



Legislation Details (With Text)

File #: R-2015-254 **Version:** 1 **Name:** Value Store It
Type: Resolution **Status:** Passed
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Title: A Resolution Of The City Commission Of The City Of Hollywood, Florida, Authorizing The Appropriate City Officials To Execute A Utility Easement Attached Hereto As Exhibit "A" And The Agreement For Public Improvements Between Value Store It Hollywood, LLC And The City Of Hollywood Attached Hereto As Exhibit "B, In Accommodation Of Redevelopment Efforts At 2057 Taft Street.

Sponsors:

Indexes:

Code sections:

Attachments: 1. RESOLUTION.pdf, 2. EXH A -EAS.pdf, 3. EXH B - AGR.pdf, 4. BACKUP.pdf, 5. Location Map.pdf, 6. tervaluestoreit.pdf

Date	Ver.	Action By	Action	Result
8/26/2015	1	Regular City Commission Meeting	adopt	Pass

A Resolution Of The City Commission Of The City Of Hollywood, Florida, Authorizing The Appropriate City Officials To Execute A Utility Easement Attached Hereto As Exhibit "A" And The Agreement For Public Improvements Between Value Store It Hollywood, LLC And The City Of Hollywood Attached Hereto As Exhibit "B, In Accommodation Of Redevelopment Efforts At 2057 Taft Street.

Staff Recommends: Approval of the Attached Resolution.

Explanation:

Jabfer, Inc. is the owner of that parcel of land located at 2057 Taft Street which is proposed for redevelopment ("Development Property"). Value Store It Hollywood, LLC, as the Developer, intends to purchase the Development Property from the Owner to construct a new self-storage facility in accordance with approved Site Plan 07-DPV-30, which said Development Property incorporates a portion of a platted Alley that was vacated and deeded to the Owner's predecessor in title by the City back in the 1950's. The City vacated the platted Alley via Ordinance No. 940 and also deeded the northern half of the Alley to the then owner of the Developer Property via an Indenture recorded in OR Book 309, Page 554 in accommodation of an Alley reconfiguration and future development of the properties within the block.

In conjunction with the Alley vacation, public utilities serving the Development Property and

the adjacent City property located at 2032 Wilson Street which currently serves as the City's Eastside Compound (the "City Property") were knowingly placed over and upon the southern boundary of the City Property without benefit of a utility easement. In order to accommodate the new self-storage facility development plan, the Developer is requesting that the public utilities running overhead upon the City Property be placed underground, and the existing encumbered utility area be resolved through the granting of a 10' wide Utility Easement by the City which is attached as Exhibit "A" to the Resolution. As part of their request, the Developer is proposing to implement the undergrounding of the existing public utilities and incur all costs associated with undergrounding the utility facilities to and include the re-establishment of service to all affected properties, and any and all associated restoration. These understandings are more particularly outlined in the Agreement for Public Improvements (the "Agreement") attached as Exhibit "B" to the Resolution.

The Developer and the City desire to enter into this Agreement to provide for the timely and appropriate undergrounding of utility services currently occupying the encumbered utility area to the satisfaction of the City and affected utilities. The Agreement will not be executed by the City until conveyance of the Development Property to the Developer has occurred.

Recommended for inclusion on the agenda by:

Wazir Ishmael, Ph.D., City Manager

Gus Zambrano, Assistant City Manager/Sustainable Development

Sylvia Glazer, Director, Public Works

Jonathan Vogt, City Engineer/ Deputy Public Works Director