

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

Response to Criteria:

Sec. 47-24.7 - Vacation of easement-

4. *Criteria.* An application for a vacation of an easement shall also be reviewed in accordance with the following criteria:
 - a. The easement is no longer needed for public purposes.
 - 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 by the utility facilities by the owner to the satisfaction of the city; or any combination of same.

Response- 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 The easement is a remnant of an outdated vision for the neighborhood, which expected services to be provided to individual lots via an easement in their rear. This vision has been rendered irrelevant by a more modern urban design which utilizes the property more efficiently.

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.

Response- The proposed utility easement vacation will not affect the adequacy of public services and facilities since the easement is not in use, nor are there plans to use it in the future. The new project will reduce the impact on the efficiency of these services by utilizing a more modern design.