



PROJECT NARRATIVE

PROJECT NAME: French Village (*Pat's Place Parcel "A"*)
CASE: #12-M-12 Vacation of Platted Utility Easements
LOCATION: 101 SE 9th Street, 104 and 108 SE 8th Street
AUTHOR: Linda C. Strutt, AICP
DATE UPDATED: May 14, 2014

The applicant has combined Parcel "A" of *Pat's Plat* (PB 154, Page 5, B.C.R.) with the adjacent platted lots (Lots 2, 4 and 9) and plans to construct a multi-family residential project with parking garage on the site. In order to accommodate the proposed structure, it is necessary to vacate the network of platted utility easements within Parcel "A". The site plan was submitted for DRC review concurrently with the vacation application. The project narrative accompanying that application addresses the project itself. This narrative focuses on the easements and proposed vacation.

When the subject property was platted in 1993, there was no proposed plan for development. A 10-foot perimeter utility easement was dedicated adjacent to SE 9th Street and a 6-foot utility easement was granted adjacent to Lot 4 for future use. The east-west utility easement traversing Parcel "A" was granted to accommodate existing electrical and cable facilities.

The structures existing on Lots 2, 4 and 9 will be demolished to accommodate the redevelopment project. The development proposed for this site, including the parking, will be encompassed within a structure that will occupy most of the site. No surface parking is proposed. Existing utilities will need to be relocated/removed.

The franchise utilities have indicated no objection to the proposed vacation provided existing facilities are relocated/removed and easements provided elsewhere as necessary to accommodate relocated facilities. The Property and Right-of-Way Committee reviewed the request and recommended approval.



ULDR NARRATIVES

PROJECT NAME: French Village: Easement Vacation
CASE: #12-M-12 Level IV Vacation of Easements
LOCATION: 101 SE 9th Street, 104 and 108 SE 8th Street
AUTHOR: Linda C. Strutt, AICP
DATE UPDATED: May 15, 2014

Sec. 47-24.7. Vacation of easement.

A. *Vacation of easement (city commission).*

4. Criteria. An application for a vacation of an easement shall be reviewed in accordance with the following criteria:

a. The easement is no longer needed for public purposes.

The subject network of easements was dedicated by *Pat's Plat* within Parcel "A" primarily to serve the utility needs of unplanned future development. The proposed development of Parcel "A" and redevelopment of the adjacent lots into one project modifies the service needs. While the east-west easement traversing the site is currently being used by FPL and Comcast, these facilities can be relocated and continue to serve the current public purposes.

and

b. All utilities located within the easement have been or will be relocated pursuant to a relocation plan; and the owner of the utility facilities has consented to the vacation; or a portion of the easement area is maintained; or an easement in a different location has been provided for the utility facilities by the owner to the satisfaction of the city; or any combination of same.

Florida Power and Light and Comcast have indicated that there are active facilities located within the 5-10 foot wide east-west easement which will need to be relocated at the applicant's expense. A relocation plan has been developed. The other franchise utilities have been contacted and have confirmed that there are no utility facilities located within the subject easement. Public Works states that it appears there are no existing municipal utility facilities located within any of the subject easements.

Sec. 47-25.2. Adequacy requirements.

A. Applicability. The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.

The proposed utility easement vacation will not affect the adequacy of public services and facilities as the easements are not being used to accommodate municipal public utilities and their location does not coincide with plans for existing or future service. The development project for this site is the subject of a separate DRC application which addresses each section of the Adequacy Requirements - Sec. 47-25.2.