



Legislation Text

File #: ORD 2017-019, Version: 1

AGENDA ITEM REPORT

TITLE:

AN ORDINANCE VACATING, RELEASING, AND ABANDONING A PORTION OF A 12-FOOT SEWER UTILITY EASEMENT FOR THE PROJECT KNOWN AS INFINITI OF COCONUT CREEK LOCATED NORTH OF SAMPLE ROAD AND EAST OF NORTH STATE ROAD 7. (SECOND READING)(PUBLIC HEARING)

BACKGROUND:

This item was approved on First Reading at the May 11, 2017, City Commission Meeting.

The applicant, Jay Huebner of HSQ Group, Inc., on behalf of the owner, TT of Sample, Inc., is requesting the vacation of a portion of a 12-foot sewer utility easement located within a portion of Tract "B" of the Commerce Center of Coconut Creek Plat.

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 sewer line and easement for the City of Coconut Creek Utilities Department. The proposed design will relocate the sewer line around the proposed building to maintain sewer service to the property. A new easement will be dedicated at the time the sewer line is installed.

DISCUSSION:

The City's Development Review Committee (DRC) has reviewed this request in conjunction with the proposed site plan. The City's Utilities and Engineering Department will coordinate with the applicant on the relocation of utilities and the recordation of the new easement that will be required.

PUBLIC INVOLVEMENT:

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

RECOMMENDATION:

The Planning and Zoning Board, at its April 12, 2017, meeting, recommended approval of this vacation of sewer utility easement.

FISCAL IMPACT: N/A