



Agenda Item Cover Sheet

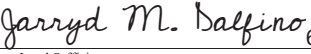
Agenda Item N^o. _____

Meeting Date July 21, 2026

☐ Consent Section

☐ Regular Section

☒ Public Hearing

Subject: Public Hearing – Vacate Petition by Alaa A. Abuqaraa and Nisrin S. Almagatha to vacate a portion of platted public right-of-way abutting 3920 Broad Street in Seffner Mango, within Folio No. 065740-0000.			
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  6/8/2026 Department Director	
Deputy County Administrator N/A		Jarryd Dalfino  6/9/2026 County Attorney – Approved as to Legal Sufficiency	
Management and Budget – Approved as to Financial Impact Accuracy Date		Date	

Staff's Recommended Board Motion:

Adopt a Resolution vacating a portion of unimproved platted public right-of-way, consisting of approximately 1,050 square feet (0.024 acres), lying within the Plan of Mango, as recorded in Deed Book K, Page 500, of the Public Records of Hillsborough County, Florida. The Petitioners, Alaa Abuqaraa and Nisrin Almagatha, have submitted this request to allow for establishment of a motor vehicle dealership on the property with gates surrounding the property that can close during non-business hours. The Public Works Department has reviewed the petition and confirmed no reimbursement for right-of-way improvements is required. There are no objections to this vacate 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:

The subject right-of-way is generally located south of East Martin Luther King Boulevard and west of County Road 579 in Seffner Mango. The subject vacate area is an alleyway established in 1884 by virtue of the Plan of Mango, as recorded in Deed Book K, Page 500, of the Public Records of Hillsborough County, Florida. Pursuant to F.S. 177.101(4) and F.S. 336.10, Public Notice of this public hearing was published in *La Gaceta* on July 3, 2026, and July 10, 2026.

Staff Reference: V26-0011 Abuqaraa & Almagatha (platted ROW)

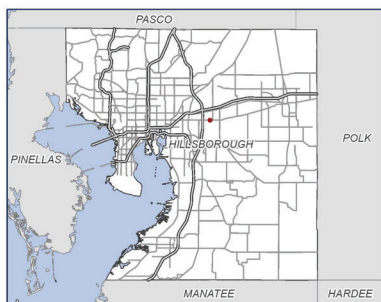
List Attachments: Location Map, Resolution, Plat Excerpt, Review Summary and Comments, Petition, PW Reimbursement Review

V26-0011

Abuqaraa & Almagatha (platted ROW)



Location



Legend

-  Subject Property
065740-0000
-  Proposed Vacate Area
Platted Right-of-Way
1,050 Square Feet (0.02 Acres)

Terms

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Hillsborough County
Florida

Performance, Data, & Analytics | Geospatial Services Division

601 E Kennedy Blvd
Tampa, FL 33602

SEC 09 TWP 29S RNG 20E

Vacating Petition V26-0011
Petitioners: Alaa A. Abuqaraa and Nisrin S. Almagatha
Platted public right-of-way
Plan of Mango
Deed Book K Page 500
Folio: 065740-0000
Section 9 Township 29 South, Range 20 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, Alaa Abed Abuqaraa and Nisrin Sim Almagatha 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 unimproved platted public right-
of-way described as follows:

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

WHEREAS, 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 unimproved 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 July 21, 2026, and the same having been
investigated and considered, and it appears 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
21ST DAY OF JULY 2026:

1. That the above-described portion of unimproved 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 July 21, 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. Daffino
Approved As to Form and Legal
Sufficiency

BY: _____
Deputy Clerk

SKETCH OF DESCRIPTION

A PORTION OF THE 10 FOOT ALLEY WAY LYING IN BLOCK 6 VACATION



EXHIBIT A

EAST DRIVE MARTIN LUTHER KING Jr BOULEVARD

SECTION 9, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PROJECT #: V26-0011
ALLEY VACATION

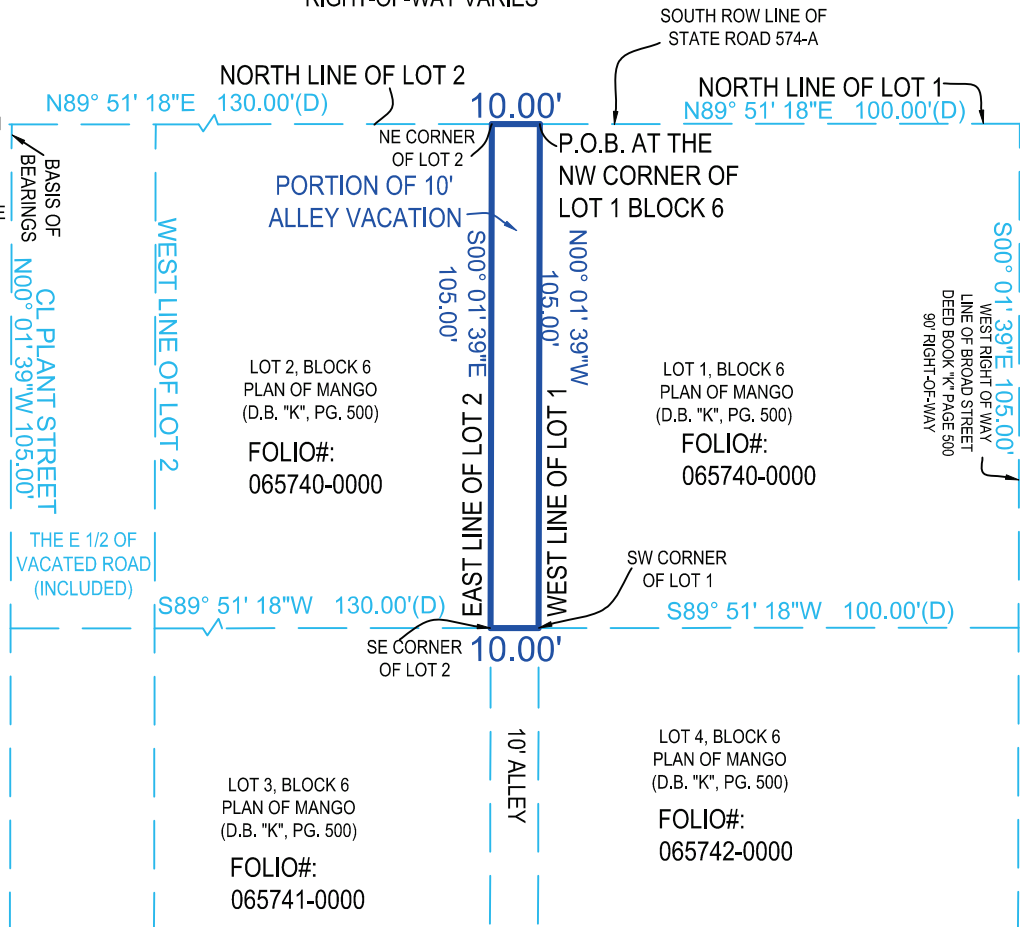
SCALE: 1"=40'

DESCRIPTION:

A PORTION OF THE 10 FOOT ALLEY WAY LYING IN BLOCK 6, PLAN OF MANGO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN DEED BOOK "K", PAGE 500. MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 6, PLAN OF MANGO, RUN THENCE WEST PARALLEL WITH THE NORTH LINES OF LOTS 1 AND 2, FOR A DISTANCE OF 10 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 6, PLAN OF MANGO; THENCE RUN SOUTH ALONG THE EAST LINE OF LOT 2 FOR A DISTANCE OF 105 FEET TO THE SOUTHWEST CORNER OF LOT 1; THENCE RUN NORTH ALONG THE WEST LINE OF LOT 1 FOR A DISTANCE OF 105 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING IN HILLSBOROUGH COUNTY, FLORIDA AND CONTAINS 1,050.0 SQUARE FEET AND/OR 0.024 ACRES, MORE OR LESS.

STATE ROAD 574-A
PER RIGHT OF WAY MAP
PROJECT IDENTIFICATION NUMBER: 4271581
STATE PROJECT NUMBER 10340-2507
RIGHT-OF-WAY VARIES



REVISION:1	DATE:3/30/26
REVISED ROW MAP ID REMOVED PARCEL NUMBERS M.E.	
REVISION:2	DATE:6/17/26
REVISED LEGAL AND LOT LABELS M.E.	

NOTES:

- NO IMPROVEMENTS SHOWN
- NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE

ABBREVIATIONS:

PG. PAGE
D.B. DEED BOOK
P.O.B. POINT OF BEGINNING

PROJECT NO. 278902

PAGE 1 OF 1 (SKETCH OF DESCRIPTION) THIS IS NOT A SURVEY

DRAWN BY: M.E.

NEXGEN LS LLC,
1547 PROSPERITY FARMS ROAD,
WEST PALM BEACH, FL 33403
NEXGENLOGIX.COM LB#8636
PHONE: 561.508.6272
FAX: 561.508.6309

I HEREBY CERTIFY THAT THIS
SKETCH OF DESCRIPTION MEETS
OR EXCEEDS THE STANDARDS OF
PRACTICE SET FORTH BY THE FLORIDA
BOARD OF PROFESSIONAL SURVEYORS
AND MAPPERS PER CHAPTER 5J-17,
FLORIDA ADMINISTRATIVE CODE,
PURSUANT TO SECTION 472.027,
FLORIDA STATUTES.



Placeholder for Notice of Hearing Affidavit

The following notice of the hearing was published on
July 3, 2026, and July 10, 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, July 21, 2026, to determine whether or not:

Vacate Petition V26-0011, a portion of an unimproved platted public right-of-way lying between Lots 1 and 2 Block 6, in the Plan of Mango, in Deed Book K, Page 500, of the Public Records of Hillsborough County, Located at 3920 Broad Street in Seffner Mango (Folio 065740-0000)

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.

Proposed Vacate Area

Prior Vacate
Plat/Right-of-Way
DB 1808-50

Prior Vacate
Right-of-Way
OR 3904-252

Prior Vacate
Right-of-Way
OR 15130-312

Prior Vacate
Right-of-Way
OR 1359-709

Prior Vacate
Plat/Right-of-Way
OR 7435-1457

Prior Vacate
Right-of-Way
CMB 43-319

Prior Vacate
Right-of-Way
OR 2887-1023

Prior Vacate
Right-of-Way
OR 3507-994

Prior Vacate
Right-of-Way
CMB 33-568

Prior Vacate
Right-of-Way
CMB 32-232

Prior Vacate
Right-of-Way
OR 20168-456

Prior Vacate
Right-of-Way
OR 2388-317;
corrected in
OR 7764-10

Prior Vacate
Right-of-Way
OR 2309-241

Prior Vacate
Right-of-Way
OR 18715-1706

Prior Vacate
Right-of-Way
OR 18089-1357

Prior Vacate
Right-of-Way
OR 2481-266

Prior Vacate
Right-of-Way
OR 4989-31

Prior Vacate
Right-of-Way
OR 5470-800

Prior Vacate
Right-of-Way
OR 26736-59

Prior Vacate
Right-of-Way
OR 3787-944

Prior Vacate
Right-of-Way
OR 11161-1752

Prior Vacate
Right-of-Way
OR 4055-606

Prior Vacate
Right-of-Way
OR 5239-1878

Prior Vacate
Right-of-Way
DB 227-312



Vacating Petition V26-0011

platted public right-of-way

Plan of Mango

(Deed Book "K", Page 500)

Section 9 – Township 29S – Range 20E

Folio: 065740-0000

Petitioners – Alaa A. Abuqaraa and Nisrin S. Almagatha

☒ **1ST FEE (\$414.10) REC'D**

☒ **2ND FEE (\$250.00) REC'D**

☒ **NOTICE OF HEARING AD PUBL'D**

☒ **NOTICE OF HEARING SIGN PST'D**

REVIEWING DEPARTMENTS

- | | |
|---|-----------------------|
| 1. HC ADDRESSING / E911 | – NO OBJECTION |
| 2. HC DEVELOPMENT SERVICES | – NO OBJECTION |
| 3. HC PUBLIC UTILITIES | – NO OBJECTION |
| 4. HC PUBLIC WORKS - STORMWATER | – NO OBJECTION |
| 5. HC PUBLIC WORKS - TRANSPORTATION | – NO OBJECTION |
| 6. HC PUBLIC WORKS - SYSTEMS PLANNING | – NO OBJECTION |
| 7. HC PUBLIC WORKS - STREET LIGHTING | – NO OBJECTION |
| 8. HC PUBLIC WORKS - SERVICE UNIT | – NO OBJECTION |
| 9. HC ENVIRONMENTAL PROTECTION | – NO OBJECTION |
| 10. HC FIRE RESCUE | – NO OBJECTION |
| 11. HC COMMUNITY & INFRASTRUCTURE PLANNING | – NO OBJECTION |
| 12. HC PLANNING COMMISSION | – NO OBJECTION |

REVIEWING AGENCIES

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

HILLSBOROUGH COUNTY VACATING REVIEW COMMENT SHEET

VACATING PETITION:

V26-0011 Abuqaraa & Almagatha (platted ROW) vacate a portion of unimproved platted alleyway bifurcating 3920 Broad Street in Seffner Mango, per the plat of Plan of Mango, Deed Plat Book K, Page 500 (folio 065740-0000)

Reviewing Agency: 1. HC ADDRESSING / E911

Reviewer Name: Deborah Franklin Date of Review: 04/21/2026

Reviewer Signature: Deborah Franklin Phone/Email: 813-264-3050

Please review the attached petition and background information, check the appropriate box, and provide comments related to your department, company, or agency interest in the vacate area.

☒ **NO OBJECTION to the vacating as petitioned**

Additional Comments, if necessary:

☐ **NO OBJECTION to the vacating, provided certain CONDITIONAL requirements are met**

Please detail the **CONDITIONAL** requirements that must be satisfied to vacate:

☐ **OBJECTION to the vacating**

Please describe the reason for your objection:

HILLSBOROUGH COUNTY VACATING REVIEW COMMENT SHEET

VACATING PETITION:

V26-0011 Abuqaraa & Almagatha (platted ROW) vacate a portion of unimproved platted alleyway bifurcating 3920 Broad Street in Seffner Mango, per the plat of Plan of Mango, Deed Plat Book K, Page 500 (folio 065740-0000)

Reviewing Agency: 2. HC DEVELOPMENT SERVICES

Reviewer Name: Brian Grady/Michael Williams Date of Review: 05/14/2026

Reviewer Signature: Eleanor De Leon Phone/Email: 813-307-1707/deleone@hcfi.gov

Please review the attached petition and background information, check the appropriate box, and provide comments related to your department, company, or agency interest in the vacate area.

☒ **NO OBJECTION to the vacating as petitioned**

Additional Comments, if necessary:

☐ **NO OBJECTION to the vacating, provided certain CONDITIONAL requirements are met**

Please detail the **CONDITIONAL** requirements that must be satisfied to vacate:

☐ **OBJECTION to the vacating**

Please describe the reason for your objection:

HILLSBOROUGH COUNTY VACATING REVIEW COMMENT SHEET

VACATING PETITION:

V26-0011 Abuqaraa & Almagatha (platted ROW) vacate a portion of unimproved platted alleyway bifurcating 3920 Broad Street in Seffner Mango, per the plat of Plan of Mango, Deed Plat Book K, Page 500 (folio 065740-0000)

Reviewing Agency: 3. HC PUBLIC UTILITIES

Reviewer Name: Clay Walker, E.I.

Date of Review: 4/21/2026

Reviewer Signature: Clay Walker

Digitally signed by Clay Walker
Date: 2026.04.21 14:37:18 -04'00'

Phone/Email: walkerck@hcfl.gov

Please review the attached petition and background information, check the appropriate box, and provide comments related to your department, company, or agency interest in the vacate area.

☒ **NO OBJECTION to the vacating as petitioned**

Additional Comments, if necessary:

☐ **NO OBJECTION to the vacating, provided certain CONDITIONAL requirements are met**

Please detail the **CONDITIONAL** requirements that must be satisfied to vacate:

☐ **OBJECTION to the vacating**

Please describe the reason for your objection:

HILLSBOROUGH COUNTY VACATING REVIEW COMMENT SHEET

VACATING PETITION:

V26-0011 Abuqaraa & Almagatha (platted ROW) vacate a portion of unimproved platted alleyway bifurcating 3920 Broad Street in Seffner Mango, per the plat of Plan of Mango, Deed Plat Book K, Page 500 (folio 065740-0000)

Reviewing Agency: 4. HC PUBLIC WORKS - STORMWATER

Reviewer Name: Ronald M Steijlen

Date of Review: 04/29/2026

Reviewer Signature: Ronald M. Steijlen

Signature Required by Petitioner/Plattee
Date of Review: 04/29/2026
Reviewer: Ronald M. Steijlen
Signature: Ronald M. Steijlen
Date of Review: 04/29/2026

Phone/Email: 813 307-1801

Please review the attached petition and background information, check the appropriate box, and provide comments related to your department, company, or agency interest in the vacate area.

☒ **NO OBJECTION to the vacating as petitioned**

Additional Comments, if necessary:

No Objection, this is a platted alleyway, not drainage. There is no drainage infrastructure, nor does it have any value now or in foreseeable future with respect to drainage.

☐ **NO OBJECTION to the vacating, provided certain CONDITIONAL requirements are met**

Please detail the **CONDITIONAL** requirements that must be satisfied to vacate:

☐ **OBJECTION to the vacating**

Please describe the reason for your objection:

HILLSBOROUGH COUNTY VACATING REVIEW COMMENT SHEET

VACATING PETITION:

V26-0011 Abuqaraa & Almagatha (platted ROW) vacate a portion of unimproved platted alleyway bifurcating 3920 Broad Street in Seffner Mango, per the plat of Plan of Mango, Deed Plat Book K, Page 500 (folio 065740-0000)

Reviewing Agency: 5. HC PUBLIC WORKS - TRANSPORTATION



Reviewer Name: William Twaite

Date of Review: 05/01/2026

Reviewer Signature: William Twaite

Digitally signed by William Twaite
DN: cn=William Twaite, o=Hillsborough County, ou=Public Works
Reason: I am approving this document
Date: 2026.05.01 10:28:40 -0400

Phone/Email: 541-7430 twaitew@hcfl.gov

Please review the attached petition and background information, check the appropriate box, and provide comments related to your department, company, or agency interest in the vacate area.

☒ **NO OBJECTION to the vacating as petitioned**

Additional Comments, if necessary:

☐ **NO OBJECTION to the vacating, provided certain CONDITIONAL requirements are met**

Please detail the **CONDITIONAL** requirements that must be satisfied to vacate:

☐ **OBJECTION to the vacating**

Please describe the reason for your objection:

HILLSBOROUGH COUNTY VACATING REVIEW COMMENT SHEET

VACATING PETITION:

V26-0011 Abuqaraa & Almagatha (platted ROW) vacate a portion of unimproved platted alleyway bifurcating 3920 Broad Street in Seffner Mango, per the plat of Plan of Mango, Deed Plat Book K, Page 500 (folio 065740-0000)

Reviewing Agency: 6. HC PUBLIC WORKS - SYSTEMS PLANNING

Reviewer Name: Dean Setiono

Date of Review: 04/21/2026

Reviewer Signature: Dean Setiono

Digitally signed by Dean Setiono
Date: 2026.04.21 15:54:35 -04'00'

Phone/Email: setionode@hcfl.gov

Please review the attached petition and background information, check the appropriate box, and provide comments related to your department, company, or agency interest in the vacate area.

☒ **NO OBJECTION to the vacating as petitioned**

Additional Comments, if necessary:

☐ **NO OBJECTION to the vacating, provided certain CONDITIONAL requirements are met**

Please detail the **CONDITIONAL** requirements that must be satisfied to vacate:

☐ **OBJECTION to the vacating**

Please describe the reason for your objection:

HILLSBOROUGH COUNTY VACATING REVIEW COMMENT SHEET

VACATING PETITION:

V26-0011 Abuqaraa & Almagatha (platted ROW) vacate a portion of unimproved platted alleyway bifurcating 3920 Broad Street in Seffner Mango, per the plat of Plan of Mango, Deed Plat Book K, Page 500 (folio 065740-0000)

Reviewing Agency: 7. HC PUBLIC WORKS - STREET LIGHTING

Reviewer Name: Edgar Villa Date of Review: 4/23/2026

Reviewer Signature: Edgar Villa Phone/Email: 813-954-9754

Please review the attached petition and background information, check the appropriate box, and provide comments related to your department, company, or agency interest in the vacate area.

☒ **NO OBJECTION to the vacating as petitioned**

Additional Comments, if necessary:

☐ **NO OBJECTION to the vacating, provided certain CONDITIONAL requirements are met**

Please detail the **CONDITIONAL** requirements that must be satisfied to vacate:

☐ **OBJECTION to the vacating**

Please describe the reason for your objection:

HILLSBOROUGH COUNTY VACATING REVIEW COMMENT SHEET

VACATING PETITION:

V26-0011 Abuqaraa & Almagatha (platted ROW) vacate a portion of unimproved platted alleyway bifurcating 3920 Broad Street in Seffner Mango, per the plat of Plan of Mango, Deed Plat Book K, Page 500 (folio 065740-0000)

Reviewing Agency: 8. HC PUBLIC WORKS - SERVICE UNIT

Reviewer Name: Bruce Harvey Date of Review: 4/22/26

Reviewer Signature: [Signature] Phone/Email: 8134604880/harveybl@hillsboroughcounty.org

Please review the attached petition and background information, check the appropriate box, and provide comments related to your department, company, or agency interest in the vacate area.

☒ **NO OBJECTION to the vacating as petitioned**

Additional Comments, if necessary:

☐ **NO OBJECTION to the vacating, provided certain CONDITIONAL requirements are met**

Please detail the **CONDITIONAL** requirements that must be satisfied to vacate:

☐ **OBJECTION to the vacating**

Please describe the reason for your objection:

HILLSBOROUGH COUNTY VACATING REVIEW COMMENT SHEET

VACATING PETITION:

V26-0011 Abuqaraa & Almagatha (platted ROW) vacate a portion of unimproved platted alleyway bifurcating 3920 Broad Street in Seffner Mango, per the plat of Plan of Mango, Deed Plat Book K, Page 500 (folio 065740-0000)

Reviewing Agency: 9. HC ENVIRONMENTAL PROTECTION

Reviewer Name: Melissa Yanez

Date of Review: 5/4/2026

Reviewer Signature: Melissa A. Yañez Digitally signed by Melissa A. Yañez
Date: 2026.05.04 12:03:09 -04'00'

Phone/Email: (813) 627-2600 x 1360, yanezm@epchc.org

Please review the attached petition and background information, check the appropriate box, and provide comments related to your department, company, or agency interest in the vacate area.

☒ **NO OBJECTION to the vacating as petitioned**

Additional Comments, if necessary:

EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite.

☐ **NO OBJECTION to the vacating, provided certain CONDITIONAL requirements are met**

Please detail the **CONDITIONAL** requirements that must be satisfied to vacate:

☐ **OBJECTION to the vacating**

Please describe the reason for your objection:

HILLSBOROUGH COUNTY VACATING REVIEW COMMENT SHEET

VACATING PETITION:

V26-0011 Abuqaraa & Almagatha (platted ROW) vacate a portion of unimproved platted alleyway bifurcating 3920 Broad Street in Seffner Mango, per the plat of Plan of Mango, Deed Plat Book K, Page 500 (folio 065740-0000)

Reviewing Agency: 10. HC FIRE RESCUE

Reviewer Name: Michael Hudkins

Date of Review: 05-14-2026

Reviewer Signature: Michael Hudkins Digitally signed by Michael Hudkins
Date: 2026.05.14 16:13:33 -04'00'

Phone/Email: 813 272 1145 / hudkinsm@hcfl.gov

Please review the attached petition and background information, check the appropriate box, and provide comments related to your department, company, or agency interest in the vacate area.

☒ **NO OBJECTION to the vacating as petitioned**

Additional Comments, if necessary:

☐ **NO OBJECTION to the vacating, provided certain CONDITIONAL requirements are met**

Please detail the **CONDITIONAL** requirements that must be satisfied to vacate:

☐ **OBJECTION to the vacating**

Please describe the reason for your objection:

HILLSBOROUGH COUNTY VACATING REVIEW COMMENT SHEET

VACATING PETITION:

V26-0011 Abuqaraa & Almagatha (platted ROW) vacate a portion of unimproved platted alleyway bifurcating 3920 Broad Street in Seffner Mango, per the plat of Plan of Mango, Deed Plat Book K, Page 500 (folio 065740-0000)

Reviewing Agency: 11. HC COMMUNITY & INFRASTRUCTURE PLANNING

Reviewer Name: Christopher Fellerhoff Date of Review: 5/13/2026

Reviewer Signature: Christopher Fellerhoff Digitally signed by Christopher Fellerhoff
Date: 2026.05.13 16:11:26 -04'00' Phone/Email: _____

Please review the attached petition and background information, check the appropriate box, and provide comments related to your department, company, or agency interest in the vacate area.

☒ **NO OBJECTION to the vacating as petitioned**

Additional Comments, if necessary:

☐ **NO OBJECTION to the vacating, provided certain CONDITIONAL requirements are met**

Please detail the **CONDITIONAL** requirements that must be satisfied to vacate:

☐ **OBJECTION to the vacating**

Please describe the reason for your objection:

HILLSBOROUGH COUNTY VACATING REVIEW COMMENT SHEET

VACATING PETITION:

V26-0011 Abuqaraa & Almagatha (platted ROW) vacate a portion of unimproved platted alleyway bifurcating 3920 Broad Street in Seffner Mango, per the plat of Plan of Mango, Deed Plat Book K, Page 500 (folio 065740-0000)

Reviewing Agency: 12. HC PLANNING COMMISSION

Reviewer Name: Willow Michie Date of Review: 4/28/2026

Reviewer Signature: Willow Michie Digitally signed by Willow Michie
Date: 2026.04.30 09:46:12 -04'00' Phone/Email: 813-212-0650/michiew@plancom.org

Please review the attached petition and background information, check the appropriate box, and provide comments related to your department, company, or agency interest in the vacate area.

☒ **NO OBJECTION to the vacating as petitioned**

Additional Comments, if necessary:

☐ **NO OBJECTION to the vacating, provided certain CONDITIONAL requirements are met**

Please detail the **CONDITIONAL** requirements that must be satisfied to vacate:

☐ **OBJECTION to the vacating**

Please describe the reason for your objection:

HILLSBOROUGH COUNTY VACATING REVIEW COMMENT SHEET

VACATING PETITION:

V26-0011 Abuqaraa & Almagatha (platted ROW) vacate a portion of unimproved platted alleyway bifurcating 3920 Broad Street in Seffner Mango, per the plat of Plan of Mango, Deed Plat Book K, Page 500 (folio 065740-0000)

Reviewing Agency: 13. CHARTER/SPECTRUM



Reviewer Name: Eric Oertel Date of Review: 4/21/2026

Reviewer Signature: Phone/Email: 813-293-9729 eric.oertel@spectrum.com

Please review the attached petition and background information, check the appropriate box, and provide comments related to your department, company, or agency interest in the vacate area.

☒ **NO OBJECTION to the vacating as petitioned**

Additional Comments, if necessary:

☐ **NO OBJECTION to the vacating, provided certain CONDITIONAL requirements are met**

Please detail the **CONDITIONAL** requirements that must be satisfied to vacate:

☐ **OBJECTION to the vacating**

Please describe the reason for your objection:

06700000

Reviewer Name: Briana Velez Date of Review: April 27, 2026

Reviewer Signature: Briana Velez Phone/Email: 813-460-2040/ Bvelez@tecoenergy.com

Additional Comments, if necessary:

Please detail the **CONDITIONAL** requirements that must be satisfied to vacate:

Please describe the reason for your objection:

HILLSBOROUGH COUNTY VACATING REVIEW COMMENT SHEET

VACATING PETITION:

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Reviewing Agency: 15. TAMPA ELECTRIC COMPANY

Reviewer Name: Kami Gregory

Date of Review: 04/22/2026

Reviewer Signature: Kamryn Gregory Digitally signed by Kamryn Gregory
Date: 2026.04.22 15:40:46 -04'00'

Phone/Email: kmgregory@tecoenergy.com

Please review the attached petition and background information, check the appropriate box, and provide comments related to your department, company, or agency interest in the vacate area.

☒ **NO OBJECTION to the vacating as petitioned**

Additional Comments, if necessary:

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Reviewing Agency: 16. FRONTIER

Reviewer Name: Stephen Waidley

Date of Review: 4/27/2026

Reviewer Signature: Stephen A Waidley

Digitally signed by Stephen A Waidley
DN: cn=Stephen Waidley, o=Frontier Florida LLC, ou=Network
Engineering, cn=Stephen A Waidley
Reason: I am approving this document
Date: 2026.04.27 15:16:55 -0400

Phone/Email: (941) 266-9218

Please review the attached petition and background information, check the appropriate box, and provide comments related to your department, company, or agency interest in the vacate area.

☒ **NO OBJECTION to the vacating as petitioned**

Additional Comments, if necessary:

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Please detail the **CONDITIONAL** requirements that must be satisfied to vacate:

☐ **OBJECTION to the vacating**

Please describe the reason for your objection:



**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): Alaa A. Abuqaraa and Nisrin S. Almagatha
Primary Contact Mailing Address: 10658 Great Falls Ln
City: Tampa State: FL Zip Code: 33647
Petitioner(s) Phone Number(s): (516) 790-4788
Primary Contact Email Address: alaa11590@yahoo.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): Patricia Candamo, Esq.
Company: Candamo Law, P.A.
Address: 2209 E 5th Ave., Ste. B
City: Tampa State: FL Zip Code: 33605
Phone Number(s): (813) 549-5544
Email address: info@candamolaw.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.):
657400000

PETITION TO VACATE

Page 1 of 4

Revised August 2025

Provide a detailed reason for, and the purpose of, the Vacating request. Please be specific:
 Petitioner requests to vacate the right-of-way in between his two lots in order to establish a motor vehicle dealership. Petitioner would like to have gates surrounding the property that can close during non-business hours for the protection of the property and the vehicles on the property. The alley way easement separating the property from land one and land two is not currently being used. The Petitioners own 100% of both lots surrounding this easement.

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

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

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):

N/A **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.

N/A **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.

N/A **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.

N/A **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.

N/A **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.

N/A **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.

N/A **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.

N/A **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.

N/A **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.

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

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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]
Alga ABCGABAA
Printed Name (and Title, if applicable)

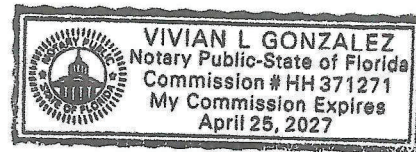
STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of February, 2026, by Alga Abugvaraa, who ☐ is personally known to me or ☒ has produced Florida Driver's License as identification.

NOTARY PUBLIC:

(SEAL)

Sign: *[Signature]*
Print: Vivian Gonzalez
My Commission Expires: April 25, 2027



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:



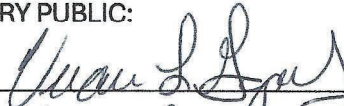
Nisrin Almagatha
Printed Name (and Title, if applicable)

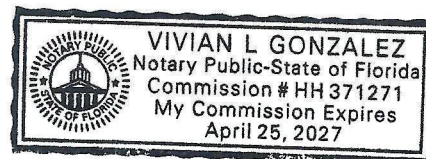
STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of January, 2026, by Nisrin S. Almagatha, who ☐ is personally known to me or ☐ has produced Florida Drivers license as identification.

NOTARY PUBLIC:

(SEAL)

Sign: 
Print: Vivian Gonzalez
My Commission Expires: April 25, 2027



**ROW VACATION
REIMBURSEMENT FEE COMPUTATION**

REQUESTED BY: V26-0011 Abuaraa
LOCATION: Bifurcating 3920 Broad Street

DATE 5/26/2026

IMPROVEMENTS MADE BY:	QTY.	Unit	Unit Price	Value
Hillsborough County				\$0.00
				\$0.00
Resurfacing Program		SY	\$0.00	\$0
Capital Programs Construction		SY	\$0.00	\$0.00
The are no county assets		SY	\$8.87	\$0.00

ASSET REPLACEMENT VALUE			Total	\$0.00
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				\$0.00

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	
			5% Per 40years	
	0.00	\$166	\$17.16	\$0.00
Present Value of Maint. Costs Avoided by ROW Vacation - Transpotation Costs LRE FDOT(cost/CLine/mile)	CLine/mile length	cost per CL/mile \$\$	PV of \$1.00 @ 5% Per 40years	
			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	
			Per 40years	
		\$0.31	\$17.16	\$0.00
Total				\$0.00

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