



# Agenda Item Cover Sheet

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

Meeting Date June 9, 2026

- Consent Section                     
  Regular Section                     
  Public Hearing

<b>Subject:</b> Public Hearing- Vacating Petition by Mosaic Fertilizer, LLC, Innovative Land Management, LLC, Felix Moreno, and Evangelista Espinel-Naranjo to vacate a portion of improved platted public right-of-way known as Jensen Road in Riverview, abutting Folio Nos. 048989-0000, 048988-0000, 048990-0000, 048990-0100, 048991-0000, 048981-0000, 049052-0000, 049051-0000, 049042-0000, 048992-5000, 048992-0000, 048998-0200.			
<b>Department Name:</b> Facilities Management & Real Estate Services Department			
<b>Contact Person:</b> Anne-Marie Lenton (V. Rosenbecker)		<b>Contact Phone:</b> 813-272-5810	
<b>Sign-Off Approvals:</b>			
N/A		John Muller <i>John Muller</i> 5/4/2026	
<small>Deputy County Administrator</small>		<small>Department Director</small>	
N/A		Jarryd Dalfino <i>Jarryd M. Dalfino</i> 5/4/2026	
<small>Management and Budget – Approved as to Financial Impact Accuracy</small>		<small>County Attorney – Approved as to Legal Sufficiency</small>	
<small>Date</small>		<small>Date</small>	

**Staff's Recommended Board Motion:**  
 Adopt a Resolution vacating a portion of improved platted public right-of-way known as Jensen Road, consisting of approximately 64,583 square feet (1.48 acres), lying within the plat of South Tampa, as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida. The petitioners, Mosaic Fertilizer, LLC, Innovative Land Management, LLC, Felix Moreno, and Evangelista Espinel-Naranjo have submitted this request to accommodate redevelopment and parcel consolidation under Mosaic. The Public Works Department has reviewed the petition and confirmed no reimbursement is required for the existing right-of-way improvements. There are no objections to this vacate request. EPC has noted that any future impacts to wetlands will be reviewed separately as part of any proposed redevelopment. Estimated costs for required advertising per statute, recording fees, and processing are accounted for in the Petitioner's application fee of \$400.

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

**Background:**  
 The subject right-of-way is generally located south of Madison Avenue, east of South US Highway 41 and west of South 78<sup>th</sup> Street in Riverview. The subject vacate area was established in 1910 by virtue of the plat of South Tampa, as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida. While the plat reserved the fee in the streets to Tampa Bay Land Company (a dissolved corporation), Staff confirmed that fee interest in the vacate area was subsequently deeded to the petitioners. Mosaic Fertilizer, LLC is currently under contract to purchase the parcels owned by Felix Moreno and Evangelista Espinel-Naranjo. As a condition of no objection by reviewing departments, all the petitioners have granted utility easements over the vacate area (to TECO and Frontier) and all the petitioners have collectively entered into an Access Easement Agreement to ensure all parcels adjacent to the subject vacate area will continue to have legal access to public right-of-way. Pursuant to F.S. 177.101(4) and F.S. 336.10, Public Notice of this public hearing was published in *La Gaceta* on May 22, 2026, and May 29, 2026.

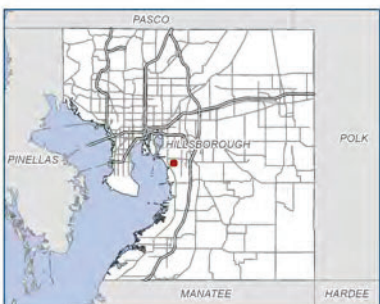
Staff Reference: V26-0002 Mosaic Fertilizer, LLC (platted ROW)  
 List Attachments: Location Map, Resolution, Plat Excerpt, Review Summary and Comments, Petition, PW Reimbursement Review

# V26-0002

## Mosaic Fertilizer, LLC (platted ROW)



### Location



### Legend

- Subject Properties:**  
  048990-0100, 049051-0000, 048990-0000,  
 048989-0000, 048988-0000, 048991-0000,  
 048981-0000, 049052-0000, 049042-0000,  
 048998-0200, 048992-5000, 048992-0000
- Proposed Vacate Area**  
 64,583 Square Feet (1.48 Acres)

### Terms

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

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 10 & 11 TWP 30S RNG 19E

Vacating Petition V26-0002  
Petitioners: Mosaic Fertilizer, LLC, Innovative Land Management, LLC, Felix Moreno, Evangelista Espinel-Naranjo  
Portion of platted public right-of-way  
South Tampa  
Plat Book 6 Page 3  
Folios:048989-0000, 048988-0000, 048990-0000, 048990-0100, 048991-0000, 048981-0000, 049052-0000, 049051-0000, 049042-0000, 048992-5000, 048992-0000, 048998- 0200  
Sections 10&11 Township 30 South, Range 19 East

**RESOLUTION NUMBER R26-\_\_\_\_\_**

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

WHEREAS, Mosaic Fertilizer, LLC, Innovative Land Management, LLC, Felix Moreno, and Evangelista Espinel-Naranjo 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 improved platted public right-of-way known as Jensen Road, 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 petitioner; and,

WHEREAS, the Board of County Commissioners finds that granting the petition to vacate a portion of improved platted public right-of-way is in the best interest of the general public and does not violate any individual property rights; and,

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

WHEREAS, said petition came on for hearing before this Board of County Commissioners on June 9, 2026, and the same having been investigated and considered, and it appearing that the representations and statements contained therein are true:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, IN REGULAR MEETING ASSEMBLED THIS

9TH DAY OF JUNE 2026:

1. That the above-described portion of improved platted public right-of-way is hereby closed, vacated, and annulled, and the right of the public and the County in and to the right-of-way as shown on the plat of said subdivision is hereby renounced, disclaimed, and terminated.
2. That the petitioners and successors in title shall indemnify and hold harmless Hillsborough County from any claims, damages, expenses and costs that result from damage to or destruction of any improvement, structure or property located within the above-described right-of-way being vacated herein as a result of the exercise by Hillsborough County of its rights within any remaining public right-of-way not vacated herein.
3. That notice of said adoption of this Resolution be published in one issue of a newspaper of general circulation published in Hillsborough County, Florida, such publication to be made within thirty days of the adoption of this Resolution.
4. That this Resolution shall be filed in the offices of the Circuit Court Clerk and duly recorded on the public records of Hillsborough County, Florida.

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

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

**DESCRIPTION:**

**Jensen Road Vacation**

A portion of Jensen Road lying in Sections 10 & 11, Township 30 South, Range 19 East, being in South Tampa Subdivision as recorded in Plat Book 6, Page 3 of the public records of Hillsborough County, Florida, being more practically described as follows:

All that Part of Jensen Road lying between Tract 1 and Tract 4 lying South of an existing canal (Delaney Creek Pop-off Canal) in the NW 1/4 of said Section 11, all lying in said South Tampa Subdivision.

And

All that Part of Jensen Road lying between Tract 5 and Tract 8 in the NW 1/4 of said Section 11, all lying in said South Tampa Subdivision.

And

All that Part of Jensen Road lying between Tract 7 and Tract 10 in the NE 1/4 of said Section 10, all lying in said South Tampa Subdivision.

And


All that Part of Jensen Road lying between Tract 8 and Tract 9 in the NE 1/4 of said Section 10; and all that Part of Jensen Road lying between Tract 8 and Tract 9 in the NW 1/4 of said Section 11, all lying in said South Tampa Subdivision.


And

All that Part of Jensen Road lying North and West of Tract 12 in the NW 1/4 of said Section 11, all lying in said South Tampa Subdivision.

Subject Parcel contains 64583 Sq ft more or less or 1.48 acres more or less.

Information Not Complete Without Accompanying Sketch

  
Jeffery Curtis Brown, PSM  
Florida License No. LS 7421



Kendrick Land Surveying, LLC  
P.O. 191 Bartow, Fl 33831



## 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 V26-0002, vacate a portion of improved platted public right-of-way known as Jensen Road in Riverview, within the plat of South Tampa, as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida, Located in Sections 10 & 11 Township 30S Range 19E**

shall be closed, vacated, discontinued and abandoned, and any rights of Hillsborough County, Florida, and the public in and to any lands in connection therewith renounced and disclaimed.

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

**SOUTH TAMPA**  
HILLSBOROUGH COUNTY FLORIDA  
TAMPA BAY LAND CO.

RESOLUTION FILED  
DATE 5-10-67  
OR BK 2052 PG 1238  
BY DEPUTY CLERK

RESOLUTION FILED  
DATE 8-28-96  
OR BK 3052 PG 1238  
BY Brodie & Burnett  
DEPUTY CLERK

6-3  
Book 6  
Pg 3

RESOLUTION FILED  
DATE 6-30-06  
OR BK 3057 PG 1368  
BY DEPUTY CLERK

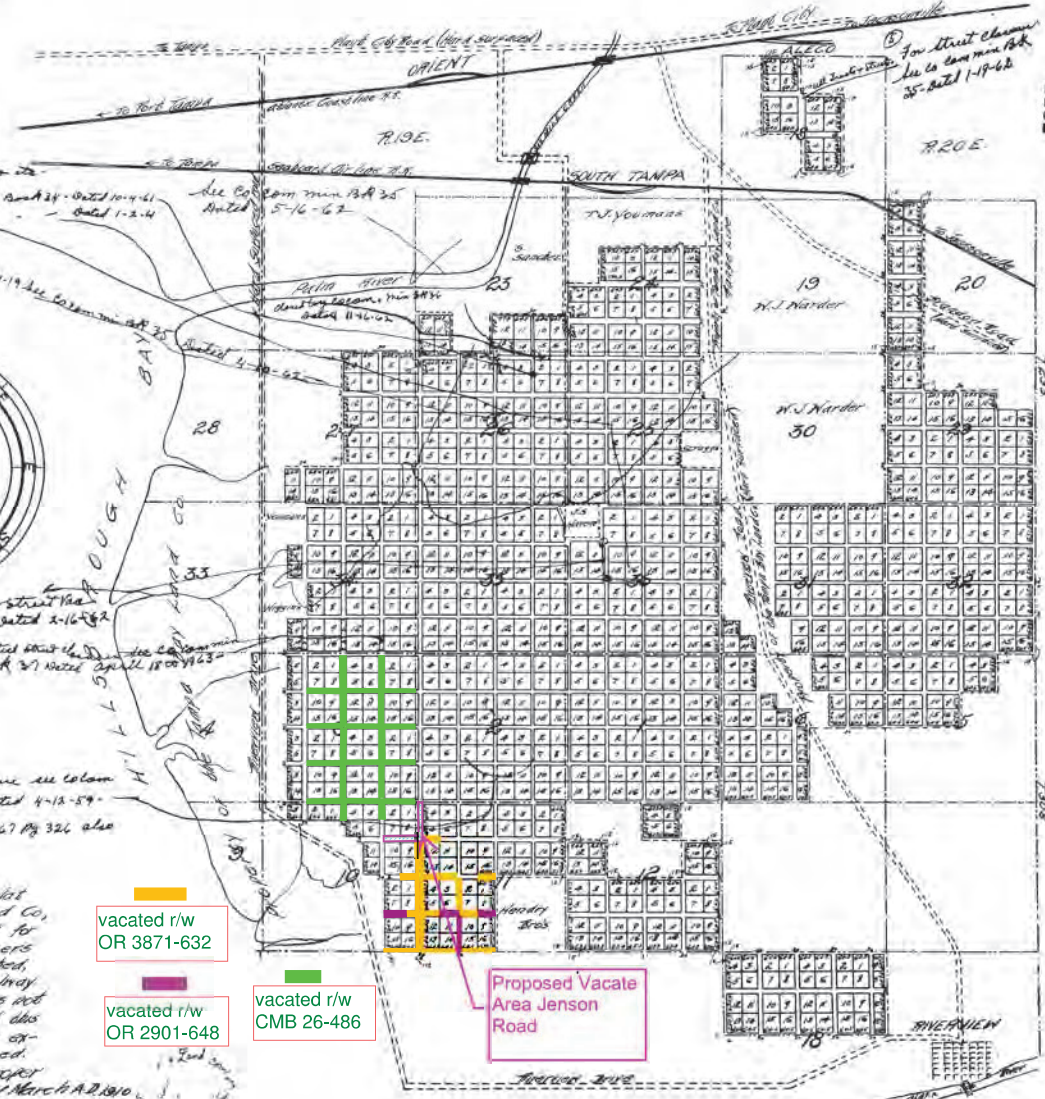
RESOLUTION FILED  
DATE 7-30-98  
OR BK 3052 PG 308  
BY Brodie & Burnett  
DEPUTY CLERK

RESOLUTION FILED  
DATE 11-25-98  
OR BK 3150 PG 359  
BY Brodie & Burnett  
DEPUTY CLERK

RESOLUTION FILED  
DATE 1-11-97  
OR BK 1197 PG 450  
BY DEPUTY CLERK

17  
December 96  
Clayton M. Fane

March 1910



- ① For part closure see min Book 24 - dated 10-4-61
- ② For 700 see 20, 21 & 22 - dated 1-2-64
- ③ For 800 Rd closure 20-24-19 see column 28

For P. Road closure & street vac  
see Com. min. BA 35 dated 2-16-62

For partial street closure  
see Com. min. BA 37 dated 11-18-63

- ④ In part Road closure see column  
min Book 32 - dated 4-13-59
- ⑤ Check Ord BA 1967 Pg 326 also

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

Witness the Tampa Bay Land Co. by its proper officer and its corporate seal this 17 day of March A.D. 1910.

*Clayton M. Fane*  
Secretary

vacated r/w  
OR 3871-632

vacated r/w  
OR 2901-648

vacated r/w  
CMB 26-486

Proposed Vacate  
Area Jensen  
Road

RESOLUTION FILED  
DATE 2-28-2005  
OR BK 1472 PG 538  
BY Cynthia Bee  
DEPUTY CLERK

Note: all streets to be thirty feet wide, except where shown

Engineering Department  
724 G  
477 North St.

**Vacating Petition V26-0002**

**Improved platted public right-of-way**

**South Tampa**

**(Plat Book 6, Page 3)**

**Section 10 & 11 – Township 30S – Range 19E**

**Folios: 048989-0000, 048988-0000, 048990-0000, 048990-0100, 048991-0000, 048981-0000, 049052-0000, 049051-0000, 049042-0000, 048992-5000, 048992-0000 048998- 0200**

**Petitioners – Mosaic Fertilizer, LLC, Innovative Land Management, LLC, Felix Moreno, Evangelista Espinel-Naranjo**

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

**REVIEWING AGENCIES**

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

VACATING REVIEW COMMENT SHEET

DATE: 02/16/2026

\*\*\*\*\*

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

\*\*\*\*\*

VACATING PETITION:

V26-0002 Mosaic Fertilizer, LLC (platted ROW) vacate the portion of Jenson Road lying east of Chancey Road, an improved public platted right-of-way located in the plat of South Tampa, recorded in Plat Book 6, Page 3, in S 10 & 11 T 30S R 19E in Riverview.

Reviewing Agency: 1. HC ADDRESSING / E911

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

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: DEBORAH S FRANKLIN

Date: 02/16/2026

Email: franklinds@HCFL.gov

Phone: 813-264-3050

\*\*\*\*\*

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

\*\*\*\*\*

VACATING PETITION:

V26-0002 Mosaic Fertilizer, LLC (platted ROW) vacate the portion of Jenson Road lying east of Chancey Road, an improved public platted right-of-way located in the plat of South Tampa, recorded in Plat Book 6, Page 3, in S 10 & 11 T 30S R 19E in Riverview.

Reviewing Agency: 2. HC DEVELOPMENT SERVICES

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

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 [x] NO

(a) Please describe: [ ]

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

[ ]

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

[ ]

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

(a) Please describe: [ ]

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

[ ]

\*\*\*\*\*

Additional Comments:

[ ]

Reviewed By: Brian Grady / Michael Williams

Date: 02/12/2026

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

Phone: 813-307-1707

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

VACATING PETITION:

V26-0002 Mosaic Fertilizer, LLC (platted ROW) vacate the portion of Jenson Road lying east of Chancey Road, an improved public platted right-of-way located in the plat of South Tampa, recorded in Plat Book 6, Page 3, in S 10 & 11 T 30S R 19E in Riverview.

Reviewing Agency: 3. HC PUBLIC UTILITIES

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

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:

No comments.

Reviewed By: Clay Walker, E.I.

Date: 2/3/2026

Email: walkerck@hcfl.gov

Phone:

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

VACATING PETITION:

V26-0002 Mosaic Fertilizer, LLC (platted ROW) vacate the portion of Jenson Road lying east of Chancey Road, an improved public platted right-of-way located in the plat of South Tampa, recorded in Plat Book 6, Page 3, in S 10 & 11 T 30S R 19E in Riverview.

Reviewing Agency: 4. HC PUBLIC WORKS - STORMWATER

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

- [X] 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? [X] YES [ ] NO
If YES:

(a) Please describe:

Roadside drainage ditches with 1 short Driveway crossing,

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

If vacated to the petitioner, the assets will be strictly for internal lot drainage.

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

n/a

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

(a) Please describe:

If vacated to the petitioner, the assets will be strictly for internal lot drainage.

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

Additional Comments:

No Objection, County has roadside drainage ditches and one driveway crossing at 6264 Jenson Rd but that would become interior site grading. The remaining runoff west of the vacate would continue draining south in east side ditch along Chancey Dr. ROW to major ditch south.

Reviewed By: Ronald Steijlen

Date: 03/01/2026

Email: SteijlenR@HCFL.Gov

Phone: (813) 307-1801

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

VACATING PETITION:

V26-0002 Mosaic Fertilizer, LLC (platted ROW) vacate the portion of Jenson Road lying east of Chancey Road, an improved public platted right-of-way located in the plat of South Tampa, recorded in Plat Book 6, Page 3, in S 10 & 11 T 30S R 19E in Riverview.

Reviewing Agency: 5. HC PUBLIC WORKS - TRANSPORTATION

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

- 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:

Paved roadway provides direct access for all parcels.

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

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

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

(a) Please describe:

Seperate owners require independent access to ROW.

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

Additional Comments:

There is no objection as long as an executed agreement provides access and stormwwater has no objections.

Reviewed By: William Twaite

Date: 03/06/26

Email: twaitew@hcfl.gov

Phone: 813-541-7430

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

VACATING PETITION:

V26-0002 Mosaic Fertilizer, LLC (platted ROW) vacate the portion of Jenson Road lying east of Chancey Road, an improved public platted right-of-way located in the plat of South Tampa, recorded in Plat Book 6, Page 3, in S 10 & 11 T 30S R 19E in Riverview.

Reviewing Agency: 6. HC PUBLIC WORKS - SYSTEMS PLANNING

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

- 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 ditch and pipe system currently serves only the applicant and will function as internal drainage if vacated. It holds no future public utility value for drainage purposes.

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

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

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

(a) Please describe:

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

Additional Comments:

The ditch and pipe system currently serves only the applicant and will function as internal drainage if vacated. It holds no future public utility value for drainage purposes.

Reviewed By: Kim Nguyen-Hunsberger

Date: 02/10/26

Email: nguyenk@hcfll.gov

Phone: 307-1807

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

VACATING PETITION:

V26-0002 Mosaic Fertilizer, LLC (platted ROW) vacate the portion of Jenson Road lying east of Chancey Road, an improved public platted right-of-way located in the plat of South Tampa, recorded in Plat Book 6, Page 3, in S 10 & 11 T 30S R 19E in Riverview.

Reviewing Agency: 7. HC PUBLIC WORKS - STREET LIGHTING

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

- 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 of facilities.

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

Empty text box for explanation of facility relocation.

(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 of easement reservation.

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

(a) Please describe:

Empty text box for description of future need.

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

Empty text box for explanation of proposed area vacated.

Additional Comments:

Empty text box for additional comments.

Reviewed By: Edgar Villa

Date: 2/3/2026

Email: EVilla@HCFL.GOV

Phone: 813-954-9754

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

VACATING PETITION:

V26-0002 Mosaic Fertilizer, LLC (platted ROW) vacate the portion of Jenson Road lying east of Chancey Road, an improved public platted right-of-way located in the plat of South Tampa, recorded in Plat Book 6, Page 3, in S 10 & 11 T 30S R 19E in Riverview.

Reviewing Agency: 8. HC PUBLIC WORKS - SERVICE UNIT

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

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: Juan O. Olivero Lopez

Date: 02/10/2026

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:

V26-0002 Mosaic Fertilizer, LLC (platted ROW) vacate the portion of Jenson Road lying east of Chancey Road, an improved public platted right-of-way located in the plat of South Tampa, recorded in Plat Book 6, Page 3, in S 10 & 11 T 30S R 19E in Riverview.

Reviewing Agency: 9. HC ENVIRONMENTAL PROTECTION

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

- 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:

Wetlands exists within the area proposed for vacation.

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

If wetlands exist within the vacated area, approval for such action would require the prior authorization of the EPC Executive Director. Mitigation for any impact(s) would be required. Approval of this petition by Hillsborough County does not constitute a guarantee that the EPC approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals

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

see additional comments (b) above

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

(a) Please describe:

see comment (1) (b) above

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

see comment (1) (b) above

Additional Comments:

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

Reviewed By: Kelly M. Holland

Date: February 18, 2026

Email: hollandk@epchc.org

Phone: 813.627.2600 ext. 1222

VACATING REVIEW COMMENT SHEET

DATE: 04/03/2026

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

VACATING PETITION:

V26-0002 Mosaic Fertilizer, LLC (platted ROW) vacate the portion of Jenson Road lying east of Chancey Road, an improved public platted right-of-way located in the plat of South Tampa, recorded in Plat Book 6, Page 3, in S 10 & 11 T 30S R 19E in Riverview.

Reviewing Agency: 10. HC FIRE RESCUE

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

- [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: M.HUDKINS

Date: 04/03/2026

Email: HUDKINSM@HCFL.GOV

Phone: 813 272 1145

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

VACATING PETITION:

V26-0002 Mosaic Fertilizer, LLC (platted ROW) vacate the portion of Jenson Road lying east of Chancey Road, an improved public platted right-of-way located in the plat of South Tampa, recorded in Plat Book 6, Page 3, in S 10 & 11 T 30S R 19E in Riverview.

Reviewing Agency: 11. COMMUNITY & INFRASTRUCTURE PLANNING

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

- [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 explanation]

Additional Comments:

No objections.

Reviewed By: Christopher Fellerhoff

Date: 2/20/26

Email: fellerhoffc@hcfl.gov

Phone: 813.307.1856

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

VACATING PETITION:

V26-0002 Mosaic Fertilizer, LLC (platted ROW) vacate the portion of Jenson Road lying east of Chancey Road, an improved public platted right-of-way located in the plat of South Tampa, recorded in Plat Book 6, Page 3, in S 10 & 11 T 30S R 19E in Riverview.

Reviewing Agency: 12. PLANNING COMMISSION

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

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: Alexis Myers

Date: 2/19/2026

Email: myersa@plancom.org

Phone: 813-386-5983

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

VACATING PETITION:

V26-0002 Mosaic Fertilizer, LLC (platted ROW) vacate the portion of Jenson Road lying east of Chancey Road, an improved public platted right-of-way located in the plat of South Tampa, recorded in Plat Book 6, Page 3, in S 10 & 11 T 30S R 19E in Riverview.

Reviewing Agency: 13. CHARTER/SPECTRUM

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

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: Tony Stevenson

Date: 2/10/2026

Email: dl-wcen-fl-fde-markup@charter.com

Phone: 813-302-0251

VACATING REVIEW COMMENT SHEET

DATE: 2/12/26

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

VACATING PETITION:

V26-0002 Mosaic Fertilizer, LLC (platted ROW) vacate the portion of Jenson Road lying east of Chancey Road, an improved public platted right-of-way located in the plat of South Tampa, recorded in Plat Book 6, Page 3, in S 10 & 11 T 30S R 19E in Riverview.

Reviewing Agency: 14. TECO - PEOPLES GAS

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

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: 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:

V26-0002 Mosaic Fertilizer, LLC (platted ROW) vacate the portion of Jenson Road lying east of Chancey Road, an improved public platted right-of-way located in the plat of South Tampa, recorded in Plat Book 6, Page 3, in S 10 & 11 T 30S R 19E in Riverview.

Reviewing Agency: 15. TAMPA ELECTRIC COMPANY

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

- [X] 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? [X] YES [ ] NO
If YES:

(a) Please describe:

High voltage TECO facilities within the proposed vacate area

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

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? [ ] YES [X] NO
Please explain:

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

(a) Please describe:

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

Additional Comments:

We have secured an easement within the vacate area. No objection.

Reviewed By: Kami Gregory

Date: 2/12/2026

Email: kmgregory@tecoenergy.com

Phone:

VACATING REVIEW COMMENT SHEET

DATE: 3/10/2026

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

VACATING PETITION:

V26-0002 Mosaic Fertilizer, LLC (platted ROW) vacate the portion of Jensen Road lying east of Chancey Road, an improved public platted right-of-way located in the plat of South Tampa, recorded in Plat Book 6, Page 3, in S 10 & 11 T 30S R 19E in Riverview.

Reviewing Agency: 16. FRONTIER

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

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:

Frontier currently has an aerial copper cable and a buried fiber cable running along Jensen Rd from Chancey Rd heading east.

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

YES

NO

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

YES

NO

An easement has been granted, so the subject land may be vacated.

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

YES

NO

(a) Please describe:

An easement has been granted, so the subject land may be vacated.

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

YES

NO

An easement has been granted, so the subject land may be vacated.

Additional Comments:

[Empty box for additional comments]

Reviewed By: Stephen Waidley

Date: 3/10/2026

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): Mosaic Fertilizer, LLC, Innovative Land Management, LLC, Felix Moreno, and Evangelista Espinel-Naranjo  
Primary Contact Mailing Address: 3033 Campus Drive, Suite W400  
City: Plymouth State: MN Zip Code: 55441-2651  
Petitioner(s) Phone Number(s): (813) 223-4800  
Primary Contact Email Address: kreali@stearnsweaver.com (and swalker@stearnsweaver.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: variable

**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): Kevin B. Reali, Esq. c/o Stearns Weaver Miller  
Company: Stearns Weaver Miller  
Address: 401 E Jackson St, Suite 2100  
City: Tampa State: FL Zip Code: 33602  
Phone Number(s): (813) 223-4800  
Email address: kreali@stearnsweaver.com (and swalker@stearnsweaver.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.): 048989-0000; 048988-0000; 048990-0000; 048990-0100; 048991-0000; 048981-0000; 049052-0000; 049051-0000; 049042-0000; 048992-5000; 048992-0000; & 048998-0200

Provide a detailed reason for, and the purpose of, the Vacating request. Please be specific:	
The vacating is requested to accommodate redevelopment and parcel consolidation.	
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):	
All adjacent property owners have joined. Additionally, a private access easement will be placed over the vacating area to ensure proper access among the adjacent property owners until such time as the parcels are consolidated.	
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	N/A
Code Compliance Case No.	N/A
Nature of Violation	N/A
Name of Officer Assigned to Case	N/A
Date of Hearing (if applicable)	N/A
If the Petition has an existing or approved Zoning application, please provide:	
Date of Application	N/A
Zoning Petition No.	N/A
Summary of Zoning Request	N/A
Name of Planner Assigned	N/A
Date of Hearing (if applicable)	N/A

## INNOVATIVE LAND MANAGEMENT, LLC

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

JB **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 **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 **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 **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 **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 **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 **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 **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 **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.

INNOVATIVE LAND MANAGEMENT, LLC

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:

X  
\_\_\_\_\_  
\_\_\_\_\_  
Printed Name (and title, if applicable)

Innovative Land Management, LLC, a Delaware limited liability company

By: Mid-Florida Farming, LLC, a Delaware limited company

Its: Managing Member

By: Jonathan B. Brevin  
Print Name: JONATHAN B. BREVIN  
Its: Manager

STATE OF Florida

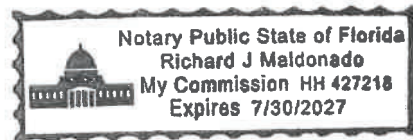
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 9<sup>th</sup> day of FEBRUARY, 2026, by JONATHAN BREVIN, the Manager of Mid-Florida Farming, LLC, a Delaware limited liability, the Managing Member of Innovative Land Management, LLC, a Delaware limited liability company, on behalf of said entities, who  is personally known to me or  has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC:

(SEAL)

Sign: Richard J. Maldonado  
Print: Richard J. Maldonado  
My Commission Expires: 07/30/2027



## MOSAIC FERTILIZER, LLC

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.

MOSAIC FERTILIZER, LLC

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:

[Signature]  
Printed Name (and title, if applicable)

Mosaic Fertilizer, LLC, a Delaware limited liability company

By: [Signature]  
Print Name: BARTLEY E. ARRINGTON

Its: SENIOR MANAGER, LAND MANAGEMENT

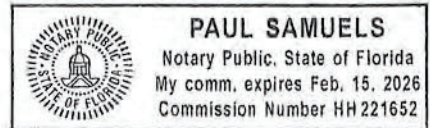
STATE OF Florida  
COUNTY OF Hardee

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12th day of January, 2026, by Bartley E. Arrington, the SR. Mgr., Land Management of Mosaic Fertilizer, LLC, a Delaware limited liability company, on behalf of said entity, who  is personally known to me or  has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC:

(SEAL)

Sign: [Signature]  
Print: Paul Samuels  
My Commission Expires: 2-15-2026



## EVANGELISTA ESPINEL-NARANJO

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

EE **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.

EE **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.

EE **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.

EE **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.

EE **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.

EE **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.

EE **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.

EE **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.

EE **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.

EVANGELISTA ESPINEL-NARANJO

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:

*[Handwritten Signature]*

EVANGELISTA ESPINEL-NARANJO  
Printed Name (and Title, if applicable)

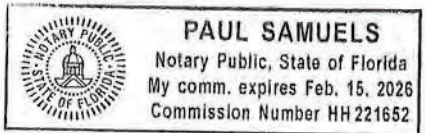
STATE OF Florida  
COUNTY OF Hardee

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12<sup>th</sup> day of January, 2026, by EVANGELISTA ESPINEL-NARANJO, who  is personally known to me or  has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC:

(SEAL)

Sign: Paul Samuels  
Print: Paul Samuels  
My Commission Expires: 2-15-2026



## FELIX MORENO

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

FMA **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.

FMA **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.

FMA **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.

FMA **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.

FMA **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.

FMA **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.

FMA **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.

FMA **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.

FMA **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.

FELIX MORENO

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:

[Signature]  
FELIX MORENO  
Printed Name (and Title, if applicable)

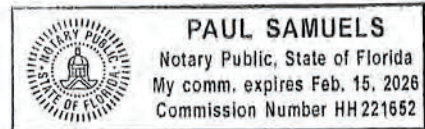
STATE OF Florida  
COUNTY OF Hardee

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12<sup>th</sup> day of January, 2026, by FELIX MORENO, who  is personally known to me or  has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC:

(SEAL)

Sign: Paul Samuels  
Print: Paul Samuels  
My Commission Expires: 2-15-2026



**ROW VACATION  
REIMBURSEMENT FEE COMPUTATION**

**REQUESTED BY:** Mosaic Fertilizer, LLC **DATE** 1/27/2026  
**LOCATION:** Subject Properties 048990-0100, 049051-0000, 048990-0000, 048989-0000, 048988-0000, 048991-0000, 048981-0000, 049052-0000, 049042-0000, 048998-0200, 048992-5000, 048992-0000

<b>IMPROVEMENTS MADE BY:</b>	<b>QTY.</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Value</b>
Hillsborough County				\$0.00
				\$0.00
Resurfacing Program		SY	\$0.00	\$0
Capital Programs Construction		SY	\$0.00	\$0.00
Existing Rural Paved Road	264	SY	\$8.87	\$2,340.50

**ASSET REPLACEMENT VALUE** Total **\$2,340.50**

**DEPRECIATION FACTOR**

Engineer's Best Judgement (Visual)	40%	40.00
PM Periodic Road Evaluation		
TMD Road Rating [(10-Priority)x100]		
Road Life Cycle Cost Chart (40 year cycle)		0
		Total
		40.00

**ASSETS DEPRECIATED VALUE**  
 Improvements Value x (100-Depreciation Factor)/100  
**ASSET REPLACEMENT VALUE LESS DEPRECIATION** **\$1,404.30**

**OTHER RELEVANT FACTORS - DEDUCTIONS**

Improvements Made by Petitioner -	Pvmt. Area SY	Rate/SY	PV of \$1.00 @ 5% Per 40years \$\$*	
	0	\$0	\$1.00	\$0.00
Present Value of Maint. Costs Avoided by ROW Vacation - TMD Budget figures for (cost/ lane/mile)	Lane/mile length	cost per 20' Ln/mile **	PV of \$1.00 @ 5% Per 40years	
	0.00	\$166	\$17.16	\$0.00
Present Value of Maint. Costs Avoided by ROW Vacation - Transportation Costs LRE FDOT(cost/CLine/mile)	CLine/mile length	cost per CL/mile \$\$	PV of \$1.00 @ 5% Per 40years	
				\$0.00
Present Value of Maintenance Costs Avoided by ROW Vacation (40 year chart)	Pvmt. Area SY	Rate/SY	PV \$1.00 @ 5% Per 40years	
	264	\$0.31	\$17.16	\$1,404.30
			Total	\$1,404.30

**REIMBURSEMENT FEE FAIR VALUE - OWED BY PETITIONER** **\$0.00**