:
 Signature: 
 Printed Name: RHONDA L. CAMPBELL
 Title or Rank: NOTARY PUBLIC

(SEAL)



Serial / Commission Number: _____
 My Commission Expires: _____
RHONDA L CAMPBELL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6254059
Qualified in Kings County
My Commission Expires 01-09-2028

Please review and initial:

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PETITIONERS' SIGNATURES

MAILING ADDRESS

Building Materials
Manufacturing Corporation

1 Campus Dr., Parsippany, NJ 07054

By: Matthew Loncar

Matthew Loncar
SVP Business Affairs,
General Counsel & Secretary

STATE OF NEW JERSEY
COUNTY OF MORRIS

The following instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization this 23rd day of December, 2021, by MATTHEW LONCAR who are personally known to me or who has produced _____ as identification.

NOTARY PUBLIC:

Signature: Tamara B. Buginsky (SEAL)
Printed Name: Tamara B Buginsky
Title or Rank: Paralegal - Admin. Asst.
Serial / Commission Number: 50033309
My Commission Expires: 2/26/2026



TAMARA B. BUGINSKY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 2/26/2026

From: [Morris, Glenn](#)
To: [Montalvo Torres, Annette](#)
Cc: [Jacqueline F. Perez](#)
Subject: RE: V24-0007 Petition to Vacate Portion of Idaho Avenue
Date: Tuesday, September 10, 2024 2:14:21 PM
Attachments: [image004.png](#)
[image005.png](#)

Hi Annette,

My apologies. We kind of lost track of this one.

Other than the encroachments into the right of way by the adjacent property owners, the right of way to be vacated is unimproved. There are no County facilities in the area to be vacated that we can determine. As such, the valuation for reimbursement is \$0.00.

Thanks,

Glenn R. Morris, P.E.

Transportation Project Development and Technical Review Engineer

Public Works Administration, Engineering and Operations Department, Technical Services Division

—

E: MorrisG@HCFL.gov

P: (813) 307-1772

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Montalvo Torres, Annette <MontalvoA@hcfl.gov>
Sent: Tuesday, September 10, 2024 7:51 AM
To: Morris, Glenn <MorrisG@hcfl.gov>
Cc: Jacqueline F. Perez <jfp@khllaw.com>
Subject: RE: V24-0007 Petition to Vacate Portion of Idaho Avenue

Hi Glenn,

Do you have any updates on this? Please let me know if you need any additional information to complete your review.

Thank you,

Annette Montalvo

Real Property Specialist, Technical Services
Facilities Management & Real Estate Services

E: MontalvoA@HCFL.gov

P: (813) 829-2764

Select Year: 2021

The 2021 Florida Statutes

[Title XII](#)
MUNICIPALITIES

[Chapter 177](#)
LAND BOUNDARIES

[View Entire Chapter](#)

177.085 Platted streets; reversionary clauses.—

(1) When any owner of land subdivides the land and dedicates streets, other roadways, alleys or similar strips on the map or plat, and the dedication contains a provision that the reversionary interest in the street, roadway, alley or other similar strip is reserved unto the dedicator or his or her heirs, successors, assigns, or legal representative, or similar language, and thereafter conveys abutting lots or tracts, the conveyance shall carry the reversionary interest in the abutting street to the centerline or other appropriate boundary, unless the owner clearly provides otherwise in the conveyance.

(2) As to all plats of subdivided lots heretofore recorded in the public records of each county, the holder of any interest in any reversionary rights in streets in such plats, other than the owners of abutting lots, shall have 1 year from July 1, 1972, to institute suit in a court of competent jurisdiction in this state to establish or enforce the right, and failure to institute the action within the time shall bar any right, title or interest, and all right of forfeiture or reversion shall thereupon cease and determine, and become unenforceable.

History.—ss. 1, 2, ch. 72-257; s. 50, ch. 73-333; s. 936, ch. 95-147.

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