

City of Coconut Creek InterOffice Memorandum

To: Planning and Zoning Board

Date: October 14, 2020

From: W. Scott Stoudenmire, AICP
Director of Sustainable Development

Subject: Residence Inn
Vacation of Easement (Water)

Applicant/Agent: Jane Storms, Pulice Land Surveyors, Inc.

Owner: CC Drainage POA Inc.

Requested Action/Description: Vacation of Easement

Location: 5730 State Road 7

Legal Description: A portion of the 12-foot wide water easement recorded in instrument number 113470243, being a portion of Parcel "A", "Grove Parc Plat", according to the plat thereof as recorded in Plat Book 178, Page 146, both of the public records of Broward County, Florida

Size: 2,421 square feet more or less

Existing Zoning: PCD, Planned Commerce District

Existing Use: Commercial storm water (retention)

Future Land Use Plan Designation: Commercial

Platted: Grove Parc Plat

Plat Restriction: Parcel A-1 is restricted to 45,000 square feet of commercial recreation with 13 dormitory rooms, and Parcel A-2 is restricted to a 105 room hotel. The easternmost 4.5 acres of this plat is further restricted to uses permitted under the Commercial designation of the Broward County Land Use Plan.

Requested Action:

The applicant/agent, Jane Storms, Pulice Land Surveyors, Inc., on behalf of the owner, CC Drainage POA Inc., is seeking approval for the vacation of a portion of a 12-foot utility easement (water) within a portion of Parcel "A", of the Grove Parc Plat, located at 5730 State Road 7.

Project Description:

The subject property is part of the Grove Parc Planned Commerce District (PCD), which includes the Hampton Inn Hotel, ATT Mixed Martial Arts facility (ATT) and the Residence Inn by Marriott. On July 9th, 2014, the Planning and Zoning Board approved a site plan application for the development of ATT within the PCD, which included a water service line connection. Although

the Hampton Inn was approved on July 11th, 2012, and thus existing at the time, the need for water service and easement dedication, was proposed during site plan review for the ATT facility.

On August 11th, 2016, the City of Coconut Creek City Commission accepted a 12 foot waterline easement by Resolution 2016-189. Since then, the Residence Inn by Marriott was developed on the final vacant parcel within the PCD, and new water service lines have been provided as required, and thus a portion of the previously dedicated easement is no longer needed.

In response to a request from City engineering staff, the applicant has submitted this vacation of easement application. The existing water line that ran through this portion of the easement has been abandoned and a new easement is required to serve the development. Once approved, the vacation of this easement will ensure no future utility conflicts within the site.

As required, the applicant has provided a letter of no objection from The City of Coconut Creek, as well as other utility agencies.

Public Involvement:

Per Section 13-36.2, property owners within 500 feet of the subject property were notified by mail of the vacation of easement request and invited to attend the Planning and Zoning Board meeting. One hundred and sixty-six (166) notices were mailed by the City on September 30, 2020.

A notice of vacation of easement public hearing sign was also posted on the property 14 days prior to the Planning and Zoning Board meeting.

To date, staff has not received any public inquiries related to the project.

Staff Recommendation:

City staff has reviewed the application and finds the proposed vacation of easement to be in compliance with Section 13-36.2 of the City of Coconut Creek Land Development Code, "Procedures for acceptance or conveyance/vacation/abandonment of specific purpose easements" and recommends approval.

However, prior to final approval, the following comments must be addressed:

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit.

LA/WSS/ae

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Attachments:

- Aerial Photo
- DRC Report
- Exhibits
- Resolution No. 2016-189