

PMG Asset Services, LLC

Project: Quantum at Flagler Village

Case: E15002

Location: Between Federal Hwy & NE 5th Av., and between NE 7th St. & NE 8th St.

Date: July 29, 2015

Narrative:

Quantum at Flagler Village consists of a hotel with 137 suites, two apartment towers with 328 units combined, 21,000 sqf of retail, and a parking garage. The project has received DRC approval, except for a ROW vacation, and this easement vacation.

When the subject property was platted in 1912, the rear 7.5' of each lot was reserved as an alley. The alley was vacated in 1987 by Ordinance C-87-67. However, said Ordinance also reserved an easement over the vacated alley. The individual easements of the back-to-back lots create a 15' easement, in a north-south direction, between NE 7th St. and NE 8th St., also known as block 292 of the Progresso Plat.

In the northern and southern thirds of the stretch between NE 7th and 8th streets, we are requesting to vacate the entire 15' easement. However, in the middle of the block, we do not own both sides of the easement, so we are requesting to vacate the eastern 7.5' only.

All utility providers have issued letters indicating that they have no exiting utility lines in the easement, nor do they have any intention of placing any in the future. The easement cuts through the middle of the residential towers and parking garage, and must be vacated in order to accommodate the new buildings.