



Legislation Text

File #: V21-0003, **Version:** 1

Vacating Petition by 29:11 County Line LLC and Fairway-Livingston, LLC to vacate a portion of maintained public right-of-way adjacent to Folio Nos. 32951-0000, 32951-0005, and 32956-0000, in Lutz.
Adopt a Resolution vacating a portion of maintained public right-of-way known as Old Livingston Avenue, according to Maintained Right-of-Way Map Book 2, Page 42, of the public records of Hillsborough County, and being more particularly described in the Resolution. The proposed vacate area is located adjacent to Folio No. 32951-0000, 2701 East County Line Road, and Folio No. 32956-0000, with no physical address, both owned by Fairway-Livingston, LLC, and Folio No. 32951-0005, 2651 East County Line Road, owned by 29:11 County Line LLC, generally lying south of East County Line Road (Collier Avenue), and east of Livingston Avenue, in Lutz, and consists of approximately 22,456 square feet (0.52 acres). The primary purpose of this vacating petition is in furtherance of Co-Petitioner Fairway-Livingston, LLC's intent to develop a new shopping center on their property. Secondly, Co-Petitioner 29:11 County Line LLC intends to develop a gas station/convenience store on their property. Approval of this vacate petition will (i) eliminate the potential of commercial traffic arising from the new developments into adjacent residential neighborhoods, and (ii) allow for the Petitioners to incorporate and provide ongoing maintenance to the proposed vacate area. Reviewing departments, agencies, and utility providers have raised no objections to this request. The Planning Commission finds the proposed vacating consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County. The Environmental Protection Commission has stated there is a wetland ditch that is considered as noticed exempt and thus could be removed and therefore the EPC has no objection to the vacate request. The financial impact associated with this item consists of required advertising per statute, recording fees and processing, estimated to be less than \$175.00, which are paid by the Petitioners.