

**Agenda Item:** 2.g

**Meeting Date:** October 1, 2020

## MEMORANDUM

**To:** City Commission

**Date:** 2020-09-15

**From:** Jorge Quintas, Public Works & Utilities Director/Engineer

**Subject:** RESOLUTION 20-24 regarding Application No. 20-1V, Request to vacate 644 SF of an existing 'Non-Exclusive Easement' on the NW portion of Lot 6, on the property located at 230 Causeway Blvd, Dunedin, FL.

**Presenter(s):** Jorge M. Quintas, P.E., Director, PW & Utilities Dept. | City Engineer

**Recommend:** Staff recommends adoption of Resolution No. 20-24, and approval of Application No. 20-1V, vacating 644 SF of an existing 'Non-Exclusive Easement' on the NW portion of Lot 6, on the property located at 230 Causeway Blvd, in order to facilitate construction of the proposed Dunedin Townhome Project.

**Epic Goal(s):** Goal #4 - Be the statewide model for environmental sustainability stewardship.

**Boards & Committees:** N / A

**Budget Impact:** None

**Past Action:** In 2002, a "T-Type Turnaround" easement was vacated at the end of Bunker Hill Lane (Bk 14376 Pg 440); that easement was replaced with a 14 foot wide by 46 foot long easement solely located on the property referenced herein, at 230 Causeway Blvd, Dunedin.

**Next Action:** None

**Attachments:** [A - Resolution #20-24 \(Vacation of Non-Exclusive Easement-230 Cswy Blvd\).pdf](#), [B - Application 20-1V, Proof of Ownership, Letters of No Objection.pdf](#), [C -](#)

**Background:**

The City's Land Development Code requires a legislative Public Hearing to vacate City Right-of-Way, or City Utility Easements. This application is for the vacation of an existing 'Non-Exclusive Easement' on the NW portion of Lot 6, on the property located at 230 Causeway Blvd, Dunedin, FL. In 2002, a "T-Type Turnaround" easement was vacated at the end of Bunker Hill Lane (O.R. Book 14376, Page 440); that easement was subsequently replaced with a 14 foot wide by 46 foot long easement solely located on the property referenced herein.

The applicant has indicated the current easement is not being utilized and is unpaved. Vacating this easement will allow this vacant parcel to be developed as noted on the Site Plan contained in Exhibit 'B', attached hereto.

Duke Energy, Clearwater Gas System, Florida Gas Transmission Company, Crown Castle Fiber, Frontier Communications, and Bright House Networks have provided "Letters of No Objection" to the requested vacation of the referenced easement. The City's Utilities Division has no facilities in the area of this easement, and thus has no objection to the requested easement vacation.

As a result, City staff has no objection to the requested vacation subject to the following conditions / clarifications:

1. The developer shall provide for Solid Waste & Recycling Collections adjacent to the proposed Townhome project, along the western edge of Woodette Drive, as the City's weekly collections will not occur along Bunker Hill Lane. The developer will install at their expense, concrete pads designated for the associated Solid Waste receptacles;
2. The developer has coordinated with the Fire Department regarding this requested easement vacation, and no objection was offered.

Therefore, as it has been determined there exists no current public need for retaining the referenced "Non-Exclusive Easement" on the property located at 230 Causeway Blvd, Dunedin, as noted herein. As such, staff hereby recommends adoption of Resolution No. 20-24.