



# Agenda Item Cover Sheet

Agenda Item N<sup>o</sup>. \_\_\_\_\_

Meeting Date May 12, 2026

- Consent Section     
  Regular Section     
  Public Hearing

Subject: Public Hearing – Vacating Petition by Joseph Bernhardt and Michelle Andersen-Bernhardt to vacate a portion of a platted public drainage easement located at 2327 Platinum Drive in Sun City Center, within Folio 057472-2822.	
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> 4/6/2026
<small>Deputy County Administrator</small>	<small>Department Director</small>
N/A	Jarryd Dalfino <i>Jarryd M. Dalfino</i> 4/6/2026
<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 a platted public drainage easement, consisting of approximately 40.4 square feet, within Lot 6, Block 2 of the plat of Sun City Center Unit 257, Phase I, as recorded in Plat Book 75, Page 37, of the public records of Hillsborough County. The petitioners, Michelle Andersen-Bernhardt and Joseph Bernhardt, have submitted this request to cure an encroachment of the westerly exterior wall of the home into the platted public drainage easement so they can complete the sale of their property. The wall was permitted and constructed in 1998. Although the County's Public Works Department Policy PWD 0001.0 2016 generally restricts the vacating of drainage easements, Public Works Stormwater does not object to the vacate request due to the relatively small area requested to be vacated – the petitioner is requesting to reduce the 10-foot-wide easement to 9 feet for the 40-foot length of their house wall (40.4 square feet of the 1,400 square-foot total easement). 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 Michelle Andersen-Bernhardt and Joseph Bernhardt as the fee simple owners of the property underlying the platted drainage easement. The proposed vacate area is located at 2327 Platinum Drive in Sun City Center, generally lying west of South US Highway 301 and east of Kings Boulevard (Folio 057472-2822). The subject vacate area was established in 1995 by virtue of the plat of Sun City Center Unit 257, Phase I, as recorded in Plat Book 75, Page 37, 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 April 24, 2026, and May 1, 2026.

Staff Reference: V26-0010 Bernhardt (DE)

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

# V26-0010 Bernhardt (DE)



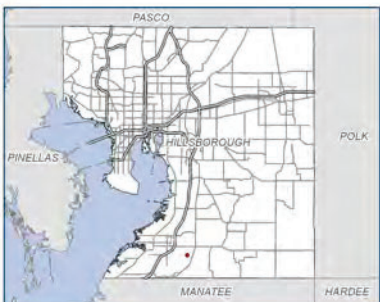
057472-2822  
2327 Platinum Drive  
Michelle Andersen Bernhardt  
and Joseph Bernhardt

PLATINUM DR

## Location

## Legend

## Terms



-  Subject Property  
057472-2822
-  Proposed Vacate Area  
Platted Drainage Easement  
40.402 SqFt (0.0009 Ac)
-  Remaining Drainage Easement

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

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



Performance, Data, & Analytics | Geospatial Services Division

601 E Kennedy Blvd  
Tampa, FL 33602

SEC 13 TWP 32S RNG 19E

Vacating Petition V26-0010  
Petitioners: Michelle Andersen-Bernhardt and Joseph Bernhardt  
Portion of Platted Public Drainage Easement  
Sun City Center Unit 257, Phase I  
Plat Book 75 Page 37  
Folio: 057472-2822  
Section 13, Township 32 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, Michelle Andersen-Bernhardt and Joseph Bernhardt 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 a platted public drainage easement  
described as follows:

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

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

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

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

WHEREAS, said petition came on for hearing before this Board of  
County Commissioners on May 12, 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  
12<sup>TH</sup> DAY OF MAY, 2026:

1. That the above-described drainage easement is hereby  
closed, vacated, and abandoned, and the right of the public  
and the County in and to that portion of the drainage  
easement as shown on the plat of said subdivision is hereby  
renounced, disclaimed, and terminated.

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

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

I, Victor D. Crist, Clerk of the Circuit Court and Ex Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of a resolution adopted by the Board at its regular meeting of May 12, 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

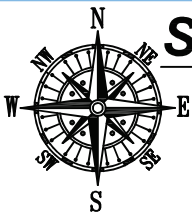
APPROVED BY COUNTY ATTORNEY

BY: *Jarryd M. Balfino*  
Approved as to Form and Legal  
Sufficiency

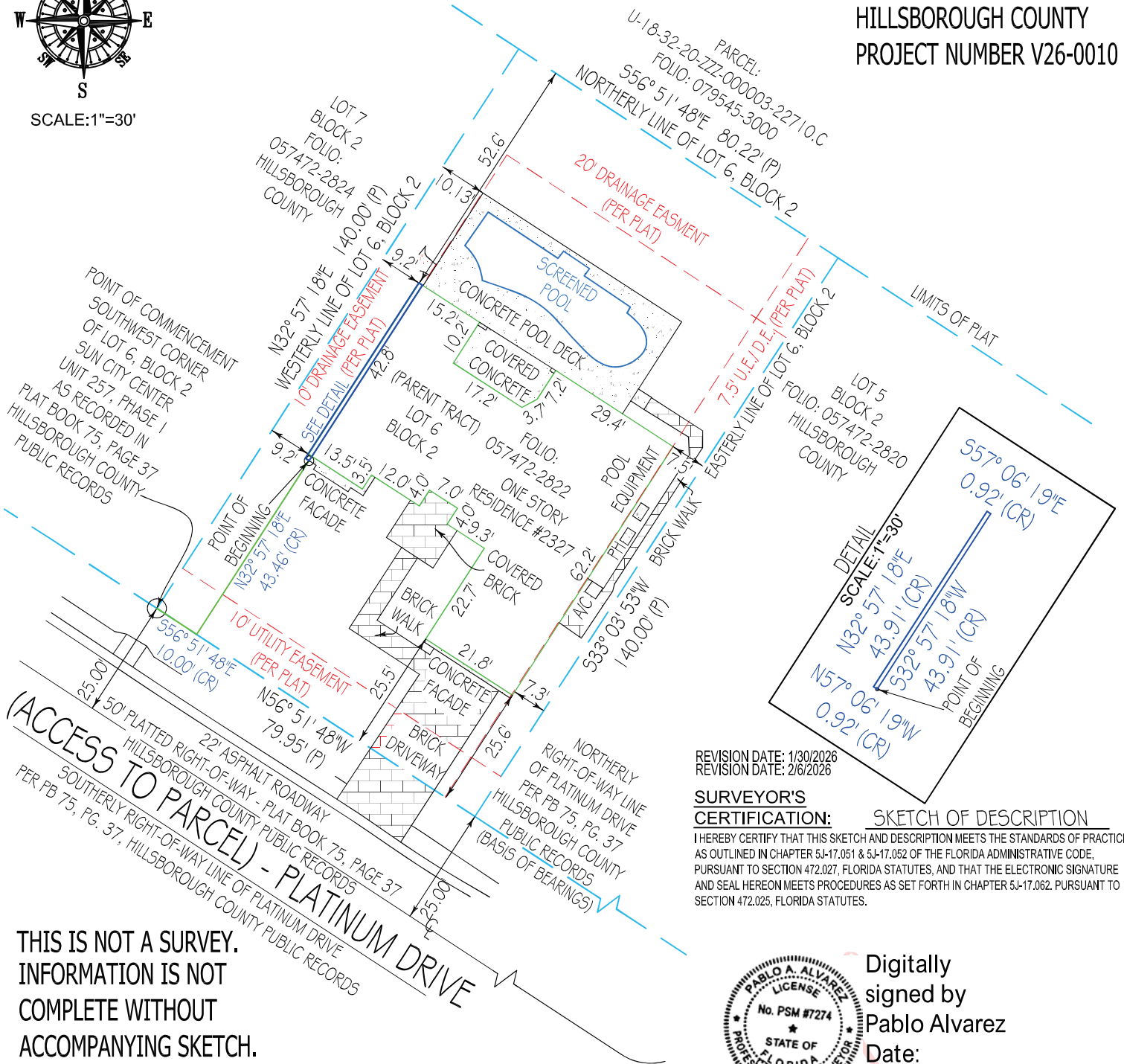
BY: \_\_\_\_\_  
Deputy Clerk

# SKETCH OF DESCRIPTION EXHIBIT A - PAGE 1 OF 1

HILLSBOROUGH COUNTY  
PROJECT NUMBER V26-0010



SCALE: 1"=30'



POINT OF COMMENCEMENT  
SOUTHWEST CORNER  
OF LOT 6, BLOCK 2  
SUN CITY CENTER  
UNIT 257, PHASE 1  
AS RECORDED IN  
PLAT BOOK 75, PAGE 37  
HILLSBOROUGH COUNTY  
PUBLIC RECORDS

22' ASPHALT ROADWAY  
HILLSBOROUGH COUNTY PUBLIC RECORDS  
PER PB 75, PG. 37, HILLSBOROUGH COUNTY PUBLIC RECORDS  
(ACCESS TO PARCEL) - PLATINUM DRIVE  
SOUTHERLY RIGHT-OF-WAY LINE OF PLATINUM DRIVE  
HILLSBOROUGH COUNTY PUBLIC RECORDS  
PER PB 75, PG. 37, HILLSBOROUGH COUNTY PUBLIC RECORDS

REVISION DATE: 1/30/2026  
REVISION DATE: 2/6/2026

**SURVEYOR'S CERTIFICATION:** SKETCH OF DESCRIPTION  
I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed by  
Pablo Alvarez  
Date:  
2026.02.06  
16:32:00  
-06'00'

SIGNED: \_\_\_\_\_ DATE: 01/16/2026  
PABLO ALVAREZ PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION No. 7274 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

**THIS IS NOT A SURVEY.  
INFORMATION IS NOT  
COMPLETE WITHOUT  
ACCOMPANYING SKETCH.**

**DESCRIPTION:**  
A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 2, SUN CITY CENTER UNIT 257, PHASE 1, AS RECORDED IN PLAT BOOK 75, PAGE 37, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF PLATINUM DRIVE PER SAID PLAT BOOK 75, PAGE 37, AND THE SOUTHERLY LINE OF SAID LOT 6, S 56° 51' 48" E, A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID LINE, AND PARALLEL TO THE WESTERLY LINE OF SAID LOT 6, N 32° 57' 18" E, A DISTANCE OF 43.46 FEET TO THE POINT OF BEGINNING; THENCE N 57° 06' 19" W, A DISTANCE OF 0.92 FEET; THENCE N 32° 57' 18" E, A DISTANCE OF 43.91 FEET; THENCE S 57° 06' 19" E, A DISTANCE OF 0.92 FEET; THENCE S 32° 57' 18" W, A DISTANCE OF 43.91 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE AND LYING IN HILLSBOROUGH COUNTY, FLORIDA, CONTAINING 40.402 SQUARE FEET (0.0009 ACRES).

This Sketch of Description has been issued by the following Landtec Surveying office:  
700 West Hillsboro Boulevard, Suite 2-102  
Deerfield Beach, FL 33441  
Office: (561) 367-3587  
Fax: (561) 465-3145  
www.LandtecSurvey.com

**LEGEND:**  
P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT  
P.B. - PLAT BOOK  
P.G. - PAGE  
U.E. - UTILITY EASEMENT  
D.E. - DRAINAGE EASEMENT  
C.R. - CALCULATED FROM RECORD  
DATE PREPARED: 01/15/2026  
Job Nr: 196891-CW Drawn by: D.S.



## Placeholder for Notice of Hearing Affidavit

The following notice of the hearing was published on  
April 24, 2026 and May 1, 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, May 12, 2026, to determine whether or not:

**Vacating Petition V26-0010, a portion of a platted public drainage easement lying within Lot 6, Block 2 in the plat of Sun City Center Unit 257, Phase I, as recorded in Plat Book 75, Page 37, of the Public Records of Hillsborough County, located at 2327 Platinum Drive in Sun City Center (folio 057472-2822)**

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](mailto: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](mailto:ADA@hcfl.gov) or 813-276-8401; TTY: 7-1-1. For individuals who require hearing or speech assistance, please call the Florida Relay Service Numbers, (800) 955-8771 (TDD) or (800) 955-8700 (v) or Dial 711 no later than 48 hours prior to the proceedings. All BOCC meetings are closed captioned.

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



**Vacating Petition V26-0010**

**Vacate portion of a platted public drainage easement**

**Sun City Center Unit 257, Phase I**

**Plat Book 75, Page 37**

**Section 13 – Township 32 S – Range 19 E**

**Folio: 057472-2822**

**Petitioners – Michelle Andersen-Bernhardt and Joseph Bernhardt**

**1<sup>ST</sup> FEE (\$414.10) REC'D**

**2<sup>ND</sup> FEE (\$250.00) REC'D**

**NOTICE OF HEARING AD PUBL'D**

**NOTICE OF HEARING SIGN PST'D**

**REVIEWING DEPARTMENTS**

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

**REVIEWING AGENCIES**

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

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

VACATING PETITION:

V26-0010 Bernhardt (DE) Petition to vacate a portion of a platted public drainage easement located at 2327 Platinum Drive in Sun City Center, plat of Sun City Center Unit 257, Phase I, recorded in Plat Book 75, Page 37 (Folio 057472-2822)

Reviewing Agency: 1. HC DEVELOPMENT SERVICES

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

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

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

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

YES

NO

(a) Please describe:

[Empty text box for description]

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

YES

NO

[Empty text box for explanation]

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

YES

NO

[Empty text box for explanation]

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

YES

NO

(a) Please describe:

[Empty text box for description]

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

YES

NO

[Empty text box for explanation]

Additional Comments:

[Empty text box for additional comments]

Reviewed By: Brian Grady/Michael Williams

Date: 02/18/2026

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

Phone: 813-307-1707

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

VACATING PETITION:

V26-0010 Bernhardt (DE) Petition to vacate a portion of a platted public drainage easement located at 2327 Platinum Drive in Sun City Center, plat of Sun City Center Unit 257, Phase I, recorded in Plat Book 75, Page 37 (Folio 057472-2822)

Reviewing Agency: 2. HC PUBLIC UTILITIES

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

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

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

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

YES

NO

(a) Please describe:

[Empty text box for description]

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

YES

NO

[Empty text box for explanation]

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

YES

NO

[Empty text box for explanation]

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

YES

NO

(a) Please describe:

[Empty text box for description]

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

YES

NO

[Empty text box for explanation]

Additional Comments:

[Empty text box for additional comments]

Reviewed By: Clay Walker, E.I.

Date: 2/23/2026

Email: walkerck@hcfl.gov

Phone: \_\_\_\_\_

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

VACATING PETITION:

V26-0010 Bernhardt (DE) Petition to vacate a portion of a platted public drainage easement located at 2327 Platinum Drive in Sun City Center, plat of Sun City Center Unit 257, Phase I, recorded in Plat Book 75, Page 37 (Folio 057472-2822)

Reviewing Agency: 3. HC PUBLIC WORKS - STORMWATER

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

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

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

(a) Please describe:

RCP drainage pipe from Platinum Dr to pond in back.

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

Residence encroaches in 20' drainage easement, which drains Platinum Dr.

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

Residence encroaches in 20' drainage easement, which drains Platinum Dr.

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

(a) Please describe:

20' drainage easement is minimum standard for replacement of drainage infrastructure. However due to the shallow depth and small size of our asset, as well as the limited encroachment (less than 1') we are willing to allow the vacate as requested.

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

20' drainage easement is minimum standard for replacement of drainage infrastructure. However due to the shallow depth and small size of our asset, as well as the limited encroachment (less than 1') we are willing to allow the vacate as requested.

Additional Comments:

No objection, due to the age and condition of the structure, the shallow depth and size of our asset, as well as the limited encroachment (less than 1' and along the structure only) of the standard 20' easement width, we are willing to allow the vacate as requested.

Reviewed By: Ronald Steijlen

Date: 03/09/2026

Email: SteijlenR@HCFL.Gov

Phone: 813 307-1801

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

VACATING PETITION:

V26-0010 Bernhardt (DE) Petition to vacate a portion of a platted public drainage easement located at 2327 Platinum Drive in Sun City Center, plat of Sun City Center Unit 257, Phase I, recorded in Plat Book 75, Page 37 (Folio 057472-2822)

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:

[Empty text box for description]

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

[Empty text box for explanation]

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

[Empty text box for explanation]

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

(a) Please describe:

[Empty text box for description]

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

[Empty text box for response]

Additional Comments:

[Empty text box for additional comments]

Reviewed By: William Twaite

Date: 03/04/26

Email: twaitew@hcfl.gov

Phone: 813-541-7430

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

VACATING PETITION:

V26-0010 Bernhardt (DE) Petition to vacate a portion of a platted public drainage easement located at 2327 Platinum Drive in Sun City Center, plat of Sun City Center Unit 257, Phase I, recorded in Plat Book 75, Page 37 (Folio 057472-2822)

Reviewing Agency: 5. HC PUBLIC WORKS - SYSTEMS PLANNING

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

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

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

(a) Please describe:

The inlets of Platinum Dr conveys the drainage to a 18" RCP of this drainage easement and going to the pond behind this property.

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

The residence is encroaching in the 20 ft drainage easement which conveys the drainage of Platinum Dr into the pond.

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

The residence is encroaching in the 20 ft drainage easement which conveys the drainage of Platinum Dr into the pond.

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

(a) Please describe:

The 20 ft drainage easement is the minimum width that is necessary to replace the pipe based on the trench that would be needed. Because the drainage pipe is small, has a shallow slope, and the encroachment is less than 1 foot, the vacate is allowed as requested.

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

The 20 ft drainage easement is the minimum width that is necessary to replace the pipe based on the trench that would be needed. Because the drainage pipe is small, has a shallow slope, and the encroachment is less than 1 foot, the vacate is allowed as requested.

Additional Comments:

Due to the age of the wall and the shallow slope of the pipe and the 0.8 ft of encroachment, we are willing to allow vacate as requested.

Reviewed By: Kim Nguyen-Hunsberger

Date: 03/10/26

Email: nguyenk@hcfll.gov

Phone: 307-1807

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

VACATING PETITION:

V26-0010 Bernhardt (DE) Petition to vacate a portion of a platted public drainage easement located at 2327 Platinum Drive in Sun City Center, plat of Sun City Center Unit 257, Phase I, recorded in Plat Book 75, Page 37 (Folio 057472-2822)

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:

[Empty text box for description]

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

[Empty text box for explanation]

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

[Empty text box for explanation]

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

(a) Please describe:

[Empty text box for description]

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

[Empty text box for response]

Additional Comments:

[Empty text box for additional comments]

Reviewed By: Edgar Villa

Date: 2-17-2026

Email: Residential Street Lighting Program

Phone: 813-954-9754

\*\*\*\*\*

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

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VACATING PETITION:

V26-0010 Bernhardt (DE) Petition to vacate a portion of a platted public drainage easement located at 2327 Platinum Drive in Sun City Center, plat of Sun City Center Unit 257, Phase I, recorded in Plat Book 75, Page 37 (Folio 057472-2822)

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:

[Empty text box for description]

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

[Empty text box for explanation]

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

[Empty text box for explanation]

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

(a) Please describe:

[Empty text box for description]

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

[Empty text box for explanation]

\*\*\*\*\*

Additional Comments:

[Empty text box for additional comments]

Reviewed By: Juan O Olivero Lopez

Date: 03/05/2026

Email: oliveroj@hcfl.gov

Phone: 813-671-7624 Ext.41539

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

VACATING PETITION:

V26-0010 Bernhardt (DE) Petition to vacate a portion of a platted public drainage easement located at 2327 Platinum Drive in Sun City Center, plat of Sun City Center Unit 257, Phase I, recorded in Plat Book 75, Page 37 (Folio 057472-2822)

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:

[Empty text box for description]

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

[Empty text box for explanation]

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

[Empty text box for explanation]

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

(a) Please describe:

[Empty text box for description]

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

[Empty text box for explanation]

Additional Comments:

Spectrum does not have any facilities in the area to be vacated.

Reviewed By: Aaron Sweet

Date: 3/5/2026

Email: Aaron.Sweet@Charter.com

Phone: 813-927-1716

VACATING REVIEW COMMENT SHEET

DATE: 2/18/2026

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

VACATING PETITION:

V26-0010 Bernhardt (DE) Petition to vacate a portion of a platted public drainage easement located at 2327 Platinum Drive in Sun City Center, plat of Sun City Center Unit 257, Phase I, recorded in Plat Book 75, Page 37 (Folio 057472-2822)

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:

[Empty text box for description]

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

[Empty text box for explanation]

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

[Empty text box for explanation]

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

(a) Please describe:

[Empty text box for description]

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

[Empty text box for explanation]

Additional Comments:

[Signature of Briana Velez]

Reviewed By: Briana Velez

Date: 2/18/2026

Email: Bvelez@tecoenergy.com

Phone: 813-460-2040

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

VACATING PETITION:

V26-0010 Bernhardt (DE) Petition to vacate a portion of a platted public drainage easement located at 2327 Platinum Drive in Sun City Center, plat of Sun City Center Unit 257, Phase I, recorded in Plat Book 75, Page 37 (Folio 057472-2822)

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:

[Empty text box for description]

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

[Empty text box for explanation]

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

[Empty text box for explanation]

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

(a) Please describe:

[Empty text box for description]

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

[Empty text box for explanation]

Additional Comments:

[Empty text box for additional comments]

Reviewed By: Kami Gregory

Date: 02/18/2026

Email: kmgregory@tecoenergy.com

Phone: \_\_\_\_\_

VACATING REVIEW COMMENT SHEET

DATE: 2/18/2026

\*\*\*\*\*

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

\*\*\*\*\*

VACATING PETITION:

V26-0010 Bernhardt (DE) Petition to vacate a portion of a platted public drainage easement located at 2327 Platinum Drive in Sun City Center, plat of Sun City Center Unit 257, Phase I, recorded in Plat Book 75, Page 37 (Folio 057472-2822)

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:

[Empty text box for description]

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

[Empty text box for explanation]

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

[Empty text box for explanation]

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

(a) Please describe:

[Empty text box for description]

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

[Empty text box for response]

\*\*\*\*\*

Additional Comments:

[Empty text box for additional comments]

Reviewed By: Stephen Waidley

Date: 2/18/2026

Email: stephen.waidley@ftr.com

Phone: (941) 266-9218



**Hillsborough  
County Florida**

**PETITION TO VACATE**

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

**PETITIONER'S INFORMATION**

Petitioner Name(s): JOSEPH AND MICHELLE BERNHARDT  
Primary Contact Mailing Address: 101 DAWSON TRAIL  
City: GEORGETOWN State: TX Zip Code: 78633  
Petitioner(s) Phone Number(s): 716-907-2396 941-799-1728  
Primary Contact Email Address: LYKKE1@AOL.COM  
Is the Petitioner the owner of the proposed vacate area?  Yes  No  
Is there a pending purchase/sale that may affect this request?  Yes  No  
• If yes, please provide a tentative closing date for the transaction: 02/28/26

**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): SCOTT W.FITZPATRICK, B.C.S  
Company: EGGERT FITZPATRICK  
Address: 811-B CYPRESS VILLAGE BLVD  
City: RUSKIN State: FL Zip Code: 33573  
Phone Number(s): 813-633-3396  
Email address: scott@eggfitz.com

**INTEREST TO BE VACATED**

- Right-of-Way
- Platted Easement
- Subdivision Plat (whole or in part)

Folio No(s). (For Right-of-Way, list Adjacent Folio Nos.):  
0574722822

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

11/16/25, a survey was completed to sell our home . The westerly exterior wall was found to be encroaching into the drainage easement. The wall was permitted and built in 1998. (Please find attached documents) We are filing the petition to vacate request to complete the sales transaction and property title transfer. The westerly side of the home is 0.8 feet into the easement . We are also asking to have this process expedited or grandfathered through hardship as this encroachment was not revealed to us prior to our purchase in 2024, through an inaccurate survey conducted during our purchase process. The westerly wall is attached to the main structural wall of the home, and has been for 28 years without issues related to drainage, or structure even through the most recent series of hurricane and tropical storm events since 2016.

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

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

The westerly exterior wall was issued and permitted and constructed 28 years ago, 1998. (Please find attached documents) The westerly exterior wall structure has been reviewed by a third party engineering firm for structural integrity as well as moisture penetration and settlement. The westerly exterior wall was and is permanently fixed to the original masonry wall structure. To avoid damage to the original home structure by any attempts to remove westerly exterior wall, we are seeking an easement of the 11 inches.

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

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

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

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

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

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

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

*JB/MAB* **Reviews and Objections.** The Petitioner hereby expressly acknowledges and agrees that all Petitions are circulated for review and comment by both internal and external departments and agencies, and that it is the Petitioner's sole responsibility to address and/or resolve any and all objections or conditions in writing prior to scheduling the matter for public hearing. Note: failure to cure such objections or conditions prior to public hearing may result in a staff recommendation of denial of the Petition.

*JB/MAB* **Conditions.** The Petitioner hereby acknowledges and agrees that all terms and conditions of the Vacating Resolution, if approved and adopted by the Board of County Commissioners, shall be strictly complied with by the Petitioner.

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

*JB/MAB* **Hearing Fee.** The Petitioner acknowledges and agrees that if the Petition proceeds to public hearing the Petitioner will pay the additional filing fee of \$250.00 made payable to the Board of County Commissioners of Hillsborough County, Florida. Petitioner further acknowledges and agrees the additional filing fee is non-refundable in whole or in part.

*JB/MAB* **Other Measures May Be Required.** The Petitioner hereby acknowledges and agrees that the Petition may not cure any and/or all code enforcement violations and that additional curative measures may be required to be completed by Petitioner prior to removal of such violation.

*JB/MAB* **Indemnification and Hold Harmless.** the Petitioner hereby waives, renounces, relinquishes, absolves, and discharges Hillsborough County from any claims for damages of any nature and kind whatsoever that petitioners may have or claim or demand, now or in the future, by reason of the vacating, closing, discontinuing, and abandoning of public right(s)-of-way, easement(s) or subdivision plat(s), or any part or portion thereof; and shall indemnify and hold harmless Hillsborough County from any claims, damages, expenses and costs that result from damage to or destruction of any improvement, structure or property located within the portion of right(s)-of-way, easement(s) or subdivision plat(s) being vacated herein as a result of the exercise by Hillsborough County of its rights within any remaining public right(s)-of-way, easement(s), or subdivision plat(s) not vacated.

*JB/MAB* **No Warranty by County.** The Petitioner hereby acknowledges and agrees that Hillsborough County makes no statement, opinion or warranty as to the title of vacated public property interests by virtue of any vacating action by its Board of County Commissioners. The Petitioner should verify with a title company where title vests following the vacating action.

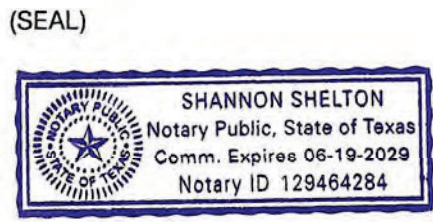
The below-signed Petitioner hereby petitions the Honorable Board of County Commissioners of Hillsborough County to adopt a resolution vacating, abandoning, renouncing, and disclaiming any right or interest of Hillsborough County and the public in and to the right(s)-of-way, easement(s), or subdivision plat or portion thereof described in the legal description and sketch attached to this Petition to Vacate.

PETITIONER SIGNATURE: Joseph S. Bernhardt Joseph S. Bernhardt  
Michelle Anderson-Bernhardt Michelle Anderson-Bernhardt  
Printed Name (and Title, if applicable)

STATE OF Williamson Texas  
COUNTY OF Williamson

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23<sup>rd</sup> day of Jan, 2026, by Joseph Bernhardt & Michelle Anderson-Bernhardt who  is personally known to me or  has produced Texas D.L as identification.

NOTARY PUBLIC:  
Sign: [Signature]  
Print: Shannon Shelton  
My Commission Expires: 06-19-2029





This Survey has been prepared for:

**Michelle Andersen-Bernhardt and  
Joseph Bernhardt**



**PROPERTY ADDRESS:**

2327 Platinum Drive  
Sun City Center, FL 33573

On your behalf, and as a requirement for your transaction, this document has been coordinated with us by the firm shown below. Landtec Surveying, Inc. is a private firm and remains entirely responsible for this document's content.



**Paramount Title**

*Original Purchase Survey 2024  
1-3*

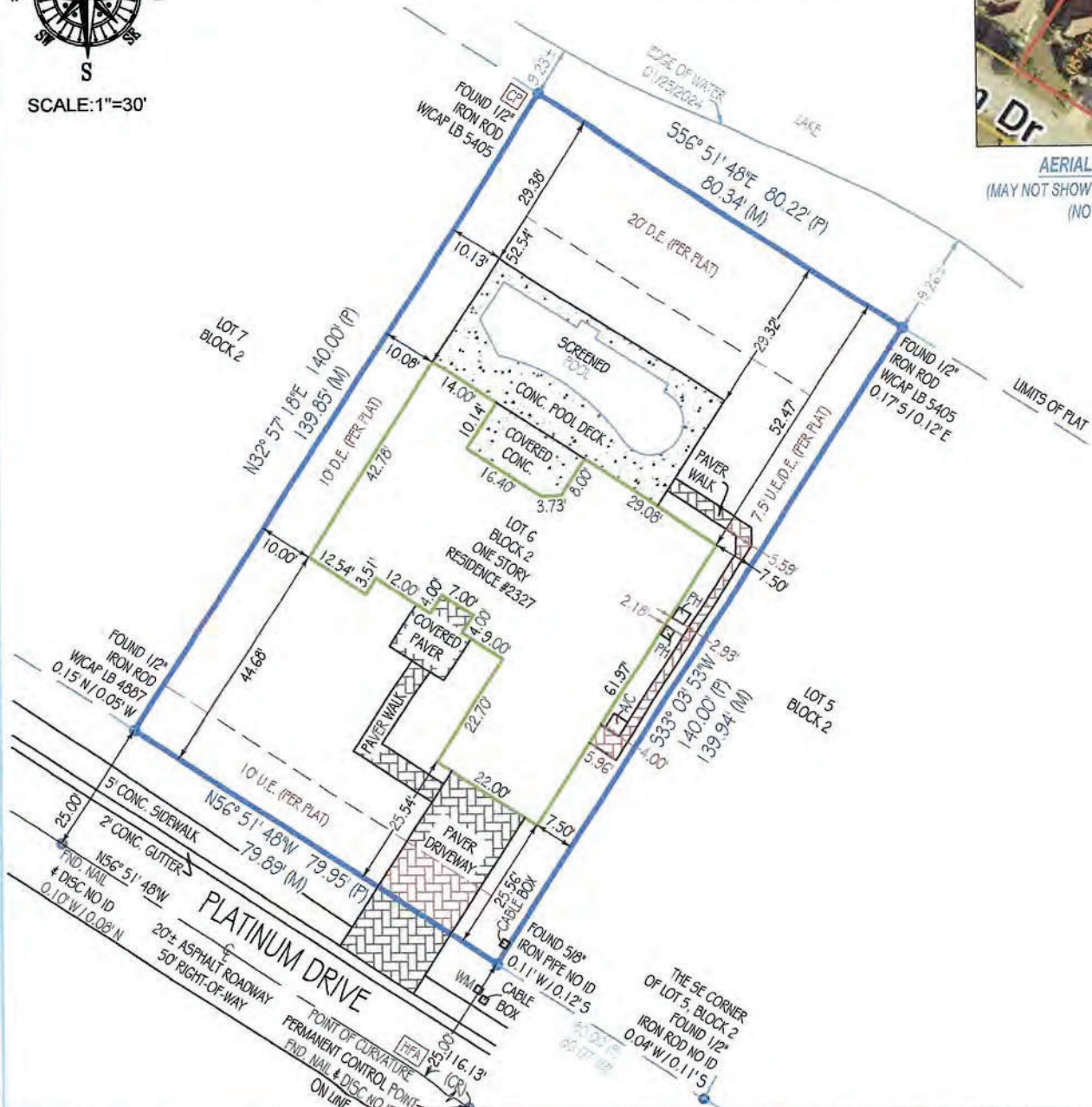


SCALE: 1"=30'

BEARING REFERENCE:  
 CENTER LINE OF PLATINUM DRIVE AS N 56°51'48" W  
 ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH  
 (MAY NOT SHOW LATEST IMPROVEMENTS)  
 (NOT-TO-SCALE)



"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO  
**Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE**  
 - 10' D.E. ALONG WESTERLY BOUNDARY LINE OF SUBJECT LOT. - PAVER DRIVEWAY EXTENDS THROUGH THE SOUTHERLY EASEMENT.  
 - 20' D.E. ALONG NORTHERLY BOUNDARY LINE OF SUBJECT LOT. - PAVER WALK, A/C PAD AND POOL HEATERS EXTENDS THROUGH THE EASTERLY EASEMENT.  
 - 10' U.E. ALONG SOUTHERLY BOUNDARY LINE OF SUBJECT LOT.  
 - 7.5' U.E./D.E. ALONG EASTERLY BOUNDARY LINE OF SUBJECT LOT.

This survey has been issued by the following Landtec Surveying office: 700 West Hillsboro Boulevard, Suite 4-100 Deerfield Beach, FL 33441 Office: (561) 367-3587 Fax: (561) 465-3145 www.Landtecsurvey.com	Elevations, if shown: Benchmark: _____ Benchmark Elev.: _____ Benchmark Datum: _____ Elevations on Drawing are in: N.G.V.D.29 <input type="checkbox"/> N.A.V.D.88 <input type="checkbox"/>	Revisions: _____ _____ _____	Job Nr: 196891-CW Date of Field Work: 01/25/2024 Drawn by: O. K.

2024  
 Original Packet 2-3

TYPE OF SURVEY:

- BOUNDARY       CONSTRUCTION       CONDOMINIUM  
 ALT/ANSPS       TOPOGRAPHIC       SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

Purchase/Refinance

LEGAL DESCRIPTION:

Lot 6, Block 2, of SUN CITY CENTER UNIT 257 PHASE I, according to the map or plat thereof, as recorded in Plat Book 75, Page 37, of the Public Records of Hillsborough County, Florida.

PROPERTY ADDRESS:

2327 PLATINUM DRIVE  
SUN CITY CENTER, FL 33573

INVOICE NUMBER: 196891-CW

DATE OF FIELD WORK: 01/25/2024

CLIENT FILE: AB24-124293

CERTIFIED TO

PARAMOUNT TITLE II  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
USAA FEDERAL SAVINGS BANK  
MICHELLE ANDERSEN-BERNHARDT AND JOSEPH BERNHARDT

FLOOD ZONE: X

FLOOD MAP: 12057C

PANEL: 0678

SUFFIX: H

PANEL DATE: 08/28/2008

**PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):  
IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.**

- 10' D.E. ALONG WESTERLY BOUNDARY LINE OF SUBJECT LOT. - PAVER WALK, A/C PAD AND POOL HEATERS EXTENDS THROUGH THE EASTERLY EASEMENT.
- 20' D.E. ALONG NORTHERLY BOUNDARY LINE OF SUBJECT LOT. - PAVER DRIVEWAY EXTENDS THROUGH THE SOUTHERLY EASEMENT.
- 10' U.E. ALONG SOUTHERLY BOUNDARY LINE OF SUBJECT LOT.
- 7.5' U.E./D.E. ALONG EASTERLY BOUNDARY LINE OF SUBJECT LOT.

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A OR AL = ARC LENGTH	EL OR ELEV = ELEVATION	OHC = OVERHEAD CABLE	PP = POOL PUMP	UE = UTILITY EASEMENT
C/O = CLEANOUT	EM = ELECTRIC METER	P = PLAT	PRC = POINT OF REVERSE CURVATURE	UP = UTILITY POLE
CA = CENTRAL ANGLE	F.F.E. = FINISHED FLOOR ELEV.	PC = POINT OF CURVE	PT = POINT OF TANGENCY	WM = WATER METER
CA/TV = CABLE TV RISER	FIR = FOUND IRON ROD	POC = POINT OF COMPOUND CURVATURE	QTR = QUARTER	WV = WATER VALVE
CF = CALCULATED FROM FIELD	FN = FOUND NAIL	PH = POOL HEATER	R = RADIUS	
CH = CHORD DISTANCE	FND = FOUND	PI = POINT OF INTERSECTION	ROW = RIGHT OF WAY	
CONC. = CONCRETE	G.F.F.E. = GARAGE FINISHED FLOOR ELEV.	PK = PARKER KAELOH	SEC = SECTION	
CR = CALCULATED FROM RECORD	L = LEGAL DESCRIPTION	POB = POINT OF BEGINNING	TR = TELEPHONE RISER	
DE = DRAINAGE EASEMENT	M = MEASURED	POC = POINT OF COMMENCEMENT	TWP = TOWNSHIP	

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

☐ = UTILITY POLE	⊙ = WELL	♿ = HANDICAP PARKING SPACE
☆ = LIGHT POLE	⊕ = CENTER LINE	⊕ = SEC. QTR. CORNER
■ = CATCH BASIN	⊕ = PARTY WALL	⊕ = SECTION CORNER
⊕ = FIRE HYDRANT	⊕ = AIR CONDITIONER	⊕ = SEPTIC LID
⊕ = MANHOLE	⊕ = WATER VALVE	X = ELEV. SHOT
⊕ = WATER VALVE	⊕ = ELEV. SHOT	⊕ = SECTION CORNER
⊕ = WATER METER		

LINETYPES:

BOUNDARY	—————
BUILDING	—————
EASEMENT	-----
CHAIN LINK FENCE	-x-x-x-
WOOD FENCE	-  -
PLASTIC FENCE	-  -
OVERHEAD CABLE	- - - -

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON HEREON.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

PRINTING INSTRUCTIONS:

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".



Digitally signed  
by Pablo Alvarez  
Date: 2024.01.26  
20:11:02 -05'00'

DATE: 01/26/2024

SIGNATURE  
PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)



LICENSED BUSINESS No. 8507

2024 Survey 3-9

Show  entries Filter results:

Street Name	Project / Permit No.
2326 PLATINUM DR	PO012826
2326 PLATINUM DR	SF014924

2327 P [Close](#) **Building Permit Reports -**



**Hillsborough County Florida**

Building Permit Reports

[Inspections](#) | [Electrical Releases](#) | [Fee Payment History](#) | [Locks / Holds / Notices / Comments](#) | [Contractors](#) | [Inspection Requests](#) | [Certificate of Occupancy](#)

2327 P Electrical Releases  
Your search returned 0 result(s).


Showing

**Project No.:** NGB00170    **Description:** RES PRIVATE WALL

**Address:** 2327 PLATINUM DR    **City:** SCC 33571

**Parcel:** 057472.2822    **Permit Issue Date:** 1/27/1998    **Permit Status:** CLOSED

Release Date	Action	Notation
There have been no releases issued on this permit		



**Hillsborough County Florida**

601 E. Kennedy Blvd.  
Tampa, FL 33602

Phone: 813-272-5900  
[Driving Directions](#)

[Board of County Commissioners](#) | [Contact Us](#) | [County Locations](#) | [Jobs](#) | [HCFL Alert Information](#) | [Accessibility](#) | [Privacy](#)

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The mission of Hillsborough County government is to provide effective quality service at a reasonable cost with courtesy, integrity and accountability in a manner that protects and enhances the quality of life of our diverse population.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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**To:** Michelle Andersen  
**From:** Leo Cannyn, PMP, P.E., Principal Project Manager  
**Subject:** 2327 Platinum Dr, Sun City Center, FL 33573 Engineering Affidavit  
**Date:** 1/25/2024

To Whom This May Concern:

Beryl Engineering & Inspection, LLC (“Beryl”) was retained by Michelle Andersen with regards to inspection located at 2327 Platinum Dr, Sun City Center, FL 33573. According to the Hillsborough County Property Appraiser Website, the building was built in 1995 (29 years). The structural systems are consistent with a Concrete Masonry Block Units on Slab on Grade foundation with Concrete Masonry Units (CMU) walls clad in Stucco veneer. The roof structure is consistent with Trusses and Plywood sheathing with a predominantly Hip roof design covered with Concrete/Clay Tile.

Beryl performed a review of the property file as found on the Hillsborough County website and visited the property on 1/25/2024. This review and inspection was a visual and non-invasive review of the accessible areas of the exterior, interior. Photographs were retained by Beryl for future reference and some relevant photographs are attached.

The primary purpose of this letter is for Beryl as Engineer to certify that at the time of their review on 1/25/2024 we found that the home appeared to be structurally sound.

Beryl was obtained to structurally review and assess for moisture intrusion at the north exterior concrete wall that was installed next to the existing home exterior block wall for the purpose of reducing noise.

Beryl observed minor hairline vertical and stair step cracking at the exterior north wall. The interior lower north wall was tested with a moisture meter and thermal imaging showed and no anomalies were found at the time of inspection. The shower window was opened, and no signs of moisture were observed between the original home wall and the added “noise barrier” / CMU wall.


There are typical minor hairline shrinkage/settlement cracks on the stucco coating in one or more areas. The masonry walls, mortar, and/or stucco finish all shrink as they cure causing stress that is usually relieved by the cracking seen at the corners of window and door openings, stair-step cracks near the ends of the walls and/or vertical cracks in the field of the wall. Cracks occur in more common areas off garage and from windows and doors where typical stress is often

revealed. Some cracks can also be due to minor compaction/settlement of the soil under the weight of the home and/or soils expanding and contracting during dry and wet conditions. The cracks noted are not indicative of structural defects. (cracks were measured at less than 1/4 inch and there was no discernible displacement noted) Caulk and/or paint these cracks as needed to prevent water intrusion.

Masonry homes should be examined annually for any signs of developing cracks. Generally, any cracks larger than hair-line cracks - such as those in which a credit card could be inserted, or rapidly developing cracks, should be more closely monitored or considered for professional review.

Budget to repaint the exterior surfaces in the near future to maintain the water repellent seal on the home. The exterior paint is fading/flaking/becoming chalky, which is an indication that it is breaking down and at the end of it's service life. Pressure clean and prepare exterior surfaces and all wall penetrations prior to painting. Paint recommendations include the use of acrylic paint, elastomeric and related exterior grade paints.

The north rear downspout needs an extension and/or a buried drain line to carry water away from the home at the left side (facing front).

From,  Digitally signed by  
Richard Cannyn  
Date: 2024.01.26  
17:26:07 -05'00'

Richard Leon Cannyn  
Florida PE # 65994  
1/25/2024

CC: Beryl Project Files

*This document has been electronically sealed in accordance with Florida Statute 471.025 and Florida Statute 668.001 - 668.006.*



1 Front of Building



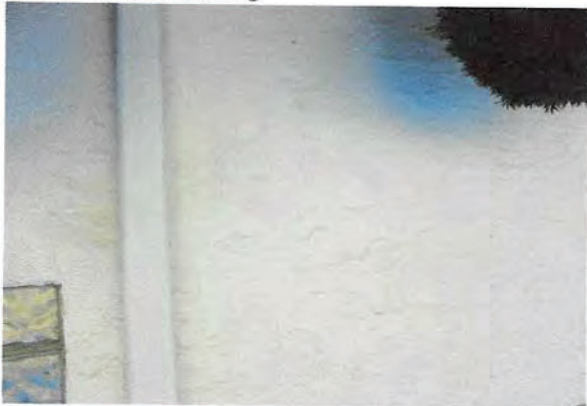
2 Right Side of Building



3 Rear of Building



4 Left Side of Building



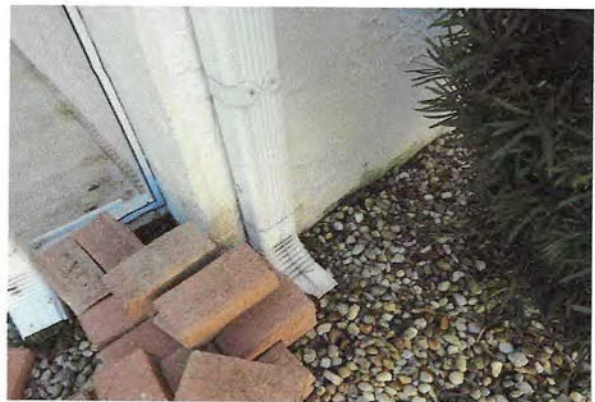
5 Vertical hairline cracks



6 Vertical hairline cracks



7 Stair step hairline cracking



8 Down spout terminates near foundation



**9** Block wall built out to fascia board/ blocked soffits



**10** No evidence of damage or moisture intrusion at interior north wall.



**11** No evidence of damage or moisture intrusion at interior north wall.



**12** No evidence of damage or moisture intrusion at interior north wall.

**13**

**14**

**15**

**16**

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

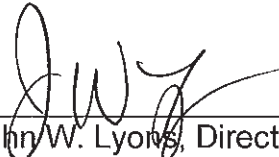
**POLICY:** Drainage easements are prepared as part of a planned stormwater management system that controls runoff, flooding and erosion in the best interest and welfare of the public and generally should not be vacated. General requirements for drainage easements can be found in Section 4 of the Hillsborough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

1. Authority

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

**MAY 02 2016**

Date

  
\_\_\_\_\_  
John W. Lyons, Director,  
Public Works Department