

# Right-Of-Way Vacating Application



Application Number: VAC-25-0000008

City of Tampa  
Land Development Coordination  
2555 E Hanna Avenue  
Tampa, FL 33610  
(813)274-3100  
(813)259-1799 fax

## AFFIDAVIT OF COMPLIANCE



Applicant Name(s): Please see attached Exhibit A

**BEFORE ME, THE UNDERSIGNED AUTHORITY, this date personally appeared**

T. Truett Gardner, hereinafter "Affiant", whom being by me first duly sworn

deposes and says:

(check one box)

- 1.  That attached is a copy of the postmarked Certificate of Mailing receipt for notice(s) to the owner of every parcel of land abutting on the public street, road, alleyway, place or highway or any part or portion thereof application to be vacated, which notice(s) were mailed on:

Date Mailed: 10/08/2025

- THE APPLICANT IS THE SOLE OWNER OF ALL PROPERTY ABUTTING THE PROPOSED AREA TO BE VACATED, AND:

- 2. That attached is a copy of the notice mailed (Exhibit D) to participating organizations as defined by City Code, and that notice(s) (was/were) mailed on

Date Mailed: 10/08/2025

- 3. That the Original list (property owners with addresses & legal descriptions) and Parcel Notice Map, all as generated by the Hills. Co. Property Appraiser, and list of participating organization(s) is attached and made a part of this Affidavit.

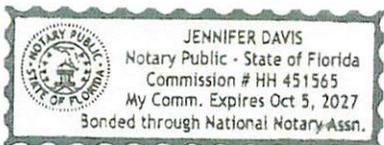
- 4. That the affiant posted the requisite sign(s) on (date): , and that two (2) photographs showing the placement of and language on the "notification sign(s)" be made a part of this Affidavit. Date Sign Posted 10/08/2025

T. Truett Gardner  
Signature (Property Owner/Authorized Agent)

T. Truett Gardner  
Print Name

ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT was acknowledged before me by means of  physical presence or  online notarization, this 8 day of October, 2025, by T. Truett Gardner, who is personally known to me or who provided \_\_\_\_\_ as identification.



[AFFIX NOTARY SEAL/STAMP]  
Jennifer Davis  
Signature of Notary  
Name: Jennifer Davis  
(Print or Type Name)  
Notary Public: State of Florida  
My Commission Expires:

Exhibit A

Owner	Address	Folio
CLP HP2 LLC (fka CLP 611 Magnolia LLC)	611 S. Magnolia Avenue	194380-0000
HP Puffy LLC	613 S. Magnolia Avenue	194381-0000
HP Puffy LLC	612 W. Bay Street	194383-0000
614 W. Bay Street LLC	614 W. Bay Street	194384-0000
611 W. Swann Avenue LLC	611 W. Swann Avenue	194385-0000



Land Development Coordination  
2555 E Hanna Tampa FL 33610  
(813) 274-3100 (813) 259-1799 fax

10/8/2025

Today's Date

VAC-25-0000008

Application Number

**RIGHT-OF-WAY VACATING APPLICATION**

**GOOD NEIGHBOR NOTICE FOR  
PARTICIPATING ORGANIZATION  
NOTICE TO ABUTTING OWNER**

**EXHIBIT D**

**VACATING PUBLIC HEARING**

Nature of Request (Proposed Vacating):

PORTION OF ALLEY IN BLOCK 18

Address & Location of Vacating Request:

613 S Magnolia Ave

Public Hearing Date: 11/13/2025

Public Hearing Time: 5:01 PM

*Dear Participating Neighbor (Property Owner) or Participating Organization:*  
Please be advised, Tampa City Council will hold a public hearing in Council Chambers, Third Floor, Old City Hall, 315 E. Kennedy Boulevard, Tampa, Florida, on the date and time noted above for this application. Although the meeting will allow for virtual participation through the use of communications media technology (CMT), applicants and interested members of the public are encouraged to participate in person. For individuals who wish to participate through CMT, pre-registration is required and instructions regarding same may be found at [tampa.gov/city-council](http://tampa.gov/city-council).

Applicants and property owners receiving mailed notice who require an interpreter to participate in this public hearing or meeting should go to the following City webpage to request an interpreter: <https://www.tampa.gov/interpreter-service>. Los Solicitantes y propietarios que reciben un aviso por correo que requieren un intérprete para participar en esta audiencia o reunión pública deben ir a la siguiente página web de la Ciudad para solicitar un intérprete: <https://www.tampa.gov/interpreter-service>

Any person who decides to appeal the decision of Tampa City Council with respect to this matter will need a record of the proceedings, and for such purpose, may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26 Florida Statutes, persons with disabilities needing special accommodations to participate in this hearing should contact the City of Tampa's ADA Coordinator at least 48 hours prior to the hearing. The ADA Coordinator may be contacted via phone at 813-274-3964, email at [TampaADA@tampa.gov](mailto:TampaADA@tampa.gov), or by submitting an ADA-Accommodations Request form available online at [tampa.gov/ADARequest](http://tampa.gov/ADARequest).

**APPLICANT/AGENT CONTACT INFORMATION**

Applicant/Agent Name(s): T. Truett Gardner & Gardner Brewer Hudson, P.A.

Applicant/Agent Phone No.: 813-221-9600

Applicant/Agent email address: landuse@gardnerbrewer.com

Applicant/Agent (Signature): 

Print: T. Truett Gardner

# Right-Of-Way Vacating Application



Application Number:

VAC-25-0000008

City of Tampa  
Land Development Coordination  
2555 E Hanna Avenue  
Tampa, FL 33610  
(813)274-3100  
(813)259-1799 fax

EXHIBIT C

Parcel Address Used (List all):

613 S. Magnolia Ave

## PARTICIPATING ORGANIZATION(S) TO BE NOTIFIED ATTACH ADDITIONAL SHEET IF NEEDED

**\*\*Participating Organization Names per [https://apps.tampagov.net/Zoning\\_Notice\\_WebApp/](https://apps.tampagov.net/Zoning_Notice_WebApp/)  
Applicant's Responsibility to obtain and provide\*\***

Contact Name:	Organization Name:	Mailing Address:

SEE ATTACHED LIST

**I, THE UNDERSIGNED APPLICANT/AGENT, HEREBY CERTIFY THAT ALL INFORMATION HEREIN IS TRUE AND COMPLETE.**

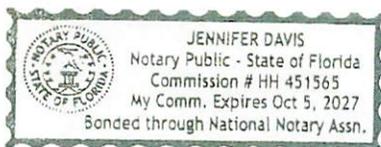
Signature (applicant):  Print Name: (applicant): T. Truett Gardner

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT was acknowledged before me by means of  physical presence or  online notarization, this 8 day of October, 2025 by T. Truett Gardner, who is personally known to me or who provided \_\_\_\_\_ as identification.

[AFFIX NOTARY SEAL/STAMP]



Signature of Notary  
Name: Jennifer Davis  
(Print or Type Name)  
Notary Public: State of Florida  
My Commission Expires:

Provided by GISDEPT@HCPAFL.ORG

ALL DATA SUBJECT TO CHANGE. CHECK THESE ITEMS AGAINST A MAP.  
www.hcpafl.org for more information on these properties

DOR CODES: 0000-0999 residential, multifamily  
1000-3999 commercial  
4000-4999 industrial  
5000-6999 agriculture  
7200-7999 institutional/associations  
8000-9899 military, government, wetlands  
9900+ non-agriculture

List is sorted by folio number. Duplicates labels have been removed.

For Civic and Neighborhood Organizations you need to notify please call:  
County: Development Services Dept, 813-272-5600

City of Tampa: Construction Services, 813-274-3100 OR  
[https://apps.tampagov.net/Zoning\\_Notice\\_webapp/](https://apps.tampagov.net/Zoning_Notice_webapp/)  
Click the Get listing of organizations to notify GO button,  
then click Search for Organizations to Notify, enter your folio number.

		----- LABEL COUNT
Folio: 1943800000	Dor: 1720	
CLP HP2 LLC		
1801 S AUSTRALIAN AVE		
WEST PALM BEACH	FL 33409	
-----		
Folio: 1943810000	Dor: 1920	
HP PUFFY LLC		
1801 S AUSTRALIAN AVE		
WEST PALM BEACH	FL 33409-6465	2
-----		
Folio: 1943830000	Dor: 1820	
HP PUFFY LLC		
1801 S AUSTRALIAN AVE		
WEST PALM BEACH	FL 33409-6465	3
-----		
Folio: 1943840000	Dor: 1820	
614 W BAY STREET LLC		
614 W BAY ST OFC		
TAMPA	FL 33606-2758	4
-----		
Folio: 1943850000	Dor: 1830	
611 W SWANN AVENUE LLC		
614 W BAY ST OFC		
TAMPA	FL 33606-2758	5
-----		
Folio: 1943880000	Dor: 1710	
SWANN BUILDING LLC		
601 W SWANN AVE STE A		
TAMPA	FL 33606-2757	6
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*lepes*

U.S. POSTAGE PAID  
TAMPA, FL  
33602  
OCT 08 25  
AMOUNT  
**\$4.20**  
S2324P501818-2



\*\*\* END OF LIST \*\*\*  
\*\*\* END OF LIST \*\*\*

1 feet 09/29/25  
folio: VAC-25-000008 (Magnolia Court Alley)

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH  
THIS IS TO CERTIFY THAT THE FOREGOING IS A  
TRUE AND CORRECT COPY OF THE DOCUMENT ON  
FILE IN MY OFFICE. WITNESS MY HAND AND

OFFICIAL SEAL THIS 09/29/25

**BOB HENRIQUEZ**  
County Property Appraiser

*Brian Sandrock*



Contact Info

Name	Contact Name	Mail To	City/State	Zip
Hyde Park Spanishtown Creek Civic Association	Carden, Leah	345 Bayshore Blvd, Unit 1812	Tampa, FL	33606
Spanishtown Creek Civic Association	Pobat, Dr. Michael	345 Bayshore Blvd Apt 1812	Tampa, FL	336062387
Bayshore Gardens Neighborhood Association, Inc.	Carpenter, Pamela	2501 Crowder Lane	Tampa, FL	33629
Parkland Estates Civic Club, Inc.	Scaglione, Rock	P.O. Box 10553	Tampa, Florida	33601
SoHo Neighborhood Association, Inc.	Salabarría, Emilio	405 S. Melville, #3	Tampa, Florida	33606
Historic Hyde Park Neighborhood Association, Inc.	Aiken, Linda	P.O. Box 4089	Tampa, Florida	33677
SOHO Business Alliance	Michellini, Stephen	2407 Sunset Dr	Tampa, FL	33629
Hyde Park Preservation Inc	Rainey, Jodi	907 S Orleans Ave	Tampa, FL	33606

DUPLICATE Hyde Park Spanishtown Creek Civic Association DUPLICATE Carden, Leah DUPLICATE DUPLICATE DUPLICATE Tampa, FL DUPLICATE 33606

8 pcs



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U.S. POSTAGE PAID

TAMPA, FL  
33602  
OCT 08, 25  
AMOUNT

**\$5.60**

S2324P501818-2





Contact Info				
Name	Contact Name	Mail To	City/State	Zip
Hyde Park Spanishtown Creek Civic Association	Carden, Leah		Tampa, FL	33606
Spanishtown Creek Civic Association	Pobat, Dr. Michael	345 Bayshore Blvd Apt 1812	Tampa, FL	336062387
Bayshore Gardens Neighborhood Association, Inc.	Carpenter, Pamela	2501 Crowder Lane	Tampa, FL	33629
Parkland Estates Civic Club, Inc.	Scaglione, Rock	P.O. Box 10553	Tampa, Florida	33601
SoHo Neighborhood Association, Inc.	Salabarria, Emilio	405 S. Melville, #3	Tampa, Florida	33606
Historic Hyde Park Neighborhood Association, Inc.	Aiken, Linda	P.O. Box 4089	Tampa, Florida	33677

Folio 194381-0000

Contact Info				
Name	Contact Name	Mail To	City/State	Zip
Hyde Park Spanishtown Creek Civic Association	Carden, Leah		Tampa, FL	33606
SOHO Business Alliance	Michelini, Stephen	2407 Sunset Dr	Tampa, FL	33629
Hyde Park Preservation Inc	Rainey, Jodi	907 S Orlean Ave	Tampa, FL	33606
Hyde Park Spanishtown Creek Civic Association	Carden, Leah		Tampa, FL	33606
Bayshore Gardens Neighborhood Association, Inc.	Carpenter, Pamela	2501 Crowder Lane	Tampa, FL	33629
Parkland Estates Civic Club, Inc.	Scaglione, Rock	P.O. Box 10553	Tampa, Florida	33601
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Spanishtown Creek Civic Association	Pobat, Dr. Michael	345 Bayshore Blvd Apt 1812	Tampa, FL	336062387
Bayshore Gardens Neighborhood Association, Inc.	Carpenter, Pamela	2501 Crowder Lane	Tampa, FL	33629

DUPLICATES

Parkland Estates Civic Club, Inc.

Scaglione, Rock

P.O. Box 10553

Tampa, Florida 33601

SoHo Neighborhood Association,  
Inc.

Salabarría, Emilio

405 S. M. Hill #7

Tampa, Florida 33606

Historic Hyde Park Neighborhood  
Association, Inc.

Aiken, Linda

P.O. Box 4089

Tampa, Florida 33677

Hyde Park Preservation, Inc.

Bailey, Marylou Y.

912 S. Oregon

Tampa, Florida 33606

**DUPLICATES**

Contact Info

Name	Contact Name	Mail To	City/State	Zip
Hyde Park Spanishtown Creek Civic Association	Carden, Leah		Tampa, FL	33606
SOHO Business Alliance	Michelini, Stephen	2407 Sunset Dr	Tampa, FL	33629
Hyde Park Preservation Inc	Rainey, Jodi	907 S Orleans Ave	Tampa, FL	33606
Hyde Park Spanishtown Creek Civic Association	Carden, Leah		Tampa, FL	33606
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P.O. Box 10553

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405 S. Melville, #3

Tampa, Florida 33606

Historic Hyde Park Neighborhood  
Association, Inc.

Aiken, Linda

P.O. Box 4089

Tampa, Florida 33677

Hyde Park Preservation, Inc.

Bailey, Marylou Y.

912 S. Oregon

Tampa, Florida 33606

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Parkland Estates Civic Club, Inc.

Scaglione, Rock

P.O. Box 10553

Tampa, Florida 33601

SoHo Neighborhood Association,  
Inc.

Salabarría, Emilio

405 S. Melvin, #

Tampa, Florida 33606

Historic Hyde Park Neighborhood  
Association, Inc.

Aiken, Lind

P.O. Box 4089

Tampa, Florida 33677

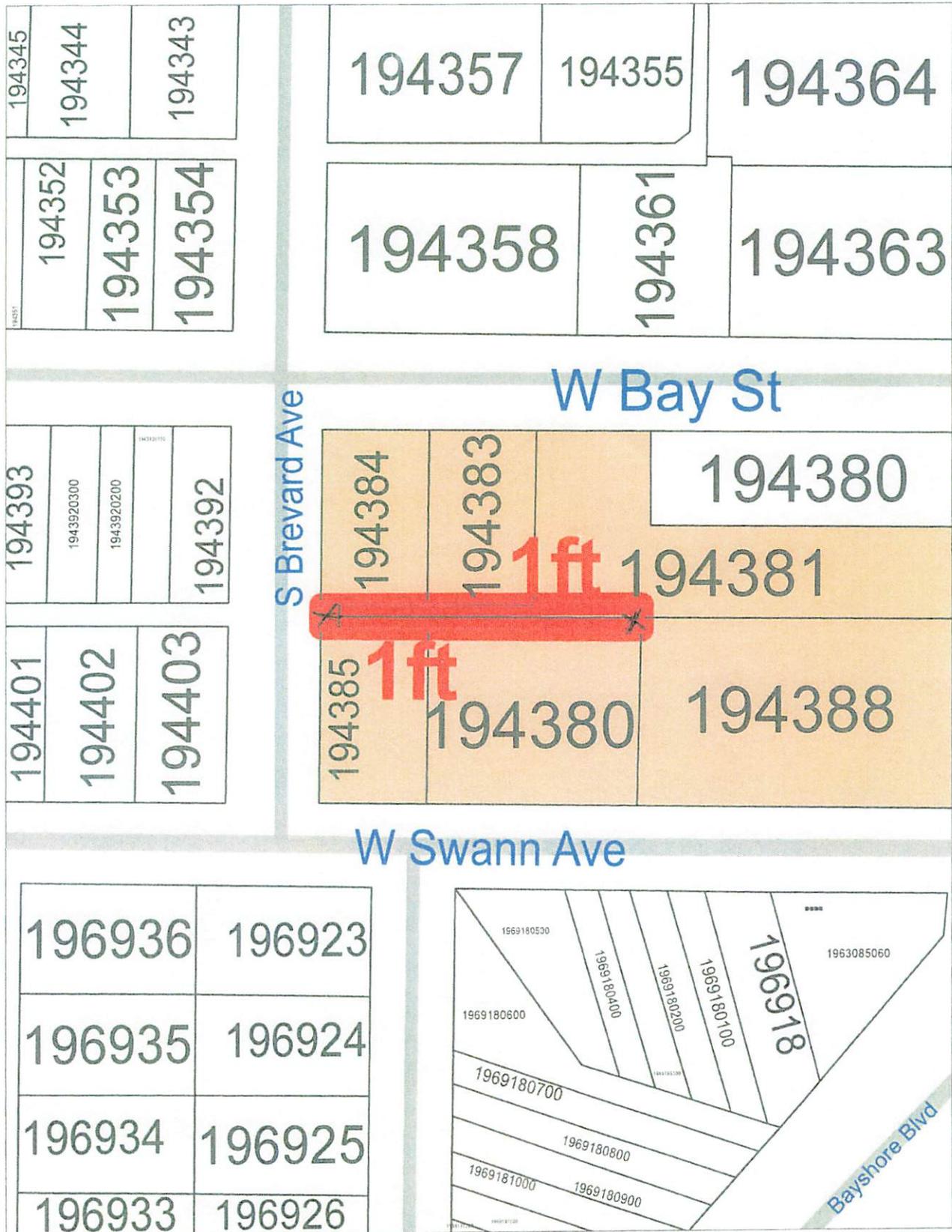
Hyde Park Preservation, Inc.

Bailey, Marylou Y.

912 S. Oregon

Tampa, Florida 33606

**DUPLICATES**



**Buffer/Variance Map**

9/29/2025

1ft buffer map  
Hillsborough County  
Property Appraiser's Office

- Buffer distance
- Subject parcel(s)
- Parcels within buffer distance

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH  
THIS IS TO CERTIFY THAT THE FOREGOING IS A  
TRUE AND CORRECT COPY OF THE DOCUMENT ON  
FILE IN MY OFFICE. WITNESS MY HAND AND  
OFFICIAL SEAL THIS

BOB HENRIQUEZ 9/29/2025  
County Property Appraiser

*Bob Brian Sanchez*

**IMPORTANT NOTICE**

\* THIS MAP IS NOT A SURVEY \*

This map may contain information produced & maintained by other agencies. Not to be used for fence or construction purposes.

\* ALL VALUES ARE SUBJECT TO CHANGE \*

UNAUTHORIZED VEHICLES  
OR VESSELS WILL BE TOWED  
AWAY AT OWNERS EXPENSE  
24 HRS A DAY 7 DAYS A WK  
AUTOPROS TOWING & RECOVERY  
813-402-2911  
STRICTLY ENFORCED

PLEASE RESPECT OUR PROPERTY RIGHTS FL. STAT. 713.79-715.07-715.05

Tamp

CLO

AP  
HEAR



INNOVO LIVING  
HYDE PARK



# PUBLIC HEARING

## CLOSURE, VACATING & DISCONTINUING OF PUBLIC RIGHT-OF-WAY

APPLICATION: VAC-25-0000008

HEARING DATE: 11-13-2025

TIME: 5:01 pm

**Tampa City Council Chambers**  
315 E. Kennedy Boulevard, Tampa, FL  
Virtual Participation is Allowed  
Meeting Information: Tampa.GOV/QUASI or  
**813-274-3100, Option 2**







# PUBLIC HEARING

## CLOSURE, VACATING & DISCONTINUING OF PUBLIC RIGHT-OF-WAY

APPLICATION:

VAC-25-00000008

HEARING DATE:

11-13-2025

TIME:

5:01 PM

**Tampa City Council Chambers**

315 E. Kennedy Boulevard, Tampa, FL

Virtual Participation is Allowed

Meeting Information: [Tampa.GOV/QUASI](http://Tampa.GOV/QUASI) or

**813-274-3100, Option 2**



**PUBLIC HEARING**  
CLOSURE, VACATING & DISCONTINUING  
OF PUBLIC RIGHT OF WAY

APPLICATION: WC-25-0000008  
HEARING DATE: 11-13-2025  
TIME: 5:01 PM

Orange City Council Chambers  
301 E. Ocean Boulevard, Suite 100  
Orange, FL 32137  
813-278-8100, ext. 300