



Agenda Item Cover Sheet

Agenda Item N^o. _____

Meeting Date November 12, 2025

☐ Consent Section

☐ Regular Section

☒ Public Hearing

Subject: Public Hearing – Vacating Petition by Lincoln Bend West, LLC to conditionally vacate a portion of improved public right-of-way abutting Folio Nos. 077552-0100 and 077553-5550, in Riverview.			
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> 10/31/2025	
Assistant County Administrator		Department Director	
N/A		Todd Sobel <i>Todd Sobel</i> 10/31/2025	
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 public right-of-way known as Old Big Bend Road, consisting of approximately 22,823.5 square feet (.52 acres). Lincoln Bend West, LLC (“Petitioner”) is redeveloping Folios 077552-0100, 077552-0000, and 077553-5550 (the “Properties”) and proposes to construct (at its cost and expense) a realigned segment of Old Big Bend Road, which will enhance traffic safety at the intersection of Lincoln Road and Big Bend Road, and is a part of a broader future realignment of Old Big Bend Road between Simmons Road and Lincoln Road. The Resolution is not effective until the Petitioner completes all required Vacating Conditions (as detailed in the Background), including dedicating the constructed, realigned segment of Old Big Bend Road to the County, which is estimated to be .917 acres in size. The Petitioner is required to complete the Vacating Conditions within 4 years of Resolution adoption, or the Resolution becomes null and void. Public Works has reviewed the petition and confirmed there is no reimbursement required for the existing right-of-way. There are no objections from reviewing departments and agencies to this request provided the Vacating Conditions are completed. By approval of this item, the Director of Facilities Management & Real Estate Services is authorized to execute and record the Notice of Completion (as referenced in the Resolution) upon the Petitioner’s satisfaction of the Vacating Conditions, and to administratively accept the temporary access easement over Driveway B (an approx. 46-foot-wide private drive). 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.

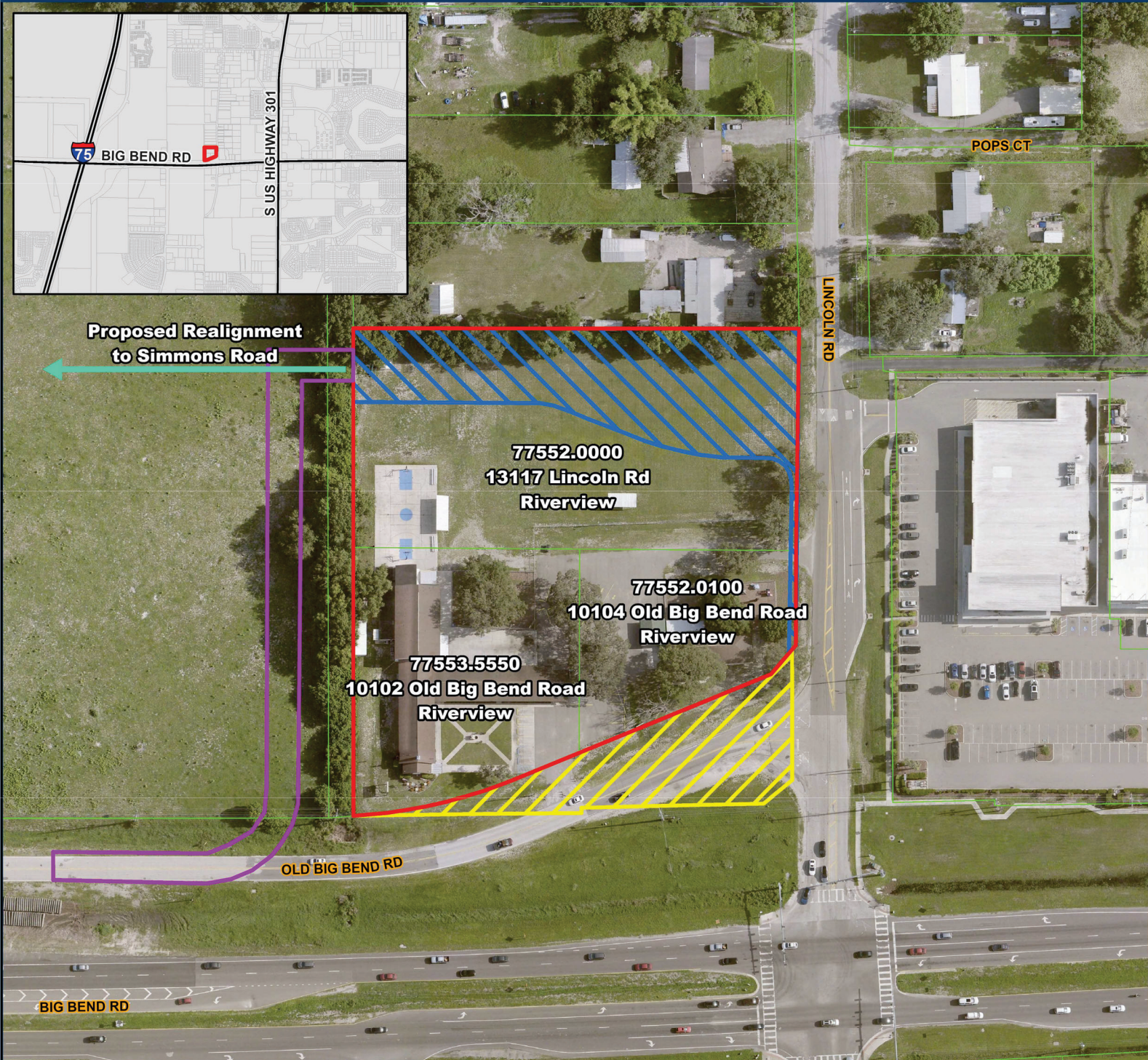
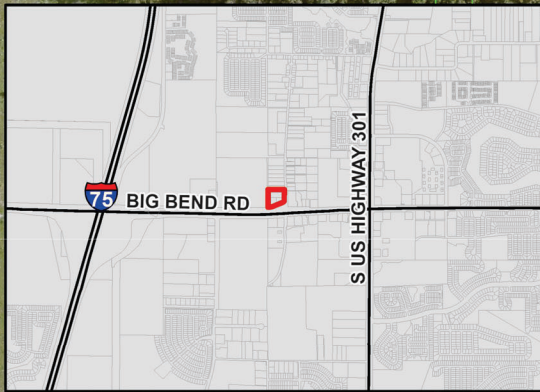
Background:

The County acquired the subject right-of-way through (i) that certain Order of Taking as recorded in Official Record Book 3738, Page 1486, (ii) that certain Order of Taking as recorded in Official Record Book 3754, Page 1350, and (iii) that certain R/W Transfer Book 3, Page 19. On May 21, 2025, the Board of County Commissioners authorized the inclusion of the subject right-of-way in the Petitioner’s rezoning Petition No. RZ 25-0919, which provides for certain entitlements on the Properties, as well as on the land underlying the subject right-of-way. The vacating Resolution is not effective until the Petitioner completes the following matters (i) the Petitioner constructs (at its sole cost and expense) and dedicates a realigned segment of Old Big Bend Road within Folio 077552-0000, estimated to be .917 acres in size, (ii) Driveway B, as referenced in RZ 25-0919 and PD 22-0461, is constructed and a temporary public access easement is granted to the County, and (iii) a Notice of Completion of the Vacating Conditions is recorded in the Public Records. The temporary access easement will terminate at such time Old Big Bend Road is fully realigned. Attached to the Resolution is a binding letter of acknowledgement from the Petitioner stating that it understands the Resolution is not effective until the Vacating Conditions have been completed. Pursuant to F.S. 336.10, Public Notice of this public hearing was published in the Tampa Bay Times on October 29, 2025, and November 5, 2025. Staff Reference: V25-0018 – Lincoln Bend West, LLC. (ROW)

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

V25-0018

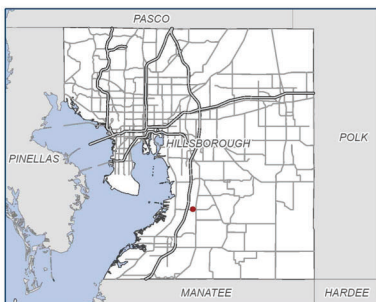
Lincoln Bend West, LLC (ROW)



Location

Legend

Terms



- Subject Properties
77552.0100 & 77553.5550
- ROW to be Vacated
22,823.5 SF (0.5239 Ac)
- Proposed Realignment
39,944.52 SF (0.917 Ac)
- Proposed Driveway B

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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.

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Hillsborough County
Florida

Performance, Data, & Analytics | Geospatial Services Division

601 E Kennedy Blvd
Tampa, FL 33602

SEC 07 TWP 31S RNG 20E

Vacating Petition V25-0018
Department Contact: Jarryd Dalfino
Petitioner: Lincoln Bend West LLC
Portion of Old Big Bend Road
Improved Public Right-of-Way
ROW Taking OR 3754-1350 & 3738-1486
ROW Transfer Book 3-19
Folios: 077553-5550 and 0775520-0100
Section 7, Township 31S, Range 20E

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, Lincoln Bend West LLC, a Florida limited liability company ("Petitioner"), has petitioned the Board of County Commissioners of Hillsborough County, Florida, in which petition said Board is asked to close, vacate, and abandon a portion of improved public right-of-way known as Old Big Bend Road described as follows:

**LANDS DESCRIBED IN EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.
SKETCHES ATTACHED HERETO FOR ILLUSTRATIVE PURPOSES ONLY
(hereinafter referred to as the "Vacate Area")**

WHEREAS, Hillsborough County is fee simple owner of the Vacate Area pursuant to (i) that certain Order of Taking as recorded in Official Record Book 3738, Page 1486 of the Public Records of Hillsborough County, (ii) that certain Order of Taking as recorded in Official Record Book 3754, Page 1350 of the Public Records of Hillsborough County, and (iii) R/W Transfer Book 3, Page 19 of the Public Records of Hillsborough County; and,

WHEREAS, the Petitioner and Hillsborough County each desire to realign and reconfigure Old Big Bend Road, which upon completion will benefit the health, safety, and welfare of the general public by improving traffic safety and the overall transportation network in the area; and

WHEREAS, the Petitioner proposes to construct a portion of the Old Big Bend Road realignment and to dedicate the relocated right-of-way and the associated improvements to Hillsborough County, as

generally depicted in **Exhibit "B"**, attached hereto and incorporated herein by reference (the "OBB Partial Realignment"); and

WHEREAS, to ensure the general public has full, uninterrupted access over Old Big Bend Road until such time the full realignment of Old Big Bend Road is complete and open to the public, the Petitioner will construct a temporary road the same or similar to that certain private road referred to as "Driveway B" as generally depicted in **Exhibit "C"** attached hereto; and

WHEREAS, to ensure the general public has full, uninterrupted access over Old Big Bend Road until such time the OBB Partial Realignment is completed and open to the public, the Petitioner acknowledges, understands, and agrees, that this Resolution shall not be effective as to the Vacate Area until such time the Vacating Conditions (as defined and set forth below) are satisfied; and

WHEREAS, the Petitioner has expressly and affirmatively agreed to the terms and conditions as set forth in this Resolution, which is reflected in the letter attached hereto as **Exhibit "D"** (the "Petitioner Letter"); and

WHEREAS, through the application of Florida Statute §336.12, the Petitioner will be the apparent fee simple title owner of the Vacate Area once the Vacating Conditions are satisfied and this Resolution is deemed effective; and

WHEREAS, the Board of County Commissioners finds that granting the petition to vacate the above-described portion of public right-of-way is in the best interest of the general public and does not violate any individual property rights, provided that such vacation and closure is not effective until the Vacating Conditions are completed and/or fully satisfied and a Notice of Completion (as defined below) is recorded in the Public Records of Hillsborough County; and,

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

WHEREAS, said petition came on for hearing before this Board of County Commissioners on November 12, 2025, and the same having been investigated and considered, and the representations and statements contained therein appear to be true:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS

OF HILLSBOROUGH COUNTY, FLORIDA, IN REGULAR MEETING ASSEMBLED THIS
12TH DAY OF NOVEMBER 2025:

1. Recitals. That the foregoing recitals are true, correct, and are incorporated herein by reference.
2. Effective Date of Vacation and Notice of Completion. Notwithstanding anything to the contrary as set forth herein, the closure, vacation, and abandonment of the Vacate Area shall not be effective until Hillsborough County records a notice of completion of the Vacating Conditions in the Public Records of Hillsborough County, Florida which shall be the same or similar form attached hereto as **Exhibit "E"** ("Notice of Completion"). The Effective Date of the vacation shall be the date the Notice of Completion is recorded in the Public Records.
3. Vacating Conditions. The following matters (collectively, the "Vacating Conditions") must be completed and/or fully satisfied prior to Hillsborough County recording the Notice of Completion:
 - a. OBB Partial Realignment. The Petitioner (or its successors and/or assigns) shall construct, at its sole cost and expense, and dedicate to Hillsborough County a realigned segment of Old Big Bend Road within its property located at 13117 Lincoln Road, Riverview Florida 33578 (currently identified as Folio 077552-0000).
 - b. Driveway B. Driveway B shall be constructed, and a temporary access easement shall be granted (by separate instrument) to Hillsborough County for the purpose of providing the public with temporary access, ingress, and egress rights over Driveway B to connect with the not-yet realigned portion of Old Big Bend Road. It is understood that the temporary public access easement is intended to terminate upon the full realignment of Old Big Bend Road.
 - c. Approved Plans. The OBB Partial Realignment and Driveway B must be constructed in conformance with plans approved by the Hillsborough County Development Services Department.
4. Procedures. Upon completion of the Vacating Conditions,

the Director of Development Services (or designee) shall provide a memorandum to the Petitioners and to the Director of Facilities Management & Real Estate Services Department affirming that the conditions stated herein have been complied with and that the Director of Facilities Management & Real Estate Services shall record the Notice of Completion in the Public Records of Hillsborough County, Florida.

5. Expiration. In the event the Vacating Conditions herein are not satisfactorily completed within four(4) years from the date of adoption of this Resolution, said Resolution shall be null and void and of no further force and effect. Furthermore, the Hillsborough County Board of County Commissioners may adopt a subsequent resolution repealing this Resolution in its entirety.
6. Vacation. That, upon Hillsborough County recording the Notice of Completion, the Vacate Area is hereby closed, vacated, and abandoned, and the right of the public and the County in and to that portion of the right-of-way is hereby renounced, disclaimed, and terminated in accordance with Florida Statutes §336.09, §336.10, and §336.12.
7. Indemnification and Hold Harmless. That the Petitioner and successors in title shall indemnify and hold harmless Hillsborough County from any claims, damages, expenses, and costs that result from damage to or destruction of any improvement, structure or property located within the above-described 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 way not vacated herein.
8. Notice of Adoption. 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.
9. Delegation of Authority. Hillsborough County Board of County Commissioners hereby delegates authority to the Director of Facilities Management & Real Estate Services to execute and record the Notice of Completion upon satisfactory completion of the Vacating Conditions.

10. Recording. 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 November 12, 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 12th day of November, 2025.

Victor D. Crist, CLERK

APPROVED BY COUNTY ATTORNEY

BY: Todd Sobel
Approved as to Form and Legal
Sufficiency

BY: _____
Deputy Clerk

EXHIBIT "A"

Description and Sketch of Vacate Area

(on following page)

SECTION 7, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

V25-0018

LEGAL DESCRIPTION :

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 7, THENCE RUN N00°06'02"W ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4, FOR 36.31 FEET TO THE PREVIOUS NORTH RIGHT OF WAY LINE OF BIG BEND ROAD AND THE **POINT OF BEGINNING**; THENCE CONTINUE N00°06'02"W ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4, FOR 0.42 FEET TO THE EXISTING NORTH RIGHT OF WAY LINE OF BIG BEND ROAD; THENCE RUN ALONG SAID EXISTING RIGHT OF WAY LINE FOR THE FOLLOWING 3 COURSES: 1) NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 20°10'32", AN ARC LENGTH OF 158.46 FEET AND A CHORD BEARING AND DISTANCE OF N77°27'55"E, 157.64 FEET TO A POINT OF TANGENCY, 2) N67°34'58"E FOR 269.38 FEET, 3) N41°24'13"E FOR 17.95 FEET; THENCE RUN S01°20'06"E FOR 80.89 FEET; THENCE RUN S00°01'18"E FOR 38.78 FEET TO THE PREVIOUS NORTH RIGHT OF WAY LINE OF BIG BEND ROAD; THENCE ALONG SAID PREVIOUS NORTH RIGHT OF WAY LINE OF BIG BEND ROAD FOR THE FOLLOWING FIVE COURSES: 1) S50°58'09"W, 30.94 FEET, 2) SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 17,133.73 FEET, A CENTRAL ANGLE OF 00°35'00", AN ARC LENGTH OF 174.44 FEET AND A CHORD BEARING AND DISTANCE OF S88°41'55"W, 174.44 FEET, 3) S01°00'36"E, 5.00 FEET, 4) SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 17,138.73 FEET, A CENTRAL ANGLE OF 00°00'30", AN ARC LENGTH OF 2.52 FEET AND A CHORD BEARING AND DISTANCE OF S88°59'40"W, 2.52 FEET, 5) SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 17,138.73 FEET, A CENTRAL ANGLE OF 00°43'20", AN ARC LENGTH OF 215.81 FEET AND A CHORD BEARING AND DISTANCE OF S89°17'12"W, 215.80 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 22823.5 SQUARE FEET OR 0.5239 ACRES, MORE OR LESS.

LEGEND:

POC - POINT OF COMMENCEMENT
POB - POINT OF BEGINNING
SQ.FT. - SQUARE FEET
MOL - MORE OR LESS
OR - OFFICIAL RECORDS BOOK

NOT A BOUNDARY SURVEY
Legal Description to Accompany Sketch

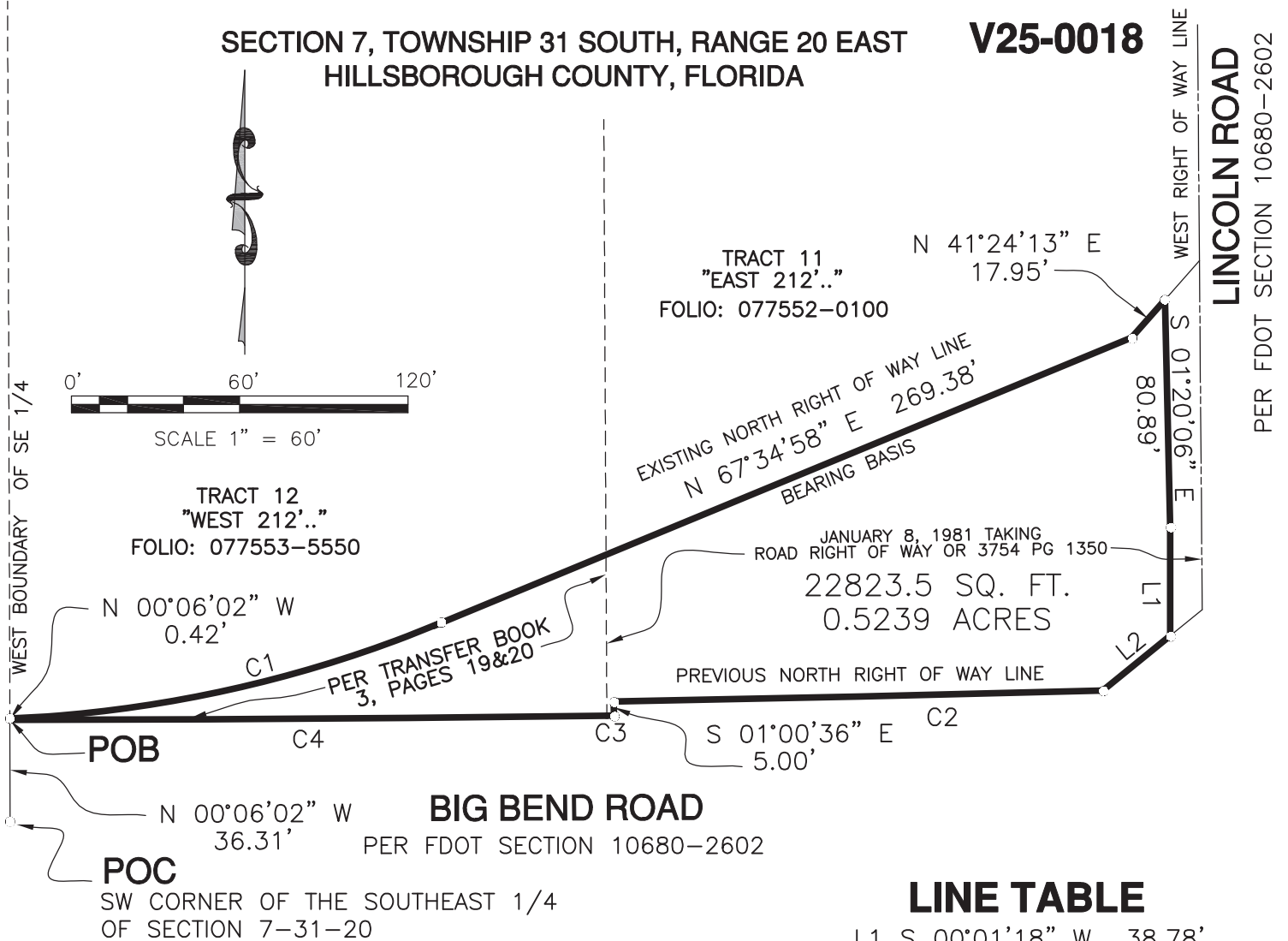
LINCOLN BEND WEST LLC - RIGHT OF WAY VACATION PARCEL

TERRAMETRIX, LLC
SURVEYING - PLANNING - GEOMATICS
State of Florida LB No. 8168
5353 GULF BLVD. SUITE 204A, ST. PETE BEACH, FL 33706 727-289-2113
WCWPLS4815@HOTMAIL.COM

DRAWN BY:	AAW	
APPROVED BY:	WCW	
DATE:	9-15-25	
FILE LOCATION:	22019	
JOB NUMBER:	22019	SHEET NO.: 1 OF 3

SECTION 7, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

V25-0018



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	450.00'	158.46'	157.64'	N 77°27'55" E	20°10'32"
C2	17133.73'	174.44'	174.44'	S 88°41'55" W	00°35'00"
C3	17138.73'	2.52'	2.52'	S 88°59'40" W	00°00'30"
C4	17138.73'	215.81	215.80'	S 89°17'12" W	00°43'20"

LEGEND:

POC - POINT OF COMMENCEMENT
 POB - POINT OF BEGINNING
 SQ.FT. - SQUARE FEET
 MOL - MORE OR LESS
 OR - OFFICIAL RECORDS BOOK

BEARING BASIS IS THE EXISTING
 NORTH RIGHT OF WAY LINE
 AS SHOWN ABOVE PER DEED

NOT A BOUNDARY SURVEY
 Sketch to accompany Legal Description

LINCOLN BEND WEST LLC - RIGHT OF WAY VACATION PARCEL

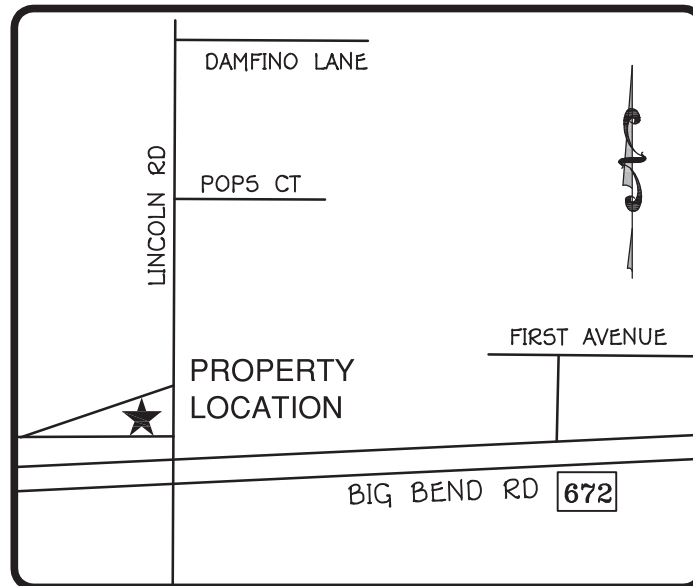
TERRAMETRIX, LLC
 SURVEYING - PLANNING - GEOMATICS

State of Florida LB No. 8168
 5353 GULF BLVD. SUITE 204A, ST. PETE BEACH, FL 33706 727-289-2113
 WCWPLS4815@HOTMAIL.COM

DRAWN BY:	AAW	
APPROVED BY:	WCW	
DATE:	9-15-25	
FILE LOCATION:	22019	
JOB NUMBER:	20062	SHEET NO.: 2 OF 3

SECTION 7, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

V25-0018



LOCATION MAP
NOT TO SCALE

LEGEND:

POC - POINT OF COMMENCEMENT
POB - POINT OF BEGINNING
SQ.FT. - SQUARE FEET
MOL - MORE OR LESS

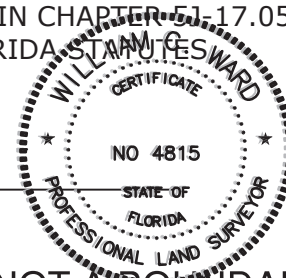
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS A TRUE REPRESENTATION OF A SKETCH AND LEGAL DESCRIPTION, PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE INTENT OF THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 51-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

WILLIAM C. WARD
PROFESSIONAL LAND SURVEYOR NO. 4815
STATE OF FLORIDA

9-15-25

DATE

**NOT A BOUNDARY SURVEY****LINCOLN BEND WEST LLC - RIGHT OF WAY VACATION PARCEL**

TERRAMETRIX, LLC
SURVEYING - PLANNING - GEOMATICS
State of Florida LB No. 8168
5353 GULF BLVD. SUITE 204A, ST. PETE BEACH, FL 33706 727-289-2113
WCWPLS4815@HOTMAIL.COM

DRAWN BY:	AAW	
APPROVED BY:	WCW	
DATE:	9-15-25	
FILE LOCATION:	22019	
JOB NUMBER:	22019	SHEET NO.: 3 OF 3

EXHIBIT "B"

Depiction of OBB Partial Realignment

(on following page)

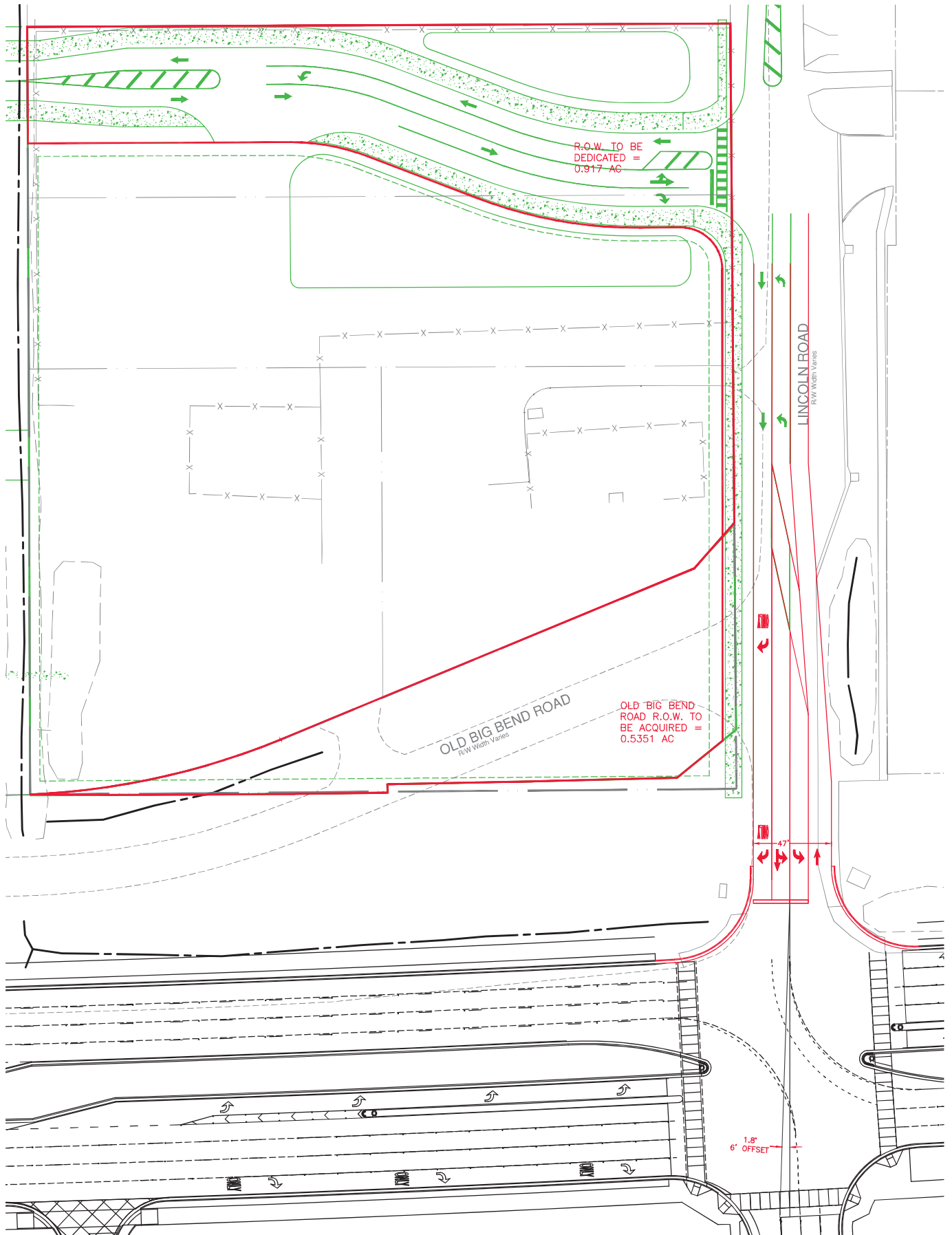


EXHIBIT "C"

Depiction of Driveway B

(on following page)

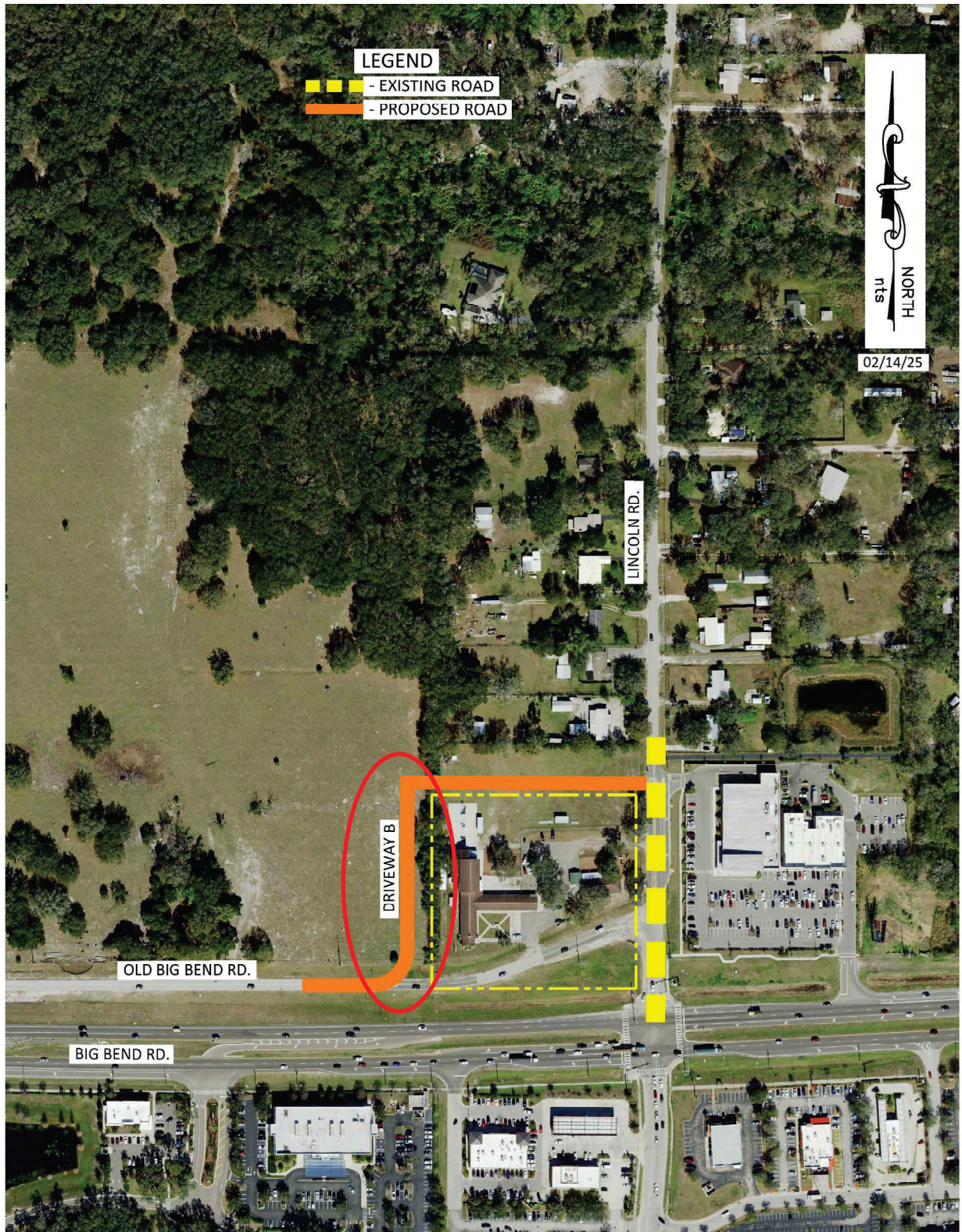


FIGURE 3
LINCOLN WEST
PROPOSED ROADWAY LIMITS



EXHIBIT "D"

Petitioner Letter

(on following page)

Lincoln Bend West LLC
5310 Harvest Hill Road
Suite 209
Dallas, TX 75230

October 28, 2025

Hillsborough County
Facilities Management and
Real Estate Services Department
Attn: John Muller, Director
601 E. Kennedy Blvd., 23rd Fl.
Tampa, Florida 33602

Re. Vacating Petition V25-0018 – Portion of Old Big Bend Road

Mr. Muller,

Lincoln Bend West LLC, a Florida limited liability company, as Petitioner for Vacating Petition V25-0018, hereby acknowledges and agrees that the applicable vacating resolution for this petition shall not be effective to close, vacate, or abandon the subject vacate area unless and until a Notice of Completion (as defined in the Resolution) is recorded by Hillsborough County, and that the conditions precedent to such recording are as follows:

1. That the OBB Partial Realignment (as defined in the Resolution) is constructed, at our sole cost and expense, and the right-of-way and roadway improvements are properly dedicated to Hillsborough County; and
2. Driveway B (as defined in the Resolution) is constructed and a temporary access easement is granted (by separate instrument) to Hillsborough County, for the purpose of providing the public with temporary access, ingress, and egress rights over Driveway B to connect with the not-yet realigned portion of Old Big Bend Road; and
3. That the OBB Partial Replacement and Driveway B are constructed in conformance with plans approved by the Hillsborough County Development Services Department.

We also acknowledge that, in the event the Vacating Conditions (as defined in the Resolution) are not satisfactorily completed within four (4) years from the date of adoption, the Resolution shall be null and void and of no further force and effect. Additionally, that the Hillsborough County Board of Commissioners may choose to adopt a sequent resolution repealing the original Resolution in its entirety.

This letter is intended to be a binding and irrevocable agreement by Lincoln Bend West, LLC, reflecting its knowledge and understanding of the Vacating Conditions for Vacating Petition V25-0018. Notwithstanding, in the event the Hillsborough County Board of County Commissioners denies approval of the petition, this letter shall be of no further force and effect.

[Signature on following page]

TP 32.
Witness Name: Thomas C Zielinski
Address: 5310 Harvest Hill Ct. #209
Dallas TX 75236
Witness Name: Kristin S. Holman
Address: 7604 Glen Albens Cir
Dallas, TX 75225

LINCOLN BEND WEST, LLC
a Florida limited liability company

By: [Signature]

Name: Donald Silverman

Its: Manager

Date: October 28, 2025

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument is hereby acknowledged before me by means of ☒ physical presence or
☐ online notarization this 28th day of October, 2025, by Donald Silverman, the manager of
Lincoln Bend West, LLC, a Florida limited liability company, on behalf of the company. Who ☒
is personally known to me or ☐ has produced _____ as identification.

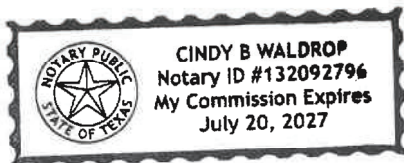
NOTARY PUBLIC

Sign: [Signature]

Print Name: Cindy B Waldrop

My Commission Expires: 7/20/27

(Notary Seal)



cc: Adam Gormly, Development Services Director (via email)
Todd Sobel, Assistant County Attorney (via email)
Anne-Marie Lenton, Division Director (via email)
Jarryd Dalfino, Section Manager (via email)

EXHIBIT "E"

Notice of Completion

(on following page)

Vacating Petition V25-0018
Department Contact: Jarryd Dalfino
Petitioner: Lincoln Bend West LLC
Portion of Old Big Bend Road
Improved Public Right-of-Way
ROW Taking OR 3754-1350 & 3738-1486
ROW Transfer Book 3-19
Folios: 077553-5550 and 0775520-0100
Section 7, Township 31S, Range 20E

NOTICE OF COMPLETION

WHEREAS, the Hillsborough County Board of County Commissioners adopted Resolution Number R25-_____ (the "Resolution") on November 12, 2025, recorded in the Public Records of Hillsborough County, Florida as Instrument No._____, regarding the petition of Lincoln Bend West, LLC to close, vacate, and abandon the Vacate Area, as defined and described in the Resolution, which was a portion of an improved public right-of-way known as Old Big Bend Road,; and

WHEREAS, the Resolution specified that the closure, vacation, and abandonment of the Vacate Area would not be effective until Hillsborough County records a Notice of Completion of the Vacating Conditions, as defined in the Resolution, in the Public Records of Hillsborough County, Florida, with the Effective Date of the vacating being the date the Notice of Completion is recorded; and

WHEREAS, the Vacating Conditions are complete.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that the Vacating Conditions required by Resolution R25-_____ have been completed and fully satisfied.

BE IT KNOWN that the closure, vacation, and abandonment of the Vacate Area pursuant to Resolution R25-_____, is complete. The Vacate Area is hereby closed, vacated, and abandoned, and the right of the public and the County in and to that portion of the right-of-way is hereby renounced, disclaimed, and terminated in accordance with Florida Statutes §336.09, §336.10, and §336.12. Effective as of the recording of this Notice of Completion.

[no further entries this page, signature page follows]

Signed, sealed and delivered
in the presence of:

Signature of Witness #1

Print Name of Witness #1

Address of Witness #1

Signature of Witness #2

Print Name of Witness #2

Address of Witness #2

HILLSBOROUGH COUNTY, a
political subdivision of the
State of Florida

By: _____
Director, Facilities
Management & Real Estate
Services

Print: _____

Date: _____

Approved as to form and legal
sufficiency:

By: Todd Sobel

Print Name: Todd Sobel

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of
☐ physical presence or ☐ online notarization this ____ day of
_____, 20__, by _____, as Director
of Facilities Management & Real Estate Services Department of
Hillsborough County, a political subdivision of the State of
Florida, ☐ who is personally known to me or ☐ who has produced
_____ as identification.

(SEAL)

NOTARY PUBLIC:

Sign: _____

Print: _____

My Commission Expires: _____

Placeholder for Notice of Hearing Affidavit

The following notice of the hearing was published on
October 29, 2025 and November 5, 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., Wednesday, November 12, 2025, to determine whether or not:

Vacating Petition V25-0018, a portion of improved deeded right-of way-known as Old Big Bend Road, adjacent to properties located at 10102 & 10104 Old Big Bend Rd, Riverview, FL (folios 077553-5550 and 077552-0100).

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.

VACATE PETITION # V25-0018 (Lincoln Bend West, LLC)

Portion of improved deeded right-of way-known as Old Big Bend Road

Adjacent to 10102 and 10104 Old Big Bend Rd, Riverview, FL

Folios: 077553-5550 and 077552-0100

Petitioner: Lincoln Bend West, LLC

☒ 1ST FEE (\$414.10) RECEIVED
☒ NOTICE OF HEARING AD PUBLISHED

☒ 2ND FEE (\$250.00) RECEIVED
☒ NOTICE OF HEARING SIGN POSTED

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

VACATING REVIEW COMMENT SHEET

DATE: 08/20/2025

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

VACATING PETITION:

V25-0018 (Lincoln Bend West, LLC) a portion of improved deeded right of way known as Old Big Bend Rd, adjacent to properties located at 10102 & 10104 Old Big Bend Rd, Riverview, FL (folios 077553-5550 and 077552-0100).

Reviewing Agency: 1. HC ADDRESSING / E911

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

☒	NO OBJECTION, this Agency consents to the vacating as petitioned.
☐	OBJECTION (If you have objections, check here, complete and sign below).

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

If YES:

(a) Please describe:

(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: Due to the realignment of Old Big Bend Rd and the creation of an Interim portion of Old Big Bend Rd, we will be required to update mapping used for emergency response as the project is evolving. The Interim north/south portion of Old Big Bend Rd will need to be renamed once the new portion of Old Big Bend Rd is developed further Westwest. See map on attached page 2.

Reviewed By: Deborah S. Franklin

Date: 08/20/2025

Email: franklinds@hcfi.gov

Phone: 813-264-3050



VACATING REVIEW COMMENT SHEET

DATE: 08/18/2025

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

VACATING PETITION:

V25-0018 (Lincoln Bend West, LLC) a portion of improved deeded right of way known as Old Big Bend Rd, adjacent to properties located at 10102 & 10104 Old Big Bend Rd, Riverview, FL (folios 077553-5550 and 077552-0100).

Reviewing Agency: 2. HC DEVELOPMENT SERVICES

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

☒	NO OBJECTION, this Agency consents to the vacating as petitioned.
☐	OBJECTION (If you have objections, check here, complete and sign below).

- 1) Do you currently use or have facilities in the vacate area? ☐ 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: 08/18/2025

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

Phone: 813-307-1707

VACATING REVIEW COMMENT SHEET

DATE: 8/15/2025

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

VACATING PETITION:

V25-0018 (Lincoln Bend West, LLC) a portion of improved deeded right of way known as Old Big Bend Rd, adjacent to properties located at 10102 & 10104 Old Big Bend Rd, Riverview, FL (folios 077553-5550 and 077552-0100).

Reviewing Agency: 3. HC PUBLIC UTILITIES

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

☒	NO OBJECTION, this Agency consents to the vacating as petitioned.
☐	OBJECTION (If you have objections, check here, complete and sign below).

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

If YES:

(a) Please describe:

(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: Clay Walker, E.I.

Date: 8/15/2025

Email: walkerck@hcfi.gov

Phone:

VACATING REVIEW COMMENT SHEET

DATE: 8/20/2025

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

VACATING PETITION:

V25-0018 (Lincoln Bend West, LLC) a portion of improved deeded right of way known as Old Big Bend Rd, adjacent to properties located at 10102 & 10104 Old Big Bend Rd, Riverview, FL (folios 077553-5550 and 077552-0100).

Reviewing Agency: 4. HC PUBLIC WORKS - STORMWATER

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

☒	NO OBJECTION, this Agency consents to the vacating as petitioned.
☐	OBJECTION (If you have objections, check here, complete and sign below).

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

If YES:

(a) Please describe:

No infrastructure other than a minor drainage ditch.

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

Please explain:

N/A

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

Please explain:

n/a

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

If YES:

(a) Please describe:

Removal of Old Big Bend Rd, and rerouted to the north through applicant's property will provide more usable drainage pond area than the 0.55 Ac vacated.

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

n/a

Additional Comments: No Objection to the vacate ROW from a drainage standpoint. No drainage infrastructure and removal of Old Big Bend Rd, and rerouted to the north through applicant's property, will provide more usable drainage pond area than the 0.55 Ac vacated.

Reviewed By: Ronald Steijlen

Date: 8/20/2025

Email: SteijlenR@HCFL.Gov

Phone: 813-307-1801

VACATING REVIEW COMMENT SHEET

DATE:

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

VACATING PETITION:

V25-0018 (Lincoln Bend West, LLC) a portion of improved deeded right of way known as Old Big Bend Rd, adjacent to properties located at 10102 & 10104 Old Big Bend Rd, Riverview, FL (folios 077553-5550 and 077552-0100).

Reviewing Agency: 5. HC PUBLIC WORKS - TRANSPORTATION

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

☒	NO OBJECTION, this Agency consents to the vacating as petitioned.
☐	OBJECTION (If you have objections, check here, complete and sign below).

1) Do you currently use or have facilities in the vacate area?

☒ YES ☐ NO

If YES:

(a) Please describe:

Yes, Old Big Bend Road runs east and west.

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

☒ YES ☐ NO

Please explain:

A new road meeting alignment criteria may be constructed North and West of the proposed vacate.

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

☐ YES ☒ NO

Please explain:

There is insufficient area for partial vacate.

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

☒ YES ☐ NO

If YES:

(a) Please describe:

Yes, the road is needed until replacement is provided.

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

☐ YES ☒ NO

There is insufficient area for partial vacate.

Additional Comments: Transportation does not object to the vacate as long as a replacement road meeting alignment criteria is provided prior to vacate.

Reviewed By: William Twaite

Date: 09/17/25

Email: twaitew@hcfi.gov

Phone: 813-541-7430

VACATING REVIEW COMMENT SHEET

DATE: 10/24/25

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

VACATING PETITION:

V25-0018 (Lincoln Bend West, LLC) a portion of improved deeded right of way known as Old Big Bend Rd, adjacent to properties located at 10102 & 10104 Old Big Bend Rd, Riverview, FL (folios 077553-5550 and 077552-0100).

Reviewing Agency: 6. HC PUBLIC WORKS - SYSTEMS PLANNING

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

☒	NO OBJECTION, this Agency consents to the vacating as petitioned.
☐	OBJECTION (If you have objections, check here, complete and sign below).

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

If YES:

(a) Please describe:

No infrastructure other than minor drainage ditch

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

Please explain:

N/A

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

Please explain:

N/A

- 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?

N/A

Additional Comments:

Reviewed By: Kim Nguyen-Hunsberger

Date: 10/24/25

Email: nguyenk@hcfi.gov

Phone: 813-307-1807

VACATING REVIEW COMMENT SHEET

DATE: 8/18/2025

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

VACATING PETITION:

V25-0018 (Lincoln Bend West, LLC) a portion of improved deeded right of way known as Old Big Bend Rd, adjacent to properties located at 10102 & 10104 Old Big Bend Rd, Riverview, FL (folios 077553-5550 and 077552-0100).

Reviewing Agency: 7. HC PUBLIC WORKS - STREET LIGHTING

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

☒	NO OBJECTION, this Agency consents to the vacating as petitioned.
☐	OBJECTION (If you have objections, check here, complete and sign below).

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

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: 8/18/2025

Email: EVilla@HCFL.GOV

Phone: 813-954-9754

VACATING REVIEW COMMENT SHEET

DATE:

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

VACATING PETITION:

V25-0018 (Lincoln Bend West, LLC) a portion of improved deeded right of way known as Old Big Bend Rd, adjacent to properties located at 10102 & 10104 Old Big Bend Rd, Riverview, FL (folios 077553-5550 and 077552-0100).

Reviewing Agency: 8. HC PUBLIC WORKS - SERVICE UNIT

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

☒	NO OBJECTION, this Agency consents to the vacating as petitioned.
☐	OBJECTION (If you have objections, check here, complete and sign below).

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

If YES:

(a) Please describe:
Ditch

(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: Juan O. Olivero Lopez

Date: 09/15/2025

Email: oliveroj@hcfi.gov

Phone: 813-399-2293 ext. 41539

VACATING REVIEW COMMENT SHEET

DATE: 8/28/2025

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

VACATING PETITION:

V25-0018 (Lincoln Bend West, LLC) a portion of improved deeded right of way known as Old Big Bend Rd, adjacent to properties located at 10102 & 10104 Old Big Bend Rd, Riverview, FL (folios 077553-5550 and 077552-0100).

Reviewing Agency: 9. HC ENVIRONMENTAL PROTECTION

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

☒	NO OBJECTION, this Agency consents to the vacating as petitioned.
☐	OBJECTION (If you have objections, check here, complete and sign below).

- 1) Do you currently use or have facilities in the vacate area? ☐ 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: Melissa Yanez

Date: 8/28/2025

Email: yanezm@epchc.org

Phone: 813-627-2600 x 1360

VACATING REVIEW COMMENT SHEET

DATE: 08/19/2025

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

VACATING PETITION: Hillsborough County has been petitioned by Lincoln Bend West, LLC to vacate a portion
of deeded right of way known as Old Big Bend Road, located adjacent to properties located at 10102 and 10104
Old Big Bend Road in Riverview, FL (folios 077553-5550 and 077552-0100).

Reviewing Agency: 10. HC FIRE RESCUE

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

☒ <u>XXX</u> NO OBJECTION by this agency to the vacating as petitioned. ☐ OBJECTION (If you have objections, check here, complete and sign below.

- 1) Do you currently use or have facilities in said area to be vacated?
☐ YES ☒ NO
 If YES, please explain:

- 2) Do you foresee a need for said area in the future?
☐ YES ☒ NO
 IF YES, please explain:

- 3) IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES";
 A) Could any portion of said area be vacated?
☐ YES ☒ NO
 If YES, please specify which portion may be vacated:

 B) Could said area be vacated subject to reserving an
 easement over all or part of area to be vacated?
☐ YES ☒ NO

- 4) If there are facilities in said area to be vacated, could they be
 moved at petitioner's expense if they so desire?
☐ YES ☒ NO

Additional Comments: _____

Reviewed By: MICHAEL HUDKINS, FIRE INSP.III Date: 08/19/25

Email: hudkinsm@hcfl.gov Phone: _____

VACATING REVIEW COMMENT SHEET

DATE:

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

VACATING PETITION:

V25-0018 (Lincoln Bend West, LLC) a portion of improved deeded right of way known as Old Big Bend Rd, adjacent to properties located at 10102 & 10104 Old Big Bend Rd, Riverview, FL (folios 077553-5550 and 077552-0100).

Reviewing Agency: 11. HC COMMUNITY & INFRASTRUCTURE PLANNING

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

☒	NO OBJECTION, this Agency consents to the vacating as petitioned.
☐	OBJECTION (If you have objections, check here, complete and sign below).

1) Do you currently use or have facilities in the vacate area?

☒ YES ☐ NO

If YES:

(a) Please describe:

Old Big Bend Road would be impacted by the vacation.

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

☒ YES ☐ NO

Please explain:

We understand the petitioner is in negotiation with Development Services to provide an alternate route. We support that effort in principle.

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

☐ YES ☒ NO

Please explain:

Theoretically possible, but not consistent with petitioner's intent as we understand it.

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

☒ YES ☐ NO

If YES:

(a) Please describe:

Connection provided by existing road is important and will need to be provided by alternate route if vacation occurs.

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

☒ YES ☐ NO

Any number of specific options are possible provided that alternate route is provided to the satisfaction of Development Services staff.

Additional Comments: We understand this request is contingent on provision of an alternate route and support it with those conditions being met.

Reviewed By: Christopher Fellerhoff

Date: 9/11/25

Email: fellerhoffc@hcfi.gov

Phone: 813.307.1856

VACATING REVIEW COMMENT SHEET

DATE: 8/28/2025

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

VACATING PETITION:

V25-0018 (Lincoln Bend West, LLC) a portion of improved deeded right of way known as Old Big Bend Rd, adjacent to properties located at 10102 & 10104 Old Big Bend Rd, Riverview, FL (folios 077553-5550 and 077552-0100).

Reviewing Agency: 12. HC PLANNING COMMISSION

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

☒	NO OBJECTION, this Agency consents to the vacating as petitioned.
☐	OBJECTION (If you have objections, check here, complete and sign below).

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

If YES:

(a) Please describe:

(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: Alexis Myers

Date: 8/28/2025

Email: myersa@plancom.org

Phone: 813-386-5983

VACATING REVIEW COMMENT SHEET

DATE: 10.24.2025

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

VACATING PETITION:

V25-0018 (Lincoln Bend West, LLC) a portion of improved deeded right of way known as Old Big Bend Rd, adjacent to properties located at 10102 & 10104 Old Big Bend Rd, Riverview, FL (folios 077553-5550 and 077552-0100).

Reviewing Agency: 13. CHARTER/SPECTRUM

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

☒	NO OBJECTION, this Agency consents to the vacating as petitioned.
☐	OBJECTION (If you have objections, check here, complete and sign below).

- 1) Do you currently use or have facilities in the vacate area? ☐ 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: Eric Oertel

Date: 10.24.2025

Email: eric.oertel@charter.com

Phone: 813.293.9729

VACATING REVIEW COMMENT SHEET

DATE: August 18, 2025

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

VACATING PETITION:

V25-0018 (Lincoln Bend West, LLC) a portion of improved deeded right of way known as Old Big Bend Rd, adjacent to properties located at 10102 & 10104 Old Big Bend Rd, Riverview, FL (folios 077553-5550 and 077552-0100).

Reviewing Agency: 14. TECO - PEOPLES GAS

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

☒	NO OBJECTION, this Agency consents to the vacating as petitioned.
☐	OBJECTION (If you have objections, check here, complete and sign below).

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

If YES:

(a) Please describe:

(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: _____

Briana Velez

Reviewed By: Briana Velez

Date: 08/18/2025

Email: Bvelez@tecoenergy.com

Phone: (813)-460-2040

VACATING REVIEW COMMENT SHEET

DATE: 8/20/2025

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

VACATING PETITION:

V25-0018 (Lincoln Bend West, LLC) a portion of improved deeded right of way known as Old Big Bend Rd, adjacent to properties located at 10102 & 10104 Old Big Bend Rd, Riverview, FL (folios 077553-5550 and 077552-0100).

Reviewing Agency: 15. TAMPA ELECTRIC COMPANY

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

☒	NO OBJECTION, this Agency consents to the vacating as petitioned.
☐	OBJECTION (If you have objections, check here, complete and sign below).

1) Do you currently use or have facilities in the vacate area?

☒ YES ☐ NO

If YES:

(a) Please describe:

Light pole, we do not foresee removal being necessary

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

☒ YES ☐ NO

Please explain:

If necessary, call One Source: (813) 635-1500

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

☒ YES ☐ NO

Please explain:

Engineering does not foresee the need for an easement in this area

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: Kami Gregory

Date: 8/20/2025

Email: kmggregory@tecoenergy.com

Phone: _____

VACATING REVIEW COMMENT SHEET

DATE:

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

VACATING PETITION:

V25-0018 (Lincoln Bend West, LLC) a portion of improved deeded right of way known as Old Big Bend Rd, adjacent to properties located at 10102 & 10104 Old Big Bend Rd, Riverview, FL (folios 077553-5550 and 077552-0100).

Reviewing Agency: 16. FRONTIER

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

☒	NO OBJECTION, this Agency consents to the vacating as petitioned.
☐	OBJECTION (If you have objections, check here, complete and sign below).

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

If YES:

(a) Please describe:

Frontier currently has a buried fiber cable running down the north side of Old Big Bend Rd, from Lincoln Rd, serving the First Baptist Church-East Bay. Please coordinate with Frontier Engineering when the demolition is planned, so Frontier facilities may be removed.

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

☒ YES ☐ NO

Please explain:

The existing fiber serves the First Baptist Church-East Bay, but would only need to be relocated if proposed construction required it, or the petitioner requests it at their expense.

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

☒ YES ☐ NO

Please explain:

Easement could be reserved but not required for no objection.

- 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: Once the demolition is planned, the Frontier facilities will be removed and the area may be vacated.

Reviewed By: Stephen Waidley

Date: 9/23/2025

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): Lincoln Bend West, LLC
Address: 5310 Harvest Hill Road, Suite 209
City: Dallas State: Texas Zip Code: 75230
Phone Number(s): 813-223-4800
Email address: kreali@stearnsweaver.com (swalker@stearnsweaver.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*): **Legal Description Attached**

Located in Section 07, Township 31, Range 20, Folio # 077552.0100 and 077553.5550

AGENT AUTHORIZATION - PLEASE COMPLETE IF APPLICABLE

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

Name(s): Kevin B. Reali, Esq.
Company: Stearns Weaver Miller
Address: 401 East Jackson Street, Suite 2100
City: Tampa State: Florida Zip Code: 33602
Phone Number(s): 813-223-4800
Email address: kreali@stearnsweaver.com (swalker@stearnsweaver.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:

Petitioner desires to redevelop Petitioner's property adjacent to the subject right-of-way. Development Services requires realignment of transportation facilities in the immediate area of Petitioner's to permit development of Petitioner's property. Petitioner desires to re-route the roadway within the subject right-of-way to the northern portion of Petitioner's property and dedicate right-of-way for the same concurrent with development of Petitioner's property. On May 7, 2025, the Board of County Commissioners agreed to include the subject right-of-way in Petitioner's application to rezone Petitioner's property for redevelopment. The rezoning includes a new traffic pattern in the northern portion of Petitioner's property that realigns the transportation facilities to provide better intersection separation. This petition would vacate the right-of-way for development with a delayed effect to ensure the new traffic pattern is provided before the vacating is given full effect.

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.

All adjacent property owners have signed and acknowledged the Petition via the attached Signature Page for adjacent owners.

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:

N/A

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.):

N/A

Please review and initial:

1.  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.  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.  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.  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.  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.  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.  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.  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.  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

Donald L. Silverman, as Manager*

5310 Harvest Hill Road, Suite 209

Dallas, Texas 75230

Printed name and title if applicable

*of Lincoln Bend West LLC, a Florida
limited liability company

Printed name and title if applicable

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 13th day of August, 2025, by Donald L. Silverman, as Manager* who is/are personally known to me or who has produced _____ as identification.

NOTARY PUBLIC:

Signature:

Suzanne J. Walker

(SEAL)

Printed Name:

Suzanne J. Walker

Title or Rank:

Notary

*of Lincoln Bend West LLC, a Florida limited liability company, on behalf of said entity

Serial / Commission Number:

HH 494944

My Commission Expires:

6/20/2028



PETITION
Page 4 of 4

Submission email: RP-Vacating@HillsboroughCounty.org

REV. 2022

**ROW VACATION
REIMBURSEMENT FEE COMPUTATION**

REQUESTED BY: Lincoln Bends West LLC
LOCATION: Old Big Bend Road

DATE 10/28/2025

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
Existing Road 22' wide two-lane resurfaced 2024 by County	1,222	SY	\$11.64	\$14,224.08

ASSET REPLACEMENT VALUE **Total** **\$14,224.08**

DEPRECIATION FACTOR

Engineer's Best Judgement (Visual)	60%	60.00
PM Periodic Road Evaluation		
TMD Road Rating [(10-Priority)x100]		
Road Life Cycle Cost Chart (40 year cycle)		0
	Total	60.00

ASSETS DEPRECIATED VALUE

Improvements Value x (100-Depreciation Factor)/100

ASSET REPLACEMENT VALUE LESS DEPRECIATION **\$5,689.63**

OTHER RELEVANT FACTORS - DEDUCTIONS

		Rate/SY	PV of \$1.00 @ 5% Per 40years \$\$*	
Improvements Made by Petitioner -	Pvmt. Area SY			
	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	
	2.00	\$166	\$17.16	\$5,689.63
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	
				\$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	
		\$0.31	\$17.16	\$0.00
			Total	\$5,689.63

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