

City of Coconut Creek

InterOffice Memorandum

To: Planning and Zoning Board

From: W. SCOTT SToudenMIRE, AICP
Deputy Director of Development Services

Date: April 12, 2017

Subject: Infiniti of Coconut Creek
Vacation of a Portion of a 12-
Foot Utility Easement (Water)
Agenda Item No. 9

Applicant/Agent: Jay Huebner, HSQ Group, Inc.

Owner: TT of Sample, Inc.

Requested Action/Description: Vacation of Utility Easement (Water)

Location: 5501 W. Sample Road, Coconut Creek, FL 33073

Legal Description: A portion of Tract "B" of the Commerce Center of Coconut Creek Plat as recorded in Plat Book 131, Page 30 of the Public Records of Broward County, Florida

Size: 9.68± acres

Existing Zoning: Regional Shopping (B-4) and PCD (Planned Commerce District)

Existing Use: Car Dealership

Future Land Use Plan Designation: RAC (Regional Activity Center)

Platted: Commerce Center of Coconut Creek Plat

Plat Restriction: NA

Requested Action

The applicant, Jay Huebner, of HSQ Group, Inc. is requesting the vacation of a portion of a 12-foot utility easement (Water) located within Tract "B" of the Commerce Center of Coconut Creek Plat.

Project Description

The property owner wishes to expand the existing automobile service center (see site plan application). The proposed building location is on top of an existing water main easement for the City of Coconut Creek Utilities Department. The proposed design will relocate the water main around the proposed building to maintain water to the property. The easement is required to be vacated as part of the water main relocation. A new easement will be dedicated at the time the water main is installed.

Public Involvement:

Per Section 13-36.1(e)(1)(c), property owners within 300 feet of the subject property (9 property owners) were notified by mail of the vacation of easement request and invited to attend the Planning and Zoning Board meeting. To date, staff has not received any public inquiries related to the project.

Analysis and Findings

The City's Engineering and Utility Department has reviewed the application and will coordinate with the applicant on the relocation of utilities and the recordation of the new easement that will be required.

In summary, the vacation of easement is in substantial compliance with the City's Land Development Code. However, prior to final approval, the following comments must be addressed:

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

Staff Recommendation:

Staff has reviewed the application and finds the proposed vacation of easement, subject to the above conditions, to be in compliance with Section 13-36.1 of the City of Coconut Creek Land Development Code, Vacation and Abandonment of Streets and Easements, and recommends approval.

LA:WSS:jw

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Attachments

DRC Report

Exhibit