



Meeting Date January 13, 2026

Consent Section

Regular Section

Public Hearing

Subject: Public Hearing – Vacating Petition by Pedro Arcis and Ana Lucia Pineda Arcis to vacate a platted public utility easement located at 4104 Hollowtrail Drive, Tampa, Florida 33624, within Folio No. 015929-0292 in Greater Carrollwood Northdale.	
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	
Deputy County Administrator N/A	Date
Management and Budget – Approved as to Financial Impact Accuracy	Date
John Muller Todd Sobel	<i>John Muller</i> <i>Todd Sobel</i> 12/11/2025
Department Director County Attorney – Approved as to Legal Sufficiency	Date

Staff's Recommended Board Motion:

Adopt a Resolution vacating a platted public utility easement, consisting of approximately 524.01 square feet (0.012 acres) within Lot 22, Block 2, of the plat of Northdale – Section E, Unit 2, as recorded in Plat Book 49, Page 22, of the Public Records of Hillsborough County. The petitioners, Pedro Arcis and Ana Lucia Pineda Arcis request the vacation as first step in resolving the following encroachments: (i) a pool, deck, and enclosure constructed by a previous owner in 1979, (ii) a pool enclosure extension constructed by the petitioner which was not permitted, (iii) additional concrete surrounding the pool deck, and (iv) a 6-foot-high vinyl fence. The pool enclosure is the subject of an open code compliance case HC-CMP-23-0000130, which is pending resolution of this vacate and a future variance application for setback relief. 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:

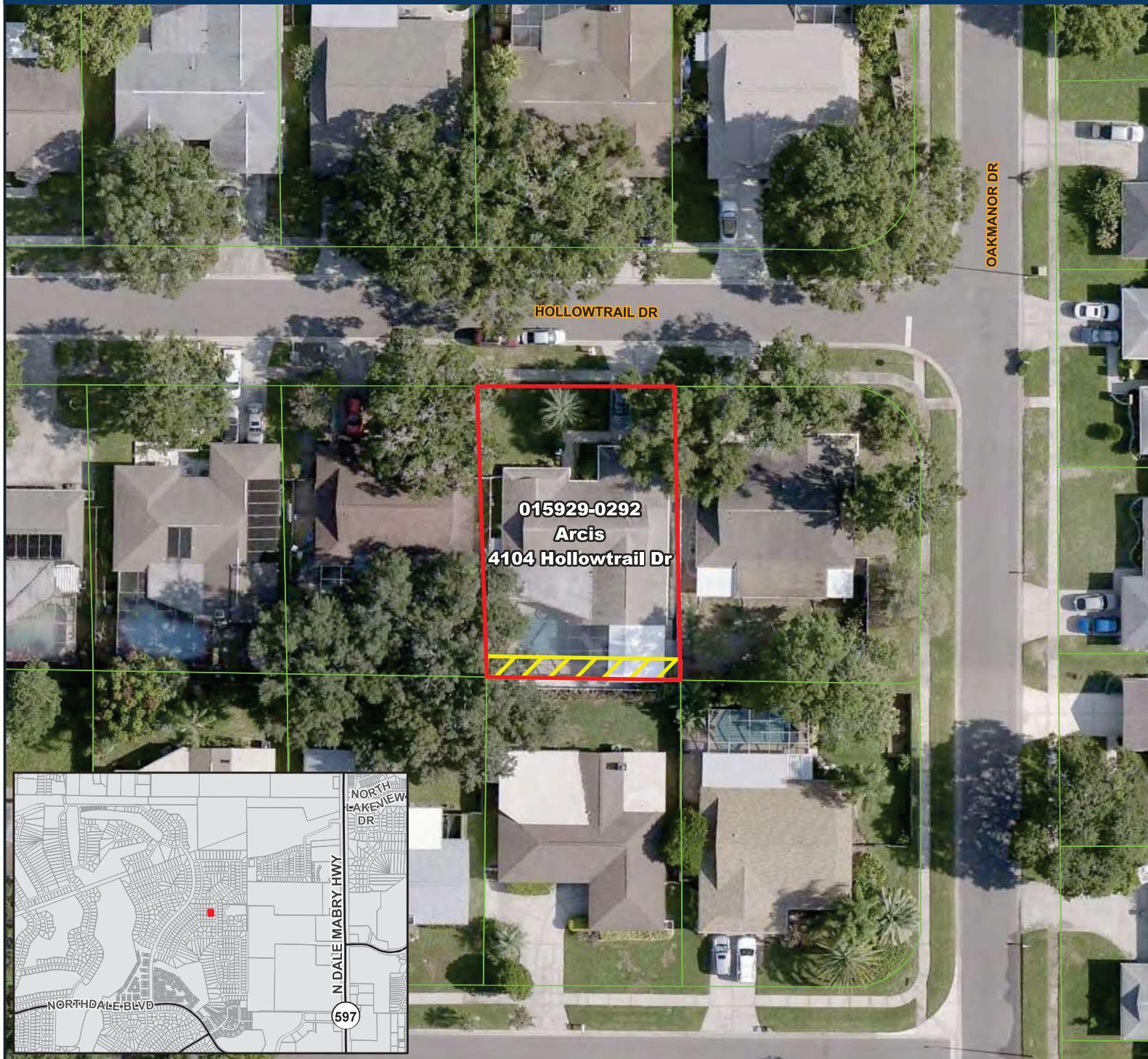
This petition is submitted by Pedro R. Arcis and Ana Lucia Pineda Arcis as the fee simple owners of the property underlying the platted utility easement. The proposed vacate area is located at 4104 Hollowtrail Drive in Greater Carrollwood Northdale, generally lying west of N Dale Mabry Highway and north of Northdale Boulevard (Folio 015929-0292). The subject vacate area was established in 1978 by virtue of the plat of Northdale – Section E, Unit 2, as recorded in Plat Book 49, Page 22, 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 December 26, 2025, and January 2, 2026.

Staff Reference: V24-0009 Arcis (UE)

List Attachments: Location Map, Resolution, Plat Excerpt, Review Summary and Comments, Petition, HC-CMP-23-0000130

V24-0009

Arcis (UE)



Location



Legend

- Subject Property
015929-0292
- Vacate Utility Easement
524.01SqFt (0.012 Ac)

Terms

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:

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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

Vacating Petition V24-0009

Petitioners: Pedro R. Arcis and Ana Lucia Pineda Arcis
Platted Public Utility Easement
Northdale - Section E, Unit 2
PB 49 PG 22
Folio: 015929-0292
Section 28, 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, Pedro R. Arcis and Ana Lucia Pineda Arcis have 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 utility 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 utility 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 January 13, 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 13TH DAY OF JANUARY 2026:

1. That the above-described utility easement is hereby closed, vacated, and abandoned, and the right of the public and the County in and to that portion of the utility 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 utility 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 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 January 13, 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: Todd Sobel
Approved as to Form and Legal
Sufficiency

BY: _____
Deputy Clerk

SKETCH AND LEGAL

SECTION 28, TOWNSHIP 27S, RANGE 18E. HILLSBOROUGH COUNTY, FLORIDA

ABBREVIATIONS

LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 22 OF BLOCK 2 OF "NORTHDALE - SECTION E, UNIT 2", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 49 AT PAGE 22 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

RUN THENCE N00°36'20"E A DISTANCE OF 7.50 FEET; RUN THENCE S89°23'40"E, 69.87 FEET; RUN THENCE S00°36'20"W, 7.50 FEET; THENCE S00°36'35"W, 7.50 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

AREA OF EASEMENT ±524.01 S.F. OR ±0.012 ACRES.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED VALUE OF S89°23'40"E FOR THE SOUTH RIGHT OF WAY LINE OF HOLLOWTRAIL DR, AS DEPICTED ON THE MAP OF SURVEY, SAID LINE TO BE CONSIDERED A WELL ESTABLISHED AND MONUMENTED LINE.

BC=BLOCK CORNER
(C)=CALCULATED
(M)=MEASURED
(R)=RECORD
(P)=PRORATED
TYP.= TYPICAL
P.B. = PLAT BOOK
P.G. = PAGE
F.I.R. = FOUND IRON ROD
F.I.P = FOUND IRON PIPE
S.I.R = SET IRON ROD
I.D = IDENTIFICATION
F/C = FENCE CORNER
B.M. = BENCHMARK
TWS = TOWNSHIP
RNG = RANGE
SF = SQUARE FEET



Digitally signed by
Julio C Rodriguez
Date: 2025.04.15
13:04:53 -04'00

LB 8195

EXHIBIT "A"

SHEET 1 OF 2 SHEETS

"THIS IS NOT A SURVEY"

"INFORMATION IS NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH"

GPS GLOBAL PROJECTS SURVEYING	PROFESSIONAL SURVEYOR AND MAPPER PHONE: (813) 423-3483 FAX: (813) 308-0111 www.gpsflorida.net	DATE PREPARED: 12/30/2024	PROPERTY ADDRESS: 4104 HOLLOWTRAIL DR, TAMPA, FL 33624 FOLIO NO. 015929-0292	JOB No. 23-7416 NOT SCALED
		DATE SIGNED: 04/15/2024		

SKETCH AND LEGAL

SECTION 28, TOWNSHIP 27S, RANGE 18E. HILLSBOROUGH COUNTY, FLORIDA



SCALE: 1" = 20'

HOLLOWTRAIL DR

50' PUBLIC RIGHT OF WAY

X-CONC.
(NO I.D.)

25.0'

X-CONC.
(NO I.D.)

25.0'

S89°23'40"E 69.87' (M) S89°41'46"E 70.00' (R)

SOUTH RIGHT OF WAY LINE
OF HOLLOWTRAIL DR

LOT 21, BLOCK 2
"NORTHDALE - SECTION E, UNIT 2" P.B. 49 - P.G.- 22-2
FOLIO NO. 015929-0290

N00°36'20"E 110.20' (C) N00°18'14"E 110.00' (R)

LOT 22, BLOCK 2
"NORTHDALE - SECTION E, UNIT 2"
P.B. 49 - P.G.- 22-2
FOLIO NO. 015929-0292

SW CORNER
OF LOT 22

P.O.B

S.I.R* Ø 5/8"
(LB 8195)

S89°23'40"E 69.87'

N89°23'40"W 69.87' (C) N89°41'46"W 70.00' (R)

LOT 25, BLOCK 2
"NORTHDALE - SECTION E, UNIT 1" P.B. 49 - P.G.- 17
FOLIO NO. 015929-0008

Digitally signed by
Julio C Rodriguez
Date: 2025.04.15
13:05:09 -04'00



LB 8195

ABBREVIATIONS

BC=BLOCK CORNER
(C)=CALCULATED
(M)=MEASURED
(R)=RECORD
(P)=PRORATED
TYP.= TYPICAL
P.B. = PLAT BOOK
P.G. = PAGE
F.I.R. = FOUND IRON ROD
F.I.P = FOUND IRON PIPE
S.I.R = SET IRON ROD
I.D = IDENTIFICATION
F/C = FENCE CORNER
B.M. = BENCHMARK
TWS = TOWNSHIP
RNG = RANGE
SF = SQUARE FEET

LEGEND

C CENTER LINE
O PROPERTY CORNER
P PROPERTY LINE
Q UTILITY POLE
W METER (WATER)
W VALVE COVER (WATER)
TV OPTICAL FIBER (VERIZON)
T TELECOM BOX

LINES

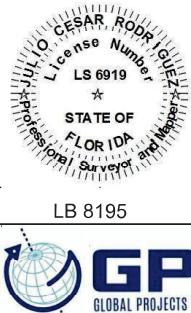
L1= N00°36'20"E 7.50'
L2= S00°36'20"W 7.50'

EXHIBIT "A"

SHEET 2 OF 2 SHEETS

"THIS IS NOT A SURVEY"

"INFORMATION IS NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH"



PROFESSIONAL
SURVEYOR AND MAPPER
PHONE: (813) 423-3483
FAX: (813) 398-0111
www.gpsflorida.net

DATE PREPARED: 12/30/2024
DATE SIGNED: 04/15/2024

PROPERTY ADDRESS:
4104 HOLLOWTRAIL DR, TAMPA, FL 33624
FOLIO NO. 015929-0292

JOB No. 23-7416
NOT SCALED

Placeholder for Notice of Hearing Affidavit

The following notice of the hearing was published on December 26, 2025 and January 2, 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, January 13, 2026, to determine whether or not:

Vacating Petition V24-0009, vacate a platted public utility easement, lying within the Plat of Northdale – Section E, Unit 2, as recorded in Plat Book 49, Page 22, of the Public Records of Hillsborough County, Florida, located at 4104 Hollowtrail Drive, Tampa, Florida 33624, within folio 015929-0292

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 V24-0009

Petition to vacate a platted utility easement

Northdale - Section E, Unit 2

(Plat Book 49, Page 22)

Section 28 - Township 27 S - Range 18 E

Within folio: 015929-0292

Petitioners - Pedro R. Arcis and Ana Lucia Pineda Arcis

1ST FEE (\$414.10) RECEIVED
 NOTICE OF HEARING AD PUBLISHED

2ND FEE (\$250.00) RECEIVED
 NOTICE OF HEARING SIGN POSTED

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: 06/27/2025

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

VACATING PETITION:

V24-0009 Arcis (UE) platted utility easement located at 4104 Hollowtrail Drive, Tampa, FL 33624 (folio 015929-0292); per the Northdale - Section E, Unit 2, Plat Book 49, Page 22.

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?



YES



NO

If YES:

(a) Please describe:

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



YES



NO

Please explain:

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



YES



NO

Please explain:

2) Do you foresee a need for said area in the future?



YES



NO

If YES:

(a) Please describe:

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



YES



NO

Additional Comments: Pursuant to LDC Section 6.11.94.B.1 a screen-meshed structure without a solid roof attached to the primary building has a required minimum setback of 3 feet from the rear and side property lines. Based on the site plan/survey, it would appear the location of the screen (if it is depicting the proposed location) is more than 3 feet from the property lines.

Reviewed By: Brian Grady / Michael Williams

Date: 06/27/2025

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

Phone: 813-307-1707

VACATING REVIEW COMMENT SHEET

DATE: 6/30/2025

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

VACATING PETITION:

V24-0009 Arcis (UE) platted utility easement located at 4104 Hollowtrail Drive, Tampa, FL 33624 (folio 015929-0292); per the Northdale - Section E, Unit 2, Plat Book 49, Page 22.

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?



YES



NO

If YES:

(a) Please describe:

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



YES



NO

Please explain:

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



YES



NO

Please explain:

2) Do you foresee a need for said area in the future?



YES



NO

If YES:

(a) Please describe:

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



YES



NO

Additional Comments: No comment.

Reviewed By: Clay Walker, E.I.

Date: 6/30/2025

Email: walkerck@hcfi.gov

Phone: 813-751-5178

VACATING REVIEW COMMENT SHEET

DATE: 06/27/2025

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

VACATING PETITION:

V24-0009 Arcis (UE) platted utility easement located at 4104 Hollowtrail Drive, Tampa, FL 33624 (folio 015929-0292); per the Northdale - Section E, Unit 2, Plat Book 49, Page 22.

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?



YES



NO

If YES:

(a) Please describe:

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



YES



NO

Please explain:

N/A

(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



NO

If YES:

(a) Please describe:

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



YES



NO

N/A

Additional Comments: No Objection from a drainage perspective, it's a small isolated utility easement on a high point with no stormwater assets near, with no present or future value for drainage purposes.

Reviewed By: Ronald Steijlen

Date: 06/27/2025

Email: Steijlenr@HCFL.Gov

Phone: 813-307-1801

VACATING REVIEW COMMENT SHEET

DATE:

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

VACATING PETITION:

V24-0009 Arcis (UE) platted utility easement located at 4104 Hollowtrail Drive, Tampa, FL 33624 (folio 015929-0292); per the Northdale - Section E, Unit 2, Plat Book 49, Page 22.

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?



YES



NO

If YES:

(a) Please describe:

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



YES



NO

Please explain:

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



YES



NO

Please explain:

2) Do you foresee a need for said area in the future?



YES



NO

If YES:

(a) Please describe:

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



YES



NO

Additional Comments: The +/-524.01 sf Utility Easement at south boundary of the subject property is isolated within residential properties on all sides. There are no existing transportation facilities.

Reviewed By: William (Bill) TwaiteDate: 09/16/2025Email: twaitew@hcfl.govPhone: 813-541-7430

VACATING REVIEW COMMENT SHEET

DATE: 6/26/2025

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

VACATING PETITION:

V24-0009 Arcis (UE) platted utility easement located at 4104 Hollowtrail Drive, Tampa, FL 33624 (folio 015929-0292); per the Northdale - Section E, Unit 2, Plat Book 49, Page 22.

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?



YES



NO

If YES:

(a) Please describe:

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



YES



NO

Please explain:

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



YES



NO

Please explain:

2) Do you foresee a need for said area in the future?



YES



NO

If YES:

(a) Please describe:

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



YES



NO

Additional Comments:

Reviewed By: Edgar Villa

Date: 6/26/2025

Email: EVilla@HCFL.GOV

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:

V24-0009 Arcis (UE) platted utility easement located at 4104 Hollowtrail Drive, Tampa, FL 33624 (folio 015929-0292); per the Northdale - Section E, Unit 2, Plat Book 49, Page 22.

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?



YES



NO

If YES:

(a) Please describe:

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



YES



NO

Please explain:

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



YES



NO

Please explain:

2) Do you foresee a need for said area in the future?



YES



NO

If YES:

(a) Please describe:

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



YES



NO

Additional Comments:

Reviewed By: Glen Foster, Project Manager

Date: 6/30/25

Email: fosterg@hcl.org

Phone: 318-298-3011

VACATING REVIEW COMMENT SHEET

DATE: 7/1/2025

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

VACATING PETITION:

V24-0009 Arcis (UE) platted utility easement located at 4104 Hollowtrail Drive, Tampa, FL 33624 (folio 015929-0292); per the Northdale - Section E, Unit 2, Plat Book 49, Page 22.

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?



YES



NO

If YES:

(a) Please describe:

Facilities currently reside in easement in neighboring yard.

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



YES



NO

Please explain:

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



YES



NO

Please explain:

2) Do you foresee a need for said area in the future?



YES



NO

If YES:

(a) Please describe:

Would need to maintain remaining easement through neighboring yard.

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



YES



NO

Additional Comments:

Reviewed By: Tony Stevenson

Date: 7/1/2025

Email: anthony.stevenson@charter.com

Phone: 813-302-0251

VACATING REVIEW COMMENT SHEET

DATE: July 02, 2025

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

VACATING PETITION:

V24-0009 Arcis (UE) platted utility easement located at 4104 Hollowtrail Drive, Tampa, FL 33624 (folio 015929-0292); per the Northdale - Section E, Unit 2, Plat Book 49, Page 22.

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?



YES



NO

If YES:

(a) Please describe:

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



YES



NO

Please explain:

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



YES



NO

Please explain:

2) Do you foresee a need for said area in the future?



YES



NO

If YES:

(a) Please describe:

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



YES



NO

Additional Comments: TECO Peoples Gas has no objection to the proposed easement.

Reviewed By: Cheyenne Thompson

Date: July 02, 2025

Email: CThompson2@tecoenergy.comPhone: 813-743-7164

VACATING REVIEW COMMENT SHEET

DATE: 07/14/2025

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

VACATING PETITION:

V24-0009 Arcis (UE) platted utility easement located at 4104 Hollowtrail Drive, Tampa, FL 33624 (folio 015929-0292); per the Northdale - Section E, Unit 2, Plat Book 49, Page 22.

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?



YES



NO

If YES:

(a) Please describe:

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



YES



NO

Please explain:

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



YES



NO

Please explain:

2) Do you foresee a need for said area in the future?



YES



NO

If YES:

(a) Please describe:

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



YES



NO

Additional Comments:

Reviewed By: Lena Kirby

Date: 07/14/2025

Email: cjkirby@tecoenergy.com

Phone: 813-635-1467

VACATING REVIEW COMMENT SHEET

DATE:

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

VACATING PETITION:

V24-0009 Arcis (UE) platted utility easement located at 4104 Hollowtrail Drive, Tampa, FL 33624 (folio 015929-0292); per the Northdale - Section E, Unit 2, Plat Book 49, Page 22.

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?



YES



NO

If YES:

(a) Please describe:

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



YES



NO

Please explain:

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



YES



NO

Please explain:

2) Do you foresee a need for said area in the future?



YES



NO

If YES:

(a) Please describe:

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



YES



NO

Additional Comments:

Reviewed By: Stephen Waidley

Date: 6/26/2025

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

Right-of-Way

Easement

Subdivision Plat

PETITIONER'S INFORMATION

Name(s): Pedro R Arcis And Ana Lucia Pineda Arcis

Address: 4104 Hollowtrail Dr

City: Tampa State: FL Zip Code: 33624

Phone Number(s):

Email address: pedrorarci@gmail.com

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

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

SEE ATTACHED Sketch and Legal by Surveyor

Located in Section 28, Township 27, Range 18, Folio # 15929-0292

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): Ruth P Londono

Company: RU PROJECT MANAGEMENT GROUP, LLC
1502 W Busch Blvd. Suite D

Address: _____
City: Tampa State: FL Zip Code: 33612

Phone Number(s): (813) 919-7802

Email address: ruth@rupmg.com

PETITION

Page 1 of 4

Submission email: RP-Vacating@HillsboroughCounty.org

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

Existing Pool deck is encroaching 2.82-Foot of the 7.5 -Foot utility easement (U.E) , including the Spa area approx. 1". Pool was build with permit per one of the previous owners. Concrete around pool deck and Pool enclosure encroaching the U.E. to remain

Current owner Mr Arcis applied under HC-BLD-23-0045994 for a Patio with solid roof attached to existing screen. According to Hillsborough County public record HC-CMP-23-0000130 Pool enclosure does not appear to have been permitted.

The petition is to vacate the · Whole utility easement area and include Pool Deck, Pool Enclosure, Concrete and 6' Ft Vinyl Fence that are encroaching on it. *See Site Plan and Survey Legal and sketch of the vacating area

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.

N/A

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

Encroachment into an easement:

- * Pool deck and pool enclosure
- * Concrete
- * 6' Ft Vinyl Fence

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.):

Non Compliant on 03/07/2023
Pool enclosure does not appear to have been permitted
Assigned officer Matthew Kent
Code enforcement Record HC-CMP-23-0000130

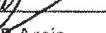
Please review and initial:

1. AA/PA 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. AA/PA 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. AA/PA The Petitioner(s) will forward a check for the initial filing fee in the amount of \$414.10 made payable to the Board of County Commissioners of Hillsborough County, Florida, to cover the administrative costs of processing the Petition after direction from staff that the petition submission is sufficient. Petitioner acknowledges and agrees that the initial filing fee is non-refundable in whole or in part.
4. AA/PA 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. AA/PA 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. AA/PA 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. AA/PA The Petitioner(s) hereby acknowledges and agrees they have read and understand all applicable steps listed within the VACATING PETITION INFORMATION PACKET received by Petitioner(s) prior to submittal of this PETITION TO VACATE.
8. AA/PA The Petitioner(s) hereby acknowledges and agrees that the Petition may not cure any and/or all code enforcement violations and that additional curative measures may be required to be completed by Petitioner prior to removal of such violation.
9. AA/PA The Petitioner(s) hereby acknowledges and agrees that **HILLSBOROUGH COUNTY MAKES NO STATEMENT, OPINION OR WARRANTY AS TO THE TITLE OF VACATED PUBLIC PROPERTY INTERESTS BY VIRTUE OF ANY VACATING ACTION BY ITS BOARD OF COUNTY COMMISSIONERS. PETITIONER(S) SHOULD VERIFY WITH A TITLE COMPANY WHERE TITLE VESTS FOLLOWING THE VACATING ACTION.**

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

The Petitioner(s) herein named hereby waive(s), renounce(s), relinquish(es), absolve(s), and discharge(s) Hillsborough County from any claims for damages of any nature and kind whatsoever that petitioner(s) may have or claim or demand, now or in the future, by reason of the vacating, closing, discontinuing, and abandoning of public right(s)-of-way, easement(s) or subdivision plat(s), or any part or portion thereof; and shall indemnify and hold harmless Hillsborough County from any claims, damages, expenses and costs that result from damage to or destruction of any improvement, structure or property located within the portion of right(s)-of-way, easement(s) or subdivision plat(s) being vacated herein as a result of the exercise by Hillsborough County of its rights within any remaining public right(s)-of-way, easement(s), or subdivision plat(s) not vacated.

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

PETITIONERS' SIGNATURES	MAILING ADDRESS
 Pedro R Arcis.	4104 Hollowtrail Dr.
Property Owner	Tampa, FL 33624
 Ana Lucia Pineda Arcis.	4104 Hollowtrail Dr.
Property Owner	Tampa, FL 33624

STATE OF

~~Florida~~

COUNTY OF

Chlorophyll

The following instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization this 20th day of March, 2024, by Federico B. Arcos & Ana Lucia Linda Arcos who is/are personally known to me or who has produced Federico B. Arcos & Ana Lucia Linda Arcos as identification.

NOTARY PUBLIC:

Signature:

James Alexander

Printed Name:

Domesticated

Title or Rank:

Botany Public

Serial / Commission Number:

~~H11 M1320~~

My Commission Expires:

01-1b 2025



Record HC-CMP-23-0000130:
Residential Building Code Compliance Case
Record Status: Awaiting Compliance

Record Info ▾

Payments ▾

Custom Component

Work Location

4104 Hollowtrail Dr

Tampa FL 33624 *

Record Details

Project Description:

Pool enclosure does not appear to have been permitted.

Owner:

Pedro R Arcis And Ana Lucia Pineda
Arcis *
4104 Hollowtrail Dr
Tampa FL 33624

More Details

Related Contacts

Application Information

GIS ATTRIBUTES

PIN:

U-28-27-18-0p0-000002-00022.0

Parcel Acreage:

0.17

Market Value:

325174

Parcel Land Use DOR Code:

0100

Parcel Land Use Group:

Single Family

Jurisdiction:

U

Zoning Description:

Planned Development

Zoning Re-Zoning:

76-0166

Flood Zone Subtype:

AREA OF MINIMAL FLOOD HAZARD

X

Flood Zone:

12057C0182H

FIRM Panel:

12057C_29

DFIRM ID:

H

FIRM Panel Suffix:

X

Pre 2008 Flood Zone:

X

Pre 2008 FIRM Panel:

1201120185F

County Wide Planning Area:

Greater Carrollwood Northdale

Community Base Planning Area:

CARROLLWOOD

Planned Development:

PD

PD Personal Appearance:

10-0933,10-0140,06-0900,02-1371,96-0050,90-0115,87-0043,87-0031,14-0724,15-0157,16-0293

011524

Census Data Tract:

3012

Census Data Block:

R-4

Future Land Use:

USA

Urban Service Area:

Urban

Mobility Assessment District:

1

Mobility Benefit District:

Northwest

Fire Impact Fee:

Parks/Schools Impact Fee: NORTHWEST
ROW/Transportation Impact Fee: ZONE 1
STRAP: 1827280p0000002000220u
Water Resource Protection Area: LDC Protection Zone 1
Geographic Sector: NORTHWEST
Coastal High Hazard: No
Upland Wildlife Habitat Area: NO

Application Information Table

VIOLATIONS

Status:

Non Compliant

Description:

105.1 (Permit Required) Failure to obtain a permit for extension of existing pool screened enclosure including electrical for lighting and receptacles.

REQUIRED PERMITS

Required Permit Type:

Residential Miscellaneous Permit

HEARING DATES

Type:

Original Hearing

Mode:

In-Person

Date:

06/18/2024