



Agenda Item Cover Sheet

Agenda Item N^o. _____

Meeting Date June 9, 2026

- Consent Section
 Regular Section
 Public Hearing

Subject: Public Hearing – Vacating Petition by MRP TMHCBTR, LLC to vacate a portion of a platted public drainage easement at the intersection of Turnbuckle Drive and Gideon Way in Apollo Beach (Folio 054244-0068).	
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 5/4/2026
Deputy County Administrator	Date
N/A	Jarryd Dalfino 5/4/2026
Management and Budget – Approved as to Financial Impact Accuracy	Date
	County Attorney – Approved as to Legal Sufficiency
	Date

Staff's Recommended Board Motion:

Adopt a Resolution vacating a portion of a platted public drainage easement, consisting of approximately 758 square feet (0.017 acres), within Lot 4 of the plat of Waterset Wolf Creek Phase F, as recorded in Plat Book 147, Page 243, of the Public Records of Hillsborough County. The petitioner, MRP TMHCBTR, LLC has submitted this request to allow for construction of a sign in the vacate area. Although the County’s Public Works Department Policy PWD 0001.0 2016 generally restricts the vacating of drainage easements, Public Works does not object to the vacate request, provided the sign installation remains outside of the minimum 10-foot maintenance berm and is located at least 10 feet from the centerline of a stormwater pipe crossing. Public Utilities notes that any sign installation must avoid a 6” reclaimed water main that resides in the existing platted utility easement which remains in its entirety, after this vacate. 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.

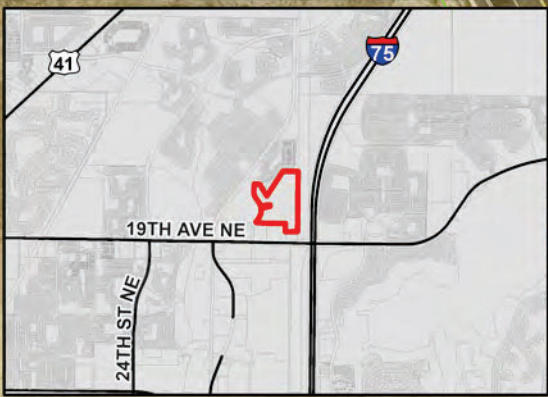
Background:

This petition is submitted by MRP TMHCBTR, LLC as fee simple owners of the property underlying the platted drainage easement requested to be vacated. The proposed vacate area is located at the southeast corner of the intersection of Turnbuckle Drive and Gideon Way in Apollo Beach, generally lying east of North US Highway 41 and north of 19th Avenue NE (Folio 054244-0068). The subject area was established in 2024 by virtue of the plat of Waterset Wolf Creek Phase F, as recorded in Plat Book 147, Page 243, 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 May 22, 2026, and May 29, 2026.

Staff Reference: V25-0021 MRP TMHCBTR, LLC (DE)

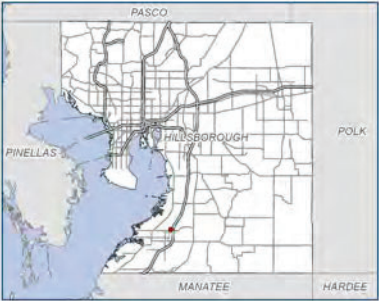
List Attachments: Location Map, Resolution, Plat Excerpt, Review Summary and Comments, Petition, Policy PWD 0001.0 2016

V25-0021 MRP TMHCBTR, LLC (DE)



054244-0068
MRP TMHCBTR, LLC

Location



Legend

- Subject Property
054244-0068
- Proposed Vacate Area
- Platted Drainage Easement
758 Square Feet (0.017 Acres)
- Remaining Drainage Easement
- Platted Utility Easement

Terms

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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.

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Performance, Data, & Analytics | Geospatial Services Division

601 E Kennedy Blvd
Tampa, FL 33602

SEC 34 TWP 31S RNG 19E

Vacating Petition V25-0021
Petitioners: MRP TMHCBTR, LLC
Platted Public Drainage Easement
Waterset Wolf Creek Phase F
PB 147 PG 243
Folio: 054244-0068
Section 34, Township 31 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, MRP TMHCBTR, LLC, has petitioned the Board of County
Commissioners of Hillsborough County, Florida, in which petition
said Board is asked to close, vacate, and abandon a portion of 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, the drainage easement overlaps a public platted utility
easement along the northwest boundary of the portion sought
to be vacated, and vacating the drainage easement will not
alter or diminish the utility easement as recorded in the plat,
which shall remain in its entirety; 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 June 9, 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 9TH DAY OF JUNE 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 June 9, 2026, as the same appears of record in Minute Book _____, of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this _____ day of _____, 2026.

VICTOR D. CRIST, CLERK

APPROVED BY COUNTY ATTORNEY

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

BY: _____
Deputy Clerk

EXHIBIT "A"

Project No: V25-0021
Hillsborough County, Florida

WATERSET WOLF CREEK PHASE F LOT 4 PARTIAL VACATING OF (PUBLIC) DRAINAGE EASEMENT

DESCRIPTION: That part of the (Public) Drainage Easement lying within LOT 4, according to the plat of WATERSET WOLF CREEK PHASE F, as recorded in Plat Book 147, Pages 243 through 261 inclusive, of the Public Records of Hillsborough County, Florida, lying in Section 34, Township 31 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the right-of-way for Gideon Way, according to the aforesaid plat of WATERSET WOLF CREEK PHASE F, run thence along the Southerly boundary of said right-of-way for Gideon Way, the following five (5) courses:
 1) S.79°19'43"W., 54.56 feet to a point of curvature; 2) Southwesterly, 11.05 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 25°19'54" (chord bearing S.66°39'46"W., 10.96 feet) to a point of reverse curvature;
 3) Southwesterly, 34.93 feet along the arc of a curve to the right having a radius of 79.00 feet and a central angle of 25°19'54" (chord bearing S.66°39'46"W., 34.64 feet) to a point of tangency; 4) S.79°19'43"W., 200.99 feet to a point of curvature; 5) Westerly, 4.15 feet along the arc of a curve to the left having a radius of 23.00 feet and a central angle of 10°20'14" (chord bearing S.74°09'36"W., 4.14 feet) to the **POINT OF BEGINNING**; thence S.26°40'52"E., 29.15 feet; thence S.36°06'10"W., 15.48 feet; thence S.86°50'00"W., 17.54 feet to a point on a curve on the Easterly boundary of the right-of-way for Turnbuckle Drive, according to the aforesaid plat of WATERSET WOLF CREEK PHASE F; thence along said Easterly boundary of the right-of-way for Turnbuckle Drive, the following two (2) courses:
 1) Northerly, 16.15 feet along the arc of a curve to the left having a radius of 549.00 feet and a central angle of 01°41'06" (chord bearing N.04°00'33"W., 16.14 feet) to a point of reverse curvature; 2) Northeasterly, 29.64 feet along the arc of a curve to the right having a radius of 23.00 feet and a central angle of 73°50'35" (chord bearing N.32°04'11"E., 27.63 feet) to the **POINT OF BEGINNING**.


Containing 758 square feet (0.017 acres), more or less.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	25.00	25°19'54"	11.05	10.96	S.66°39'46"W.
2	79.00	25°19'54"	34.93	34.64	S.66°39'46"W.
3	549.00	01°41'06"	16.15	16.14	N.04°00'33"W.
4	23.00	73°50'35"	29.64	27.63	N.32°04'11"E.
5	23.00	10°20'14"	4.15	4.14	S.74°09'36"W.

INFORMATION IS NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH.

No.	Date	Description	Dwn.
REVISIONS			
3	03/30/26	Revise Bdry & legal	VBR
2	11/25/25	Revisions per County Comments	VBR
1	10/17/25	Revisions per County Comments	VBR

Prepared For: NNP - SOUTHBEND II, LLC	
<p style="text-align: center;">DESCRIPTION SKETCH (Not a Survey)</p> <div style="text-align: center;">  <p>Digitally signed by Arthur W Merritt Date: 2026.03.30 12:20:10 -04'00'</p> </div> <p>Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498</p>	<p>AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azelee Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200</p>
Drawn: WFS	Checked: JLS Order No.: AMI-WSN-WS-181
Date: 7/31/25	Dwg: Wset Wolf Creek Ph F-Vacate Pub DE-DS.dwg
File Path: P:\Waterset\Wolf Creek\Description\Phase F Pub DE Vacating	
SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST	

SHEET NO. 1 OF 2 SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

EXHIBIT "A"

Project No: V25-0021
Hillsborough County, Florida

WATERSET WOLF CREEK PHASE F LOT 4 PARTIAL VACATING OF (PUBLIC) DRAINAGE EASEMENT

BASIS OF BEARINGS

The Southerly boundary of the right-of-way for Gideon Way, as referenced hereon and according to the plat of WATERSET WOLF CREEK PHASE F, as recorded in Plat Book 147, Pages 243 through 261 inclusive, of the Public Records of Hillsborough County, Florida, has a Grid bearing of S.79°19'43"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.

NOTE:
SEE SHEET 1 OF 2 SHEETS FOR:
1) LEGAL DESCRIPTION
2) CURVE DATA TABLE



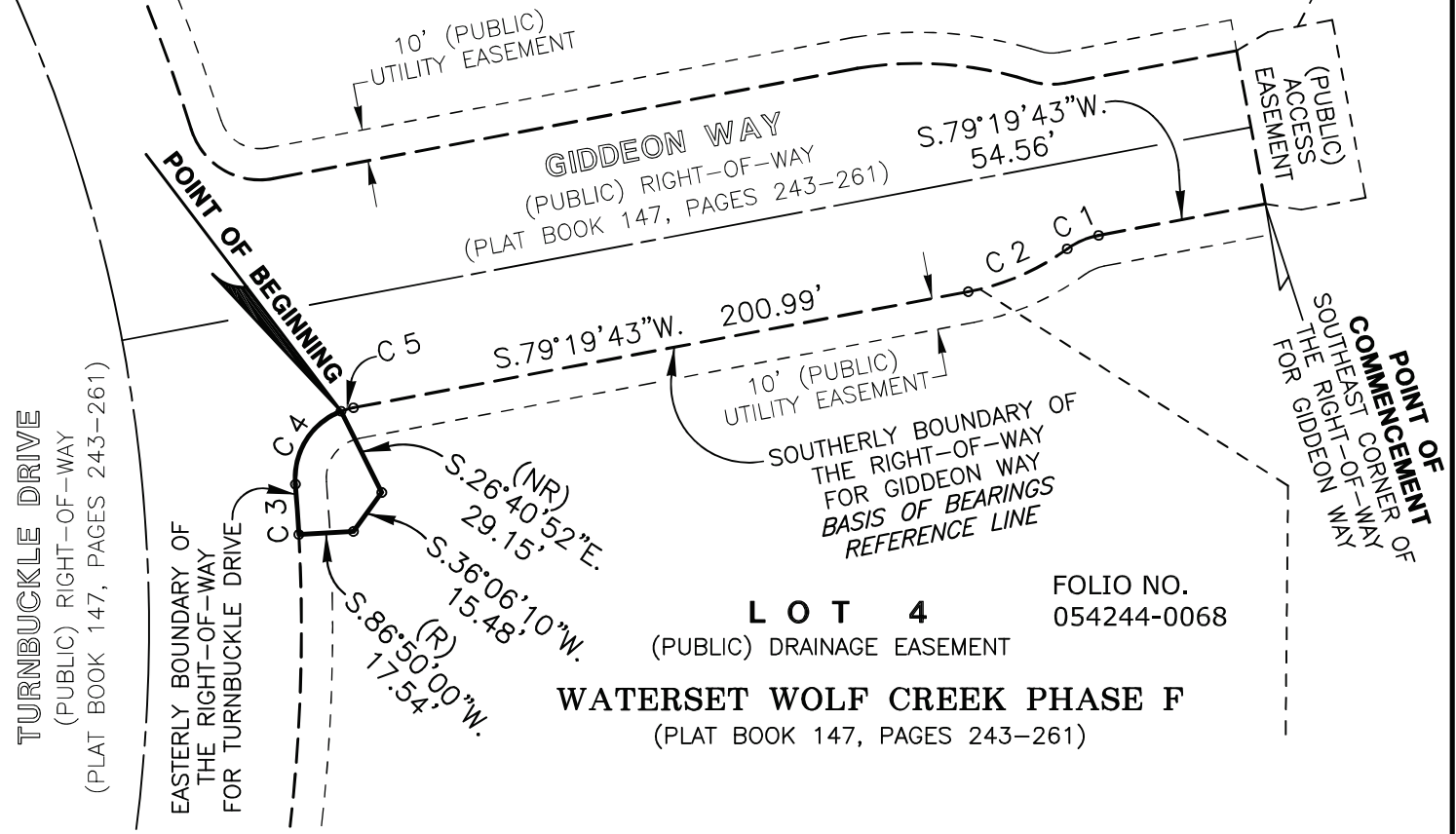
WATERSET WOLF CREEK PHASE F

(PLAT BOOK 147, PAGES 243-261)

LOT 4

(PUBLIC) DRAINAGE EASEMENT

FOLIO NO.
054244-0068



LOT 4

(PUBLIC) DRAINAGE EASEMENT

FOLIO NO.
054244-0068

WATERSET WOLF CREEK PHASE F

(PLAT BOOK 147, PAGES 243-261)

INFORMATION IS NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH.

Prepared For: **NNP - SOUTHBEND II, LLC**

DESCRIPTION SKETCH (Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azelee Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS | Checked: JLS | Order No.: AMI-WSN-WS-181

Date: 7/31/25 | Dwg: Wset Wolf Creek Ph F-Vacate Pub DE-DS.dwg

File Path: P:\Waterset\Wolf Creek\Description\Phase F Pub DE Vacating

SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST

No.	Date	Description	Dwn.
3	03/30/26	Revise Bdry & legal	VBR
2	11/25/25	Revisions per County Comments	VBR
1	10/17/25	Revisions per County Comments	VBR

REVISIONS

SHEET NO. 2 OF 2 SHEETS

Placeholder for Notice of Hearing Affidavit

The following notice of the hearing was published on
May 22, 2026, and May 29, 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, June 9, 2026, to determine whether or not:

Vacate Petition V25-0021, a portion of a platted public drainage easement lying within Lot 4, in the plat of Waterset Wolf Creek Phase F, as recorded in Plat Book 147, Page 243, of the Public Records of Hillsborough County, at the intersection of Turnbuckle Drive and Giddeon Way in Apollo Beach (folio 054244-0068)

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.

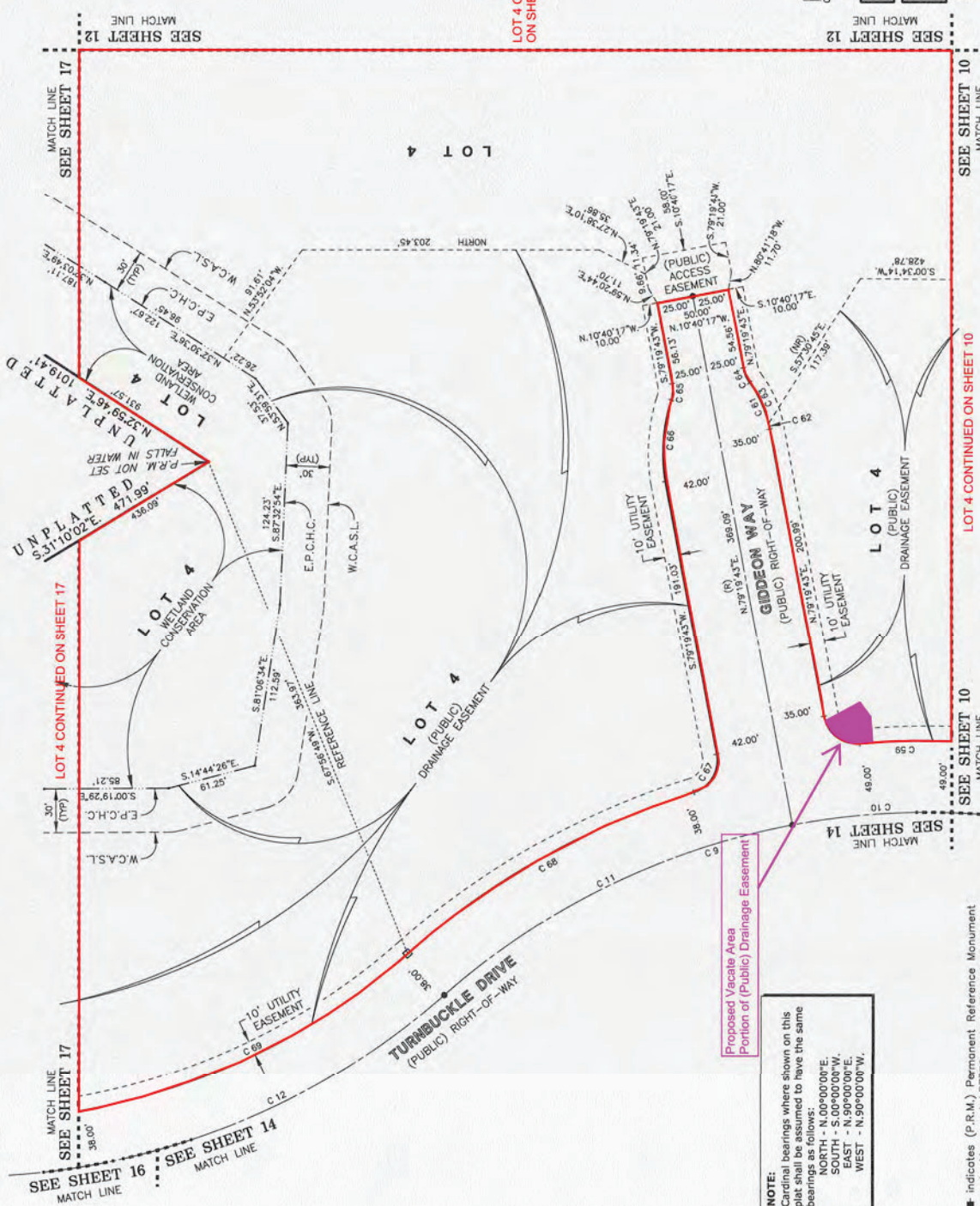
For questions related to this vacate petition, please contact Facilities Management & Real Estate Services Department in advance of the meeting by email at RP-Vacating@hcfl.gov or by phone at (813) 276-2825.

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.

WATERSET WOLF CREEK PHASE F
SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



LOT 4 CONTINUED ON SHEET 12

LOT 4 CONTINUED ON SHEET 10



SEE SHEET 3 OF 19 FOR BASIS OF BEARINGS
SEE SHEET 2 OF 19 FOR WETLAND CONSERVATION AREA NOTE
SEE SHEET 2 OF 19 FOR PARALLEL OFFSET DIMENSIONS NOTE

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
63	79.00	22.32°05"	31.07	30.87	N.65°15'52"E
64	25.00	25.19°54"	11.05	10.96	N.66°39'46"E
65	119.50	22.94°17"	53.18	53.67	N.85°50'20"W
66	23.00	83.20°47"	33.46	30.58	N.88°59'53"W
68	538.00	24.06°52"	228.43	224.77	N.29°22'55"W
69	482.00	46°14'55"	372.92	362.85	N.18°18'55"W

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
9	500.00	80°44'48"	704.65	647.77	N.01°03'58"W
10	500.00	49°55'43"	536.15	422.45	N.14°19'05"E
11	500.00	65°18'55"	603.73	493.73	N.18°18'55"W
12	500.00	46°14'55"	403.93	309.73	N.18°18'55"W
59	548.00	16°00'23"	154.33	153.82	N.03°12'06"E
60	23.00	84°10'49"	33.79	30.83	N.37°14'19"E
61	79.00	25°19'54"	34.93	34.64	N.66°39'46"E
62	79.00	02°47'49"	3.86	3.86	N.77°55'49"E

NOTE:
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:
NORTH - N.00°00'00"E.
SOUTH - S.90°00'00"W.
EAST - E.00°00'00"W.
WEST - N.90°00'00"W.

Proposed Vacate Area
Portion of (Public) Drainage Easement

- LEGEND**
- Symbol ■ indicates (P.R.M.) Permanent Reference Monument
 - Symbol □ indicates (P.R.M.) Concrete Monument LB7778, unless otherwise noted
 - Symbol ○ indicates (P.R.M.) Offset Permanent Reference Monument
 - Symbol ◆ indicates (P.C.P.) Permanent Control Point LB7778
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - OR - Official Records Book
 - (TYP) - Typical
 - E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
 - W.C.A.S.L. - Wetland Conservation Area Setback Line

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3018 W. Lake Nona Blvd. 150
Lake Nona, FL 32829
PHONE (813) 213-5200

Vacating Petition V26-0021

Vacate portion of a platted public drainage easement

Waterset Wolf Creek Phase F

Plat Book 147, Page 243

Section 34 – Township 31 S – Range 19 E

Folio: 054244-0068

Petitioner – MRP TMHCBTR, LLC

1ST FEE (\$414.10) REC'D

2ND FEE (\$250.00) REC'D

NOTICE OF HEARING AD PUBL'D

NOTICE OF HEARING SIGN PST'D

REVIEWING DEPARTMENTS

- | | |
|--|-----------------------|
| 1. HC 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 |

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

VACATING PETITION:

V25-0021 MRP TMHCBTR, LLC (DE) Petition to vacate a portion of a platted public drainage easement located in Lot 4 in plat of Waterset Wolf Creek Phase F, recorded in Plat Book 147, Page 243, in Apollo Beach (Folio 054244-0068)

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: 02/06/2026

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:

V25-0021 MRP TMHCBTR, LLC (DE) Petition to vacate a portion of a platted public drainage easement located in Lot 4 in plat of Waterset Wolf Creek Phase F, recorded in Plat Book 147, Page 243, in Apollo Beach (Folio 054244-0068)

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:

[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:

Developer should be aware of reclaim mains that are outside of the proposed area to vacate, but immediately adjacent. There is a 6" reclaimed water main located in the south right of way of Gideon Way, and a 6" reclaimed water main located in the east right of way of Turnbuckle Drive.

Reviewed By: Clay Walker, E.I.

Date: 2/4/2026

Email: walkerck@hcfl.gov

Phone:

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

VACATING PETITION:

V25-0021 MRP TMHCBTR, LLC (DE) Petition to vacate a portion of a platted public drainage easement located in Lot 4 in plat of Waterset Wolf Creek Phase F, recorded in Plat Book 147, Page 243, in Apollo Beach (Folio 054244-0068)

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:

Maintenance berm of a detention pond and drainage crossing under Gideon Way. Revised vacate keeps the 10' maintenance berm unobstructed, and provides for 10' clearance from the drainage crossing to facilitate future repairs to drainage infrastructure..

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

Facilities can be moved, though as long as they remain within the revised easement there would be no need.

(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:

Cost, effort & benefit for the minmal possible expansion would not be for in the public's best interest.

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

n/a

Additional Comments:

No Objection to the revised vacate, provided the updated sign easement stays outside of the minimum 10' maintenance berm, and the 10' from the centerline of the pipe crossing.

Reviewed By: Ronald Steijlen

Date: 04/08/2026

Email: SteijlenR@HCFL.Gov

Phone: 813 307-1801

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

VACATING PETITION:

V25-0021 MRP TMHCBTR, LLC (DE) Petition to vacate a portion of a platted public drainage easement located in Lot 4 in plat of Waterset Wolf Creek Phase F, recorded in Plat Book 147, Page 243, in Apollo Beach (Folio 054244-0068)

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

(a) Please describe:

[Empty text box for description]

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

[Empty text box for explanation]

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

There is a 10ft utility easement that will remain available for future transportation assets.

Reviewed By: William Twaite

Date: 03/26/26

Email: TwaiteW@hcfl.gov

Phone: 813-541-7430

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

VACATING PETITION:

V25-0021 MRP TMHCBTR, LLC (DE) Petition to vacate a portion of a platted public drainage easement located in Lot 4 in plat of Waterset Wolf Creek Phase F, recorded in Plat Book 147, Page 243, in Apollo Beach (Folio 054244-0068)

5. HC PUBLIC WORKS - SYSTEMS PLANNING

Reviewing Agency:

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: Kim Nguyen-Hunsberger

Date: 04/09/26

Email: nguyenk@hcfll.gov

Phone: 307-1807

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

VACATING PETITION:

V25-0021 MRP TMHCBTR, LLC (DE) Petition to vacate a portion of a platted public drainage easement located in Lot 4 in plat of Waterset Wolf Creek Phase F, recorded in Plat Book 147, Page 243, in Apollo Beach (Folio 054244-0068)

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

(a) Please describe:

[Empty text box for description]

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

[Empty text box for explanation]

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

Date: 1-26-2026

Email: EVilla@HCFL.GOV

Phone: 813-954-9754

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

VACATING PETITION:

V25-0021 MRP TMHCBTR, LLC (DE) Petition to vacate a portion of a platted public drainage easement located in Lot 4 in plat of Waterset Wolf Creek Phase F, recorded in Plat Book 147, Page 243, in Apollo Beach (Folio 054244-0068)

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 response]

Additional Comments:

[Empty text box for additional comments]

Reviewed By: Juan O. Olivero Lopez

Date: 02/04/2026

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:

V25-0021 MRP TMHCBTR, LLC (DE) Petition to vacate a portion of a platted public drainage easement located in Lot 4 in plat of Waterset Wolf Creek Phase F, recorded in Plat Book 147, Page 243, in Apollo Beach (Folio 054244-0068)

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.

- [checked] 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 [checked] 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 [checked] NO

(a) Please describe:

[Empty text box for description]

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

[Empty text box for description]

Additional Comments:

[Empty text box for additional comments]

Reviewed By: Eric Oertel

Date: 2/5/2026

Email: eric.oertel@charter.com

Phone: 813-293-9729

VACATING REVIEW COMMENT SHEET

DATE: 2/12/26

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

VACATING PETITION:

V25-0021 MRP TMHCBTR, LLC (DE) Petition to vacate a portion of a platted public drainage easement located in Lot 4 in plat of Waterset Wolf Creek Phase F, recorded in Plat Book 147, Page 243, in Apollo Beach (Folio 054244-0068)

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:

Briana Velez

Reviewed By: Briana Velez

Date: 2/12/26

Email: Bvelez@tecoenergy.com

Phone: 813-460-2040

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

VACATING PETITION:

V25-0021 MRP TMHCBTR, LLC (DE) Petition to vacate a portion of a platted public drainage easement located in Lot 4 in plat of Waterset Wolf Creek Phase F, recorded in Plat Book 147, Page 243, in Apollo Beach (Folio 054244-0068)

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.

- [checked] 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: [checked] YES [] NO

(a) Please describe:

high voltage TECO facilities

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

Call One Source at (813) 635-1500

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

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

(a) Please describe:

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

Additional Comments:

We have an easement for our facilities within the vacate area. No objection.

Reviewed By: Kami Gregory

Date: 2/18/2026

Email: kmgregory@tecoenergy.com

Phone:

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

VACATING PETITION:

V25-0021 MRP TMHCBTR, LLC (DE) Petition to vacate a portion of a platted public drainage easement located in Lot 4 in plat of Waterset Wolf Creek Phase F, recorded in Plat Book 147, Page 243, in Apollo Beach (Folio 054244-0068)

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:

Frontier currently has a buried conduit crossing under Giddeon Way, just east of Turnbuckle Dr, but will not be affected by vacating this easement.

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

No need.

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

No need. 10' Utility Easement will remain.

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

(a) Please describe:

10' Utility Easement will remain.

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

Additional Comments:

[Empty 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 – 23rd Floor
Tampa, Florida 33602
Telephone: (813) 272-5810 | Fax: (813) 272-5597
Submission email: RP-Vacating@HillsboroughCounty.org

PETITIONER’S INFORMATION

Petitioner Name(s): MRP TMHCBTR, LLC

Primary Contact Mailing Address: 501 Office Center Drive STE 350

City: Fort Washington State: PA Zip Code: 19034-3244

Petitioner(s) Phone Number(s): 813-892-6902

Primary Contact Email Address: TStagnitta@taylormorrison.com

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

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

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

AGENT AUTHORIZATION - PLEASE COMPLETE IF APPLICABLE

The above-named Petitioner(s) hereby authorizes as the following to act as agent on my/our behalf:

Name(s): Strickland Smith, P.E.

Company: Heidt Design, LLC

Address: 5904-A Hampton Oaks Parkway

City: Tampa State: FL Zip Code: 33610

Phone Number(s): 813-253-5311

Email address: SSmith@heidtdesign.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.):

054244-0068

Provide a detailed reason for, and the purpose of, the Vacating request. Please be specific:
 A portion of the property was mistakenly included in the public drainage easement. This area is outside of the maintenance berm and not part of the adjacent drainage pond. We are applying to vacate this portion of the easement to allow for us to construct a sign on our property.

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):

N/A

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:

N/A

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*):

CB **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.

CB **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.

CB **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.

CB **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.

CB **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.

CB **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.

CB **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.

CB **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.

CB **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:

GCB
Graig Bantle, Authorized Signatory
Printed Name (and Title, if applicable)

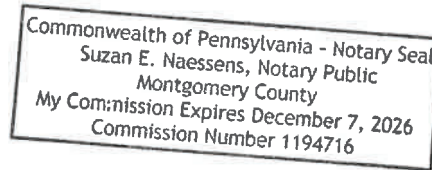
STATE OF Pennsylvania
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of January, 2026, by Graig Bantle, who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC:

Sign: Suzan E. Naessens
Print: Suzan E. Naessens
My Commission Expires: 12/7/26

(SEAL)



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

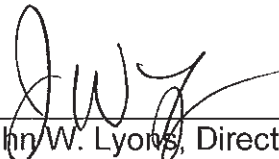
POLICY: Drainage easements are prepared as part of a planned stormwater management system that controls runoff, flooding and erosion in the best interest and welfare of the public and generally should not be vacated. General requirements for drainage easements can be found in Section 4 of the Hillsborough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

1. Authority

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

MAY 02 2016

Date



John W. Lyons, Director,
Public Works Department