



Agenda Item Cover Sheet

Agenda Item N^o. _____

Meeting Date September 9, 2025

☐ Consent Section

☐ Regular Section

☒ Public Hearing

Subject: Public Hearing – Vacating Petition by Victor Lares Martinez and Nereida Linares Delgado to vacate a portion of a platted public utility easement within Folio No 059240-1038, in East Rural Hillsborough County.			
Department Name: Facilities Management & Real Estate Services Department			
Contact Person: Anne-Marie Lenton (J. Dalfino)		Contact Phone: 813-272-5810	
Sign-Off Approvals:			
N/A		John Muller <i>John Muller</i> 8/11/2025	
Deputy County Administrator		Department Director	
N/A		Todd Sobel <i>Todd Sobel</i> 8/12/2025	
Management and Budget – Approved as to Financial Impact Accuracy		County Attorney – Approved as to Legal Sufficiency	
Date		Date	

Staff's Recommended Board Motion:

Adopt a Resolution vacating a portion of platted public utility easement consisting of approximately 1,068 square feet (0.025 acres) within Lot 16, of the plat of Pebble Creek Village Unit 1, as recorded in Plat Book 45, Page 16, of the Public Records of Hillsborough County, and described in the Resolution. The Petitioners, Victor Lares Martinez and Nereida Linares Delgado, have submitted this request to cure an encroachment of a roof overhang into the easement area which was present at the time they purchased the property in 2022 and to allow for new construction of a pool, spa and deck. There is an abandoned forcemain that lies within the easement area. The Petitioners have been advised the forcemain may have to be cut out and capped off to accommodate the pool. There are no active or planned future utilities in the easement. County departments, agencies, and utility providers have raised no objections to this request. Estimated costs for required advertising per statute, recording fees, and processing are accounted for in the Petitioner's application fee of \$400.

Financial Impact Statement:

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

Background:

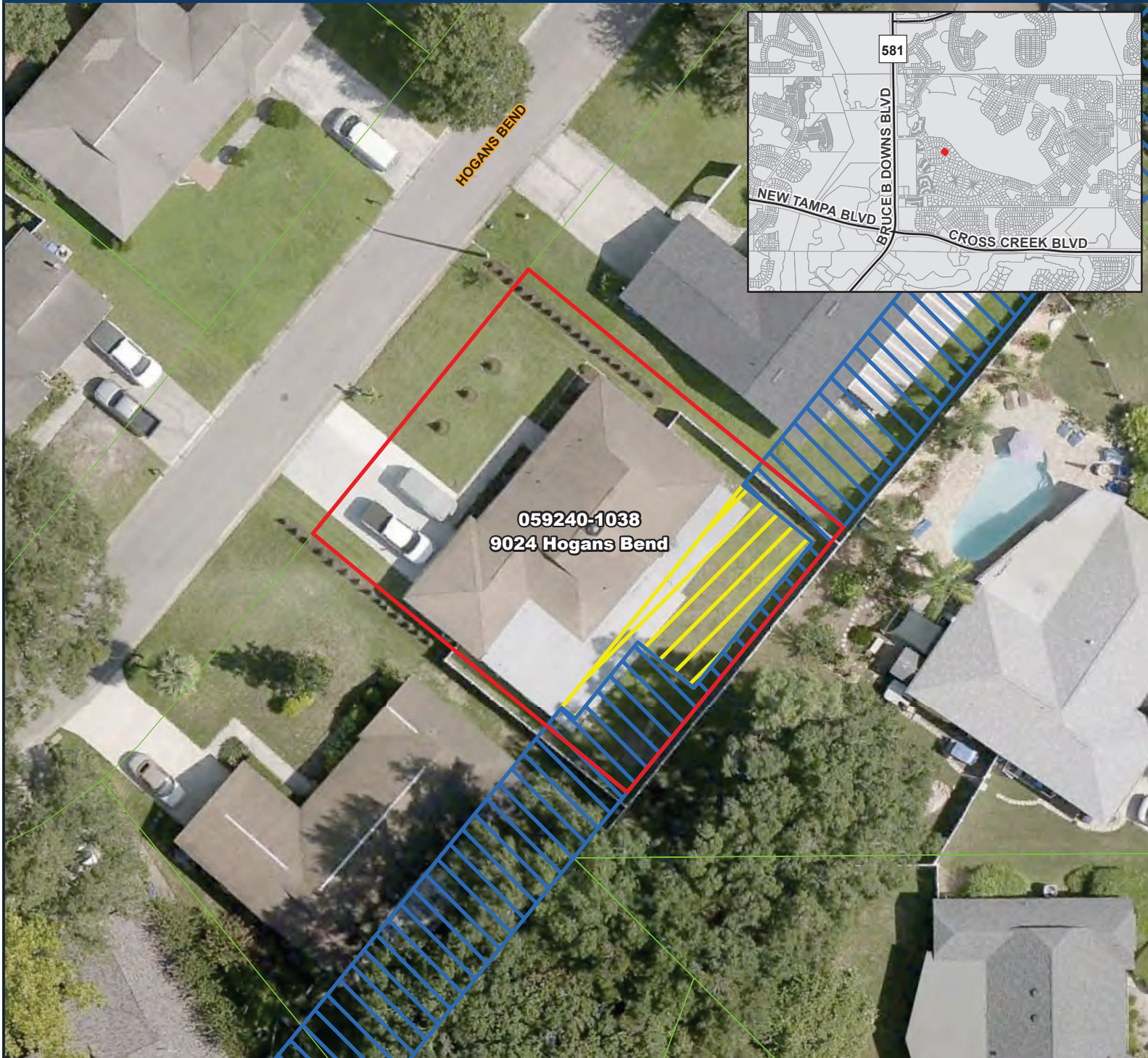
This petition is submitted by Victor Lares Martinez and Nereida Linares Delgado as the fee simple owners of the property underlying the platted utility easement. The proposed vacate area is located at 9024 Hogans Bend in East Rural Hillsborough County, generally lying north of Cross Creek Boulevard and east of Bruce B Downs Boulevard. The subject vacate area was established in 1973 by virtue of the Pebble Creek Village Unit 1 plat, as recorded in Plat Book 45, Page 16, of the Public Records of Hillsborough County, Florida. Pursuant to F.S. 177.101(4), Public Notice of this public hearing was published in *La Gaceta* on August 15, 2025, and August 22, 2025.

Staff Reference: V25-0001 Martinez and Delgado (UE)

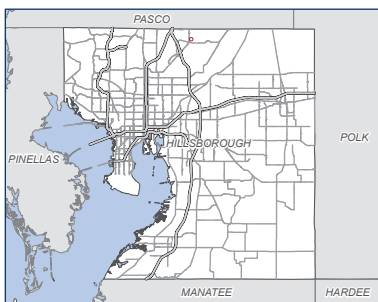
List Attachments: Location Map, Resolution, Plat Excerpt, Review Summary and Comments, Petition

V25-0001




Martinez and Delgado (UE)



Location



Legend

-  Subject Property
059240-1038
-  Portion of Platted Utility
Easement to be Vacated
1,068 SqFt (0.025 Ac)
-  Remaining Platted Utility
Easement

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 07 TWP 27S RNG 20E

Vacating Petition V25-0001
Petitioners: Victor A. Lares Martinez and
Nereida J. Linares Delgado
Platted Public Utility Easement
Pebble Creek Village Unit 1
PB 45 PG 16
Folio: 059240-1038
Section 7, Township 27 South, Range 20 East

RESOLUTION NUMBER R25-_____

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

WHEREAS, Victor A. Lares Martinez and Nereida J. Linares Delgado have petitioned the Board of County Commissioners of Hillsborough County, Florida, in which petition said Board is asked to close, vacate, and abandon a portion of a platted utility easement described as follows:

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

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

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

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

WHEREAS, said petition came on for hearing before this Board of County Commissioners on September 9, 2025, and the same having been investigated and considered, and it is appearing that the representations and statements contained therein are true:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, IN REGULAR MEETING ASSEMBLED THIS 9TH DAY OF SEPTEMBER 2025:

1. That the above-described utility easement is hereby closed, vacated, and abandoned, and the right of the public and the County in and to that portion of the utility easement 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 utility easement being vacated herein as a result of the exercise by Hillsborough County of its rights within any remaining platted interests not vacated herein.
3. That this Resolution shall be filed in the offices of the Circuit Court Clerk and duly recorded in 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 September 9, 2025, 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 _____, 2025.

Victor D. Crist, CLERK

APPROVED BY COUNTY ATTORNEY

BY: Todd Sobel
Approved as to Form and Legal
Sufficiency

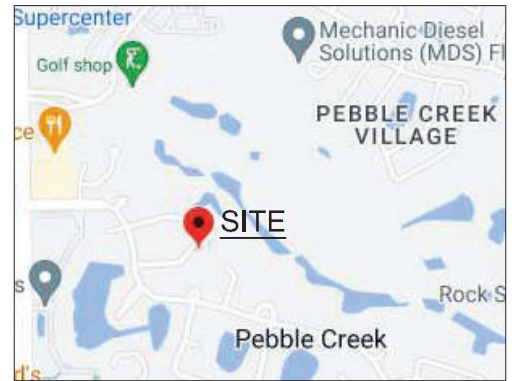
BY: _____
Deputy Clerk

Project
C-636944
Date
06-10-2024
Scale
NTS

Sheet
1 OF 2

V25-0001

EXHIBIT A



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION FOR PORTION OF 25' UTILITY EASEMENT TO BE VACATED:

TO VACATE A PORTION OF THE 25 FOOT UTILITY EASEMENT ALONG THE EAST SIDE OF LOT 16, PEBBLE CREEK VILLAGE UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 16, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LOCATED IN SECTION 7, TOWNSHIP 27 SOUTH, RANGE 20 EAST; BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 16, PEBBLE CREEK UNIT 1; THENCE NORTH $50^{\circ}47'44''$ WEST FOR 25.00 FEET; THENCE SOUTH $39^{\circ}12'16''$ WEST FOR 7.44 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $50^{\circ}43'39''$ EAST FOR 21.58 FEET; THENCE SOUTH $39^{\circ}16'21''$ WEST FOR 45.00 FEET; THENCE NORTH $50^{\circ}43'39''$ WEST FOR 17.30 FEET; THENCE SOUTH $39^{\circ}16'21''$ WEST FOR 23.70 FEET; THENCE NORTH $50^{\circ}43'39''$ WEST FOR 4.17 FEET; THENCE NORTH $39^{\circ}12'16''$ EAST FOR 68.70 FEET TO THE POINT OF BEGINNING. AREA BEING VACATED CONTAINS 1,068 SQUARE FEET OR .025 ACRES

LEGEND

A/C	AIR CONDITIONER
B.F.P.	BACKFLOW PREVENTER
C.B.S.	CONCRETE BLOCK STRUCTURE
EL.	ELEVATION
F.F.	FINISHED FLOOR
I.D.	IDENTIFICATION
L	LENGTH
L.B.	LICENSED BUSINESS
M	MEASURED
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
P	PLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT
PG.	PAGE
P.B.	PLAT BOOK
PK	PARKER KYLON NAIL
R	RADIUS
C	CENTERLINE
&	AND
#	NUMBER
Δ	DELTA OR CENTRAL ANGLE
	CONCRETE
	CHAIN LINK FENCE
	WOOD FENCE
	MISCELLANEOUS FENCE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

NOTES:

1. LEGAL DESCRIPTION CREATED BY COMPASS SURVEYING
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE WESTERLY PROPERTY LINE, HAVING A BEARING OF $N39^{\circ}12'16''E$.

THIS DRAWING IS NOT FULL AND COMPLETE WITHOUT ALL OF ITS ACCOMPANYING PAGES.

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
www.compasssurveying.net

COMPASS SURVEYING

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

SKETCH AND DESCRIPTION OF
9024 HOGANS BEND
TAMPA, FL 33647
PREPARED FOR
VICTOR A LARES MARTINEZ AND
NEREIDA J LINARES DELGADO

Project
C-636944
Date
06-10-2024
Scale
1"=30'

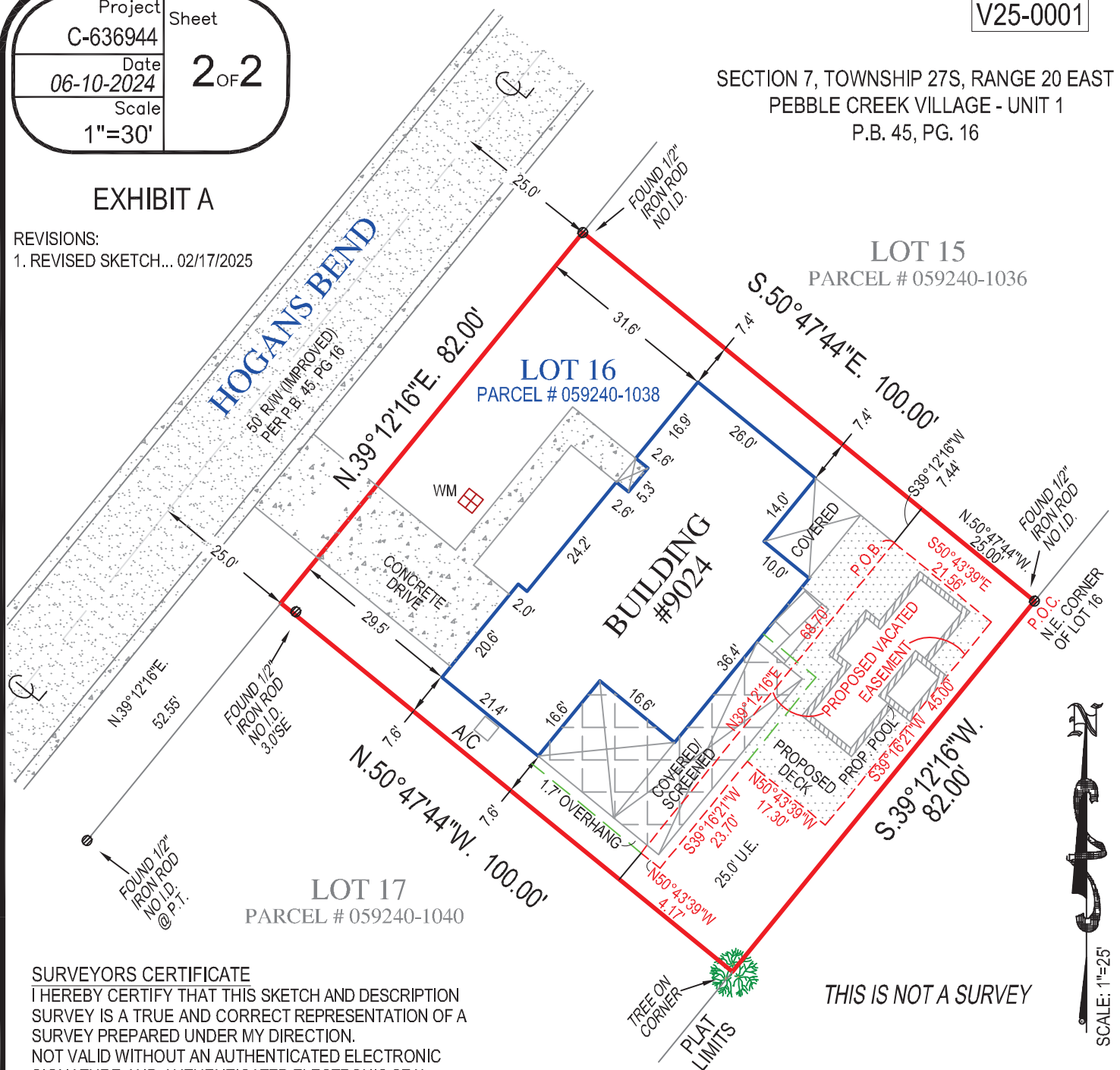
Sheet
2 OF 2

V25-0001

SECTION 7, TOWNSHIP 27S, RANGE 20 EAST
PEBBLE CREEK VILLAGE - UNIT 1
P.B. 45, PG. 16

EXHIBIT A

REVISIONS:
1. REVISED SKETCH... 02/17/2025



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION
SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A
SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,
OR A RAISED EMBOSSED SEAL AND SIGNATURE

David Cutler

(SIGNED)

Digitally signed by David
Cutler
Date: 2025.04.10 10:43:08
-04'00'

DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593

THIS IS NOT A SURVEY



GRAPHIC SCALE (In Feet)
1 inch = 25 ft.

THIS DRAWING IS NOT FULL AND COMPLETE WITHOUT ALL OF ITS ACCOMPANYING PAGES.

COMPASS
SURVEYING
LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

6250 N. MILITARY TRAIL, SUITE
102
WEST PALM BEACH, FL 33407
www.compassurveying.net

SKETCH AND DESCRIPTION OF
9024 HOGANS BEND
TAMPA, FL 33647
PREPARED FOR
VICTOR A LARES MARTINEZ AND
NEREIDA J LINARES DELGADO

Placeholder for Notice of Hearing Affidavit

A notice of the hearing will be published on August 15, 2025, and August 22, 2025.

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, September 9, 2025, to determine whether or not:

Vacating Petition V25-0001, vacate a platted public utility easement, lying within Lot 16 in the plat of Pebble Creek Village Unit 1, as recorded in Plat Book 45, Page 16, of the public records of Hillsborough County, Florida, located in Section 7, Township 27S, Range 20E, within folio 059240-1038.

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.

PARTICIPATION OPTIONS. All interested parties are invited to appear at the meeting and be heard virtually or in person. Virtual participation in this public hearing is available through communications media technology, as described below.

The BOCC fully encourages public participation in its communications media technology hearing in an orderly and efficient manner. For more information on how to view or participate in a virtual meeting, visit: <https://www.hillsboroughcounty.org/en/government/meeting-information/speak-at-a-virtual-meeting>. Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at: **HillsboroughCounty.org/SpeakUp**. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio conferencing process. The Chair will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. Prioritization is on a first-come, first-served basis. Participation information will be provided to participants who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

The public can listen and view the public hearing live in the following ways:

- The County's official YouTube channel: [YouTube.com/HillsboroughCounty](https://www.youtube.com/HillsboroughCounty)
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to [HCFLGov.net/newsroom](https://www.hcflgov.net/newsroom) and selecting the "Live Meeting" button
- Listen to the meeting on smart phones by going to the above Facebook or YouTube link.

Participants are encouraged (whenever possible) to submit questions related to vacating petitions to Facilities Management & Real Estate Services Department in advance of the meeting by email to RP-Vacating@hcflgov.net or by calling (813) 307-1059. To best facilitate advance public comments, visit <https://hillsboroughcounty.org/en/government/board-of-county-commissioners> to leave comments with the Commissioners who represents your district.

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 Carmen LoBue at lobuec@hcflgov.net 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 Publication Affidavit will be inserted prior to execution of the Resolution.

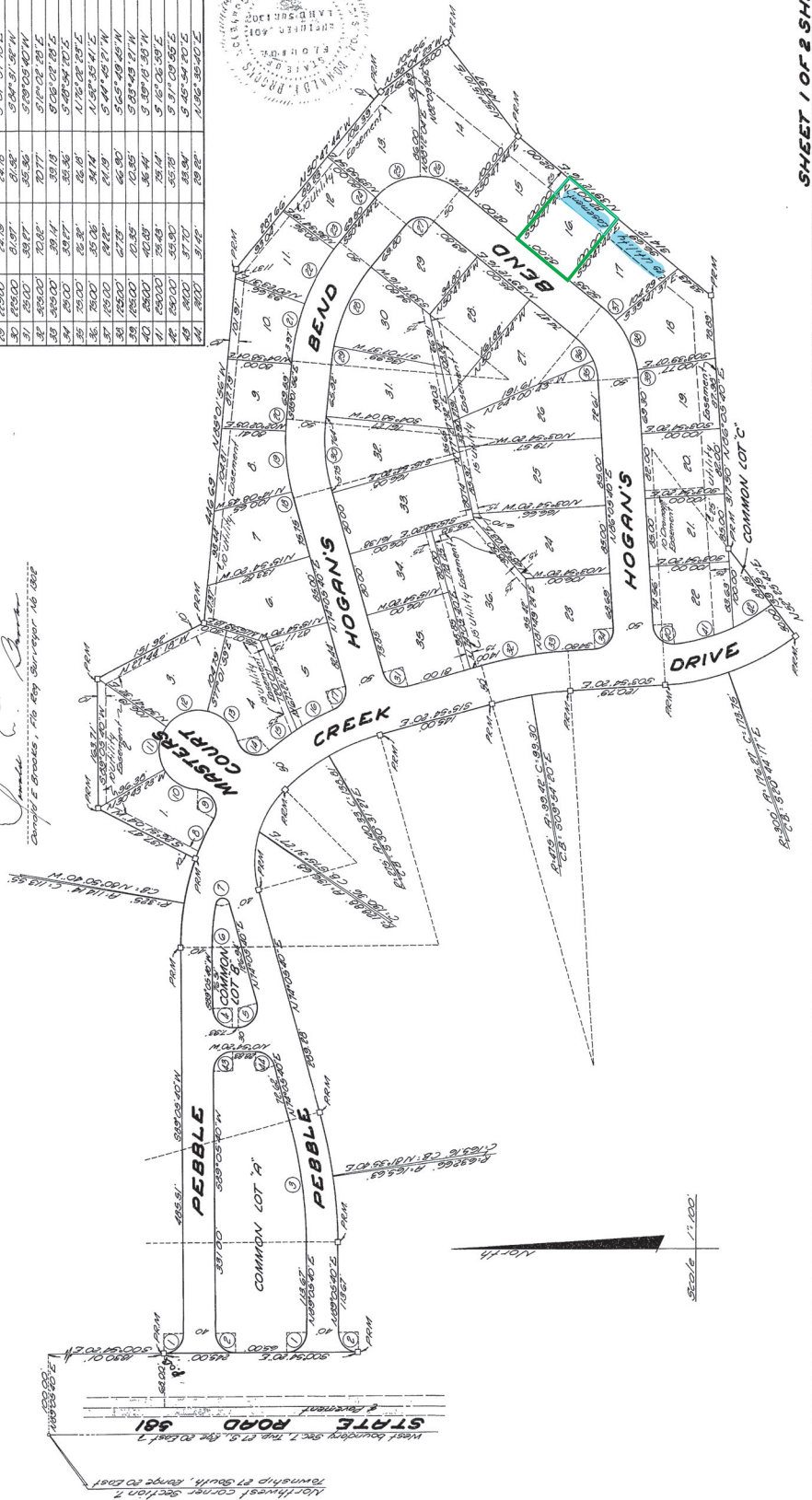
DESCRIPTION:

SURVEYOR'S CERTIFICATE:

BROOKS-WADE-AMADEN, INC.

Donald C. Branton
Donald E. Branton, Fire Insurance Surveyor No. 1332

CURVE DATA			Chord	Chord Bearing
16	Backsight	Angle	Chord	Chord Bearing
1	284.02	39.87°	395.96	N 49.54° E 280.74'
2	339.02	39.87°	380.36	S 49.54° E 280.74'
3	339.02	28.61°	344.74	N 49.54° E 280.74'
4	339.02	28.61°	344.74	N 49.54° E 280.74'
5	339.02	28.61°	344.74	N 49.54° E 280.74'
6	339.02	28.61°	344.74	N 49.54° E 280.74'
7	339.02	28.61°	344.74	N 49.54° E 280.74'
8	339.02	28.61°	344.74	N 49.54° E 280.74'
9	339.02	28.61°	344.74	N 49.54° E 280.74'
10	339.02	28.61°	344.74	N 49.54° E 280.74'
11	339.02	28.61°	344.74	N 49.54° E 280.74'
12	339.02	28.61°	344.74	N 49.54° E 280.74'
13	339.02	28.61°	344.74	N 49.54° E 280.74'
14	339.02	28.61°	344.74	N 49.54° E 280.74'
15	339.02	28.61°	344.74	N 49.54° E 280.74'
16	339.02	28.61°	344.74	N 49.54° E 280.74'
17	339.02	28.61°	344.74	N 49.54° E 280.74'
18	339.02	28.61°	344.74	N 49.54° E 280.74'
19	339.02	28.61°	344.74	N 49.54° E 280.74'
20	339.02	28.61°	344.74	N 49.54° E 280.74'
21	339.02	28.61°	344.74	N 49.54° E 280.74'
22	339.02	28.61°	344.74	N 49.54° E 280.74'
23	339.02	28.61°	344.74	N 49.54° E 280.74'
24	339.02	28.61°	344.74	N 49.54° E 280.74'
25	339.02	28.61°	344.74	N 49.54° E 280.74'
26	339.02	28.61°	344.74	N 49.54° E 280.74'
27	339.02	28.61°	344.74	N 49.54° E 280.74'
28	339.02	28.61°	344.74	N 49.54° E 280.74'
29	339.02	28.61°	344.74	N 49.54° E 280.74'
30	339.02	28.61°	344.74	N 49.54° E 280.74'
31	339.02	28.61°	344.74	N 49.54° E 280.74'
32	339.02	28.61°	344.74	N 49.54° E 280.74'
33	339.02	28.61°	344.74	N 49.54° E 280.74'
34	339.02	28.61°	344.74	N 49.54° E 280.74'
35	339.02	28.61°	344.74	N 49.54° E 280.74'
36	339.02	28.61°	344.74	N 49.54° E 280.74'
37	339.02	28.61°	344.74	N 49.54° E 280.74'
38	339.02	28.61°	344.74	N 49.54° E 280.74'
39	339.02	28.61°	344.74	N 49.54° E 280.74'
40	339.02	28.61°	344.74	N 49.54° E 280.74'
41	339.02	28.61°	344.74	N 49.54° E 280.74'
42	339.02	28.61°	344.74	N 49.54° E 280.74'
43	339.02	28.61°	344.74	N 49.54° E 280.74'
44	339.02	28.61°	344.74	N 49.54° E 280.74'
45	339.02	28.61°	344.74	N 49.54° E 280.74'
46	339.02	28.61°	344.74	N 49.54° E 280.74'
47	339.02	28.61°	344.74	N 49.54° E 280.74'
48	339.02	28.61°	344.74	N 49.54° E 280.74'
49	339.02	28.61°	344.74	N 49.54° E 280.74'
50	339.02	28.61°	344.74	N 49.54° E 280.74'



VACATE PETITION V25-0001

Portion of platted utility easement

Pebble Creek Village Unit 1

Plat Book 45 Page 16

Section 7, Township 27 south, Range 20 east

Folio: 059240-1038

Victor A. Lares Martinez and Nereida J. Linares Delgado

☒ 1ST FEE (\$414.10) RECEIVED

☒ NOTICE OF HEARING AD PUBLISHED

☒ 2ND FEE (\$250.00) RECEIVED

☒ NOTICE OF HEARING SIGN POSTED

REVIEWING DEPARTMENTS

1	HC DEVELOPMENT SERVICES	NO OBJECTION
2	HC PUBLIC UTILITIES	NO OBJECTION
3	HC PUBLIC WORKS - STORMWATER	NO OBJECTION
4	HC PUBLIC WORKS - TRANSPORTATION	NO OBJECTION
5	HC PUBLIC WORKS - SYSTEMS PLANNING	NO OBJECTION
6	HC PUBLIC WORKS - STREET LIGHTING	NO OBJECTION
7	HC PUBLIC WORKS - SERVICE UNIT	NO OBJECTION

REVIEWING AGENCIES

8	CHARTER/SPECTRUM	NO OBJECTION
9	TECO - PEOPLES GAS	NO OBJECTION
10	TAMPA ELECTRIC COMPANY	NO OBJECTION
11	FRONTIER	NO OBJECTION

VACATING REVIEW COMMENT SHEET

DATE: 05/06/2025

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

VACATING PETITION:

V25-0001 Martinez and Delgado (UE) portion of platted utility easement per the plat of Pebble Creek Village Unit 1, Plat Book 45
Page 16-2 located at 9024 Hogans Bend in Tampa (folio 059240-1038).

Reviewing Agency: 1. HC DEVELOPMENT SERVICES

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

<input checked="" type="checkbox"/>	NO OBJECTION, this Agency consents to the vacating as petitioned.
<input type="checkbox"/>	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:

(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? ☐ YES ☒ NO

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments:

Reviewed By: Brian Grady / Michael Williams

Date: 05/06/2025

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

Phone: 813-307-1707

VACATING REVIEW COMMENT SHEET

DATE: 8/11/2025

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

VACATING PETITION:

V25-0001 Martinez and Delgado (UE) portion of platted utility easement per the plat of Pebble Creek Village Unit 1, Plat Book 45
Page 16-2 located at 9024 Hogans Bend in Tampa (folio 059240-1038).

Reviewing Agency: 2- HC PUBLIC UTILITIES

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

<input checked="" type="checkbox"/>	NO OBJECTION, this Agency consents to the vacating as petitioned.
<input type="checkbox"/>	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:

An 8 inch wastewater force main exists within the utilities easement. It is currently abandoned.

(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:

(a) Please describe:

☐ YES ☒ NO

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

☐ YES ☐ NO

Additional Comments: The abandoned 8" sewer force main will likely have to be removed by the homeowner if an in ground pool is to be constructed. If the line does not interfere with construction of the in ground pool, then the line may remain in place. If the abandoned line does interfere, it will have to be cut out by the homeowner. It is recommended that the cut line be capped and/or filled with grout. This is to protect against water and/or soil intrusion into the line and possible soil instability risking the integrity of the in ground pool.

Reviewed By: Clay Walker, E.I.

Date: 8/11/2025

Email: walkerck@hcfi.gov

Phone:

VACATING REVIEW COMMENT SHEET

DATE: 05/02/2025

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

VACATING PETITION:

V25-0001 Martinez and Delgado (UE) portion of platted utility easement per the plat of Pebble Creek Village Unit 1, Plat Book 45
Page 16-2 located at 9024 Hogans Bend in Tampa (folio 059240-1038).

Reviewing Agency: 3. HC PUBLIC WORKS-STORMWATER

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

<input checked="" type="checkbox"/>	NO OBJECTION, this Agency consents to the vacating as petitioned.
<input type="checkbox"/>	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:

N/A

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

Please explain:

N/A

☐ YES ☐ NO

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

Please explain:

N/A

☐ YES ☐ NO

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

If YES:

(a) Please describe:

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

N/A

☐ YES ☐ NO

Additional Comments: No Objection, strictly utility easement on a ridge with no stormwater infrastructure, and no current or future stormwater value.

Reviewed By: Ronald Steijlen

Date: 05/02/2025

Email: SteijlenR@HCFL.Gov

Phone: 813-307-1801

VACATING REVIEW COMMENT SHEET

DATE: 05/19/2025

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

VACATING PETITION:

V25-0001 Martinez and Delgado (UE) portion of platted utility easement per the plat of Pebble Creek Village Unit 1, Plat Book 45
Page 16-2 located at 9024 Hogans Bend in Tampa (folio 059240-1038).

Reviewing Agency: 4. HC PUBLIC WORKS-TRANSPORTATION

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

<input checked="" type="checkbox"/>	NO OBJECTION, this Agency consents to the vacating as petitioned.
<input type="checkbox"/>	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:

(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? ☐ YES ☒ NO

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments: Transportation Review Team has no Objection to the vacate request.

Reviewed By: Dmitriy Mayboroda

Date: 05/19/2025

Email: mayborodad@hcfi.gov

Phone: 413-454-1752

VACATING REVIEW COMMENT SHEET

DATE: 4/28/25

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

VACATING PETITION:

V25-0001 Martinez and Delgado (UE) portion of platted utility easement per the plat of Pebble Creek Village Unit 1, Plat Book 45

Page 16-2 located at 9024 Hogans Bend in Tampa (folio 059240-1038).

Reviewing Agency: 5. HC PUBLIC WORKS-SYSTEMS PLANNING

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

<input checked="" type="checkbox"/>	NO OBJECTION, this Agency consents to the vacating as petitioned.
<input type="checkbox"/>	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:

(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? ☐ YES ☒ NO

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments:

Reviewed By: Jeremy Leuschke, PE

Date: 4/28/25

Email: leuschkej@hcfi.gov

Phone: (813) 307-1797

VACATING REVIEW COMMENT SHEET

DATE: 5/8/25

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

VACATING PETITION:

V25-0001 Martinez and Delgado (UE) portion of platted utility easement per the plat of Pebble Creek Village Unit 1, Plat Book 45

Page 16-2 located at 9024 Hogans Bend in Tampa (folio 059240-1038).

Reviewing Agency: 6. HC PUBLIC WORKS-STREET LIGHTING

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

<input checked="checked" type="checkbox"/>	NO OBJECTION, this Agency consents to the vacating as petitioned.
<input type="checkbox"/>	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:

(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? ☐ YES ☒ NO

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments:

Reviewed By: Edgar Villa

Date: 05-08-2025

Email: EVilla@HCFL.GOV

Phone: 813-954-9754

VACATING REVIEW COMMENT SHEET

DATE: 4/29/25

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

VACATING PETITION:

V25-0001 Martinez and Delgado (UE) portion of platted utility easement per the plat of Pebble Creek Village Unit 1, Plat Book 45

Page 16-2 located at 9024 Hogans Bend in Tampa (folio 059240-1038).

Reviewing Agency: 7. HC PUBLIC WORKS-SERVICE UNIT

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

<input checked="" type="checkbox"/>	NO OBJECTION, this Agency consents to the vacating as petitioned.
<input type="checkbox"/>	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:

(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? ☐ YES ☒ NO

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments:

Reviewed By: Glen Foster, Project Manager, TMD

Date: 4/29/25

Email: fosterg@hillsboroughcounty.org

Phone: 813-298-3011

VACATING REVIEW COMMENT SHEET

DATE: 6/23/2025

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

VACATING PETITION:

V25-0001 Martinez and Delgado (UE) portion of platted utility easement per the plat of Pebble Creek Village Unit 1, Plat Book 45

Page 16-2 located at 9024 Hogans Bend in Tampa (folio 059240-1038).

Reviewing Agency: 8. CHARTER/SPECTRUM

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

<input checked="" type="checkbox"/>	NO OBJECTION, this Agency consents to the vacating as petitioned.
<input type="checkbox"/>	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:

(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? ☐ YES ☒ NO

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments:

Reviewed By: Tony Stevenson

Date: 6/23/2025

Email: anthony.stevenson@charter.com

Phone: 813-302-0251

VACATING REVIEW COMMENT SHEET

DATE: May 05, 2025

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

VACATING PETITION:

V25-0001 Martinez and Delgado (UE) portion of platted utility easement per the plat of Pebble Creek Village Unit 1, Plat Book 45
Page 16-2 located at 9024 Hogans Bend in Tampa (folio 059240-1038).

Reviewing Agency: 9. TECO/PEOPLES GAS

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

<input checked="" type="checkbox"/>	NO OBJECTION, this Agency consents to the vacating as petitioned.
<input type="checkbox"/>	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:

(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? ☐ YES ☒ NO

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments:

Reviewed By: Cheyenne Thompson

Date: May 05, 2025

Email: CThompson2@tecoenergy.com

Phone: 813-743-7164

VACATING REVIEW COMMENT SHEET

DATE: 4/28/2025

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

VACATING PETITION:

V25-0001 Martinez and Delgado (UE) portion of platted utility easement per the plat of Pebble Creek Village Unit 1, Plat Book 45

Page 16-2 located at 9024 Hogans Bend in Tampa (folio 059240-1038).

Reviewing Agency: 10. TAMPA ELECTRIC COMPANY

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

<input checked="" type="checkbox"/>	NO OBJECTION, this Agency consents to the vacating as petitioned.
<input type="checkbox"/>	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:

(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? ☐ YES ☒ NO

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments:

Reviewed By: Holly Wilen

Date: 4/28/2025

Email: hwilen@tecoenergy.com

Phone:

VACATING REVIEW COMMENT SHEET

DATE: 04/28/25

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

VACATING PETITION:

V25-0001 Martinez and Delgado (UE) portion of platted utility easement per the plat of Pebble Creek Village Unit 1, Plat Book 45
Page 16-2 located at 9024 Hogans Bend in Tampa (folio 059240-1038).

Reviewing Agency: 11. FRONTIER

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

<input checked="" type="checkbox"/>	NO OBJECTION, this Agency consents to the vacating as petitioned.
<input type="checkbox"/>	OBJECTION (If you have objections, check here, complete and sign below).

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

If YES:

(a) Please describe:

Frontier currently has a buried out-of-service copper cable running across the rear of
of the subject property, but it is unclear if the cable runs through the portion of the
easement requested to be vacated.

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

☐ YES ☒ NO

Please explain:

No need, the cable is out-of-service.

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

☐ YES ☒ NO

Please explain:

No need. The cable will likely not be used in the future, as there are newer facilities
across the front of the house now.

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

☐ YES ☒ NO

If YES:

(a) Please describe:

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

☐ YES ☐ NO

Additional Comments:

Reviewed By: Stephen Waidley

Date: 4/28/2025

Email: stephen.waidley@ftr.com

Phone: (941) 266-9218



**Hillsborough
County Florida**

PETITION TO VACATE

Hillsborough County Facilities Management & Real Estate Services Department

County Center

601 East Kennedy Boulevard – 23rd Floor

Tampa, Florida 33602

Telephone: (813) 272-5810 | Fax: (813) 272-5597

Submission email: RP-Vacating@HillsboroughCounty.org

Right-of-Way

☐

Easement

☒

Subdivision Plat

☐

PETITIONER'S INFORMATION

Name(s): Victor A Lares Martinez and Nereida J Linares Delgado

Address: 9024 Hogans Bend

City: Tampa State: Florida Zip Code: 33647

Phone Number(s): 786-678-2044

Email address: VICTORLARES@GMAIL.COM

For multiple Petitioners, additional signature sheets may be used for each Petitioner.

The above named Petitioner(s) hereby petition(s) 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 following described right(s)-of-way, easement(s), or subdivision plat or portion thereof (*provide or attach legal description of area or property interest to be vacated*):

Located in Section 07, Township 27, Range 20, Folio # 59240-1038

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): Roberta N. Meade-Curry, AICP

Company: National Property Reports, Inc.

Address: 6709 North 13th Street

City: Tampa State: Florida Zip Code: 33604

Phone Number(s): 813-433-4025

Email address: LIGNUMX@AOL.COM

PETITION

Page 1 of 4

Submission email: RP-Vacating@HillsboroughCounty.org

REV. 2022

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

Applicant is requesting vacating of a portion of the existing 25'-0" deep utility easement located at the rear/rear yard of property. Portion of easement requesting to be vacated is for an existing portion of roof overhang along rear of existing house structure, and proposed new construction of an in-ground pool, spa, and pool deck. Refer to attached supporting documents for Sketch & Legal Description, pool plan, and plat. Area of existing utility easement to be vacated is 1,068 sq. ft. or .025 acres.

For Right-of-Way Vacating Petitions Only:

If any adjacent property owners have not signed the Petition, please explain why an adjacent property owner has not signed.

If the Petition seeks to clear or resolve an encroachment into an easement or right-of-way, please state the construction date and type of encroachment:

Request to vacate, clear and resolve, an existing portion of existing house structure, an existing roof overhang along rear of structure. This portion was built prior to current owners purchase of property in the year 2022. Current owners have not altered structure regarding this overhang. Therefore, encroachment existed at no fault of their own and at time of purchase, and prior to the year 2022. Refer to attached photos.

If the Petition seeks to clear or resolve a code enforcement violation, please provide all information regarding such violation (date of violation, nature of violation, assigned officer, etc.):

Please review and initial:

1. NP VP The Petitioner(s) hereby acknowledges that the average minimum processing time for bringing a Petition for public hearing is sixty (60) to ninety (90) days from the date the County receives a completed, sufficient Petition. The Petitioner(s) acknowledge that this timeframe is only an estimate and Hillsborough County is not responsible for any extensions, delays, or otherwise due to unfulfilled or incomplete Petition requirements.
2. NP VP The Petitioner(s) 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 in writing prior to scheduling the matter for public hearing. Note: failure to cure such objections prior to public hearing may result in a staff recommendation of denial of the Petition.
3. NP VP The Petitioner(s) 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. Petitioner acknowledges and agrees that the initial filing fee is non-refundable in whole or in part.
4. NP VP The Petitioner(s) hereby waive(s), renounce(s), absolve(s), relinquish(es) and discharge(s) Hillsborough County from any claims or damages of any nature and kind whatsoever that such Petitioner(s) may have or claim or demand, now or in the future, by reason of the vacating, closing, discontinuing and abandoning of said right(s)-of-way, easement(s), or subdivision plat.
5. NP VP The Petitioner(s) acknowledges and agrees that if the Petition proceeds to public hearing the Petitioner(s) 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.
6. NP VP The Petitioner(s) 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(s).
7. NP VP The Petitioner(s) hereby acknowledges and agrees they have read and understand all applicable steps listed within the VACATING PETITION INFORMATION PACKET received by Petitioner(s) prior to submittal of this PETITION TO VACATE.
8. NP VP The Petitioner(s) 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.
9. NP VP The Petitioner(s) 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. PETITIONER(S) SHOULD VERIFY WITH A TITLE COMPANY WHERE TITLE VESTS FOLLOWING THE VACATING ACTION.**

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

The Petitioner(s) herein named hereby waive(s), renounce(s), relinquish(es), absolve(s), and discharge(s) Hillsborough County from any claims for damages of any nature and kind whatsoever that petitioner(s) 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.

For multiple Petitioners, attach additional signature sheets for each additional Petitioner

PETITIONERS' SIGNATURES

MAILING ADDRESS


Victor A Lares Martinez

Printed name and title if applicable

9024 Hogans Bend Tampa, FL 33647


Nereida J Linares Delgado

Printed name and title if applicable

9024 Hogans Bend Tampa, FL 33647

Printed name and title if applicable

STATE OF

Florida

COUNTY OF

Hillsborough

The following instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization this 7 day of February, 20 25, by Victor A Lares Martinez and Nereida J Linares Delgado who is/are personally known to me or who has produced Florida driver license as identification.

NOTARY PUBLIC:

Signature:



(SEAL)

Printed Name:

Alexa Lynne Berk

Title or Rank:

notary public

Serial / Commission Number:

#H 27581

My Commission Expires:

02/10/2026



PETITION

Page 4 of 4

Submission email: RP-Vacating@HillsboroughCounty.org

REV. 2022



V25-0001 – 9024 HOGANS BEND, TAMPA, FLORIDA
PHOTOS OF REAR YARD AND PORCH ROOF OVERHANG