



Legislation Text

File #: PO-2018-19, **Version:** 2

An Ordinance Of The City Of Hollywood, Florida, Vacating A Portion Of The Platted Alley Lying Within Block 58 Of The Plat Of "HOLLYWOOD", Plat Book 1, Page 21; Providing A Severability Clause, A Repealer Provision, And An Effective Date. (VA-18-03)

Staff Recommends: Approval of the Attached Ordinance.

Explanation:

MG3 Hollywood, LLC is the owner of the property, Block 58, located within the municipal boundaries of the City of Hollywood, at the northeast corner of US1 and Van Buren Street. Block 58 was platted in 1921 under the Plat of "HOLLYWOOD" creating 24 lots, each with access to a perimeter road network and an interior 14' wide service alley providing utility and service access for each of the lots. The Owner is proposing to construct a mixed-use residential and commercial project on Lots 1 through 9, Lots 16 through 19 and Lot 24 which would incorporate the western 265' of the current alley right-of-way. An application (VA-18-03) was submitted by the Owner for review and approval to vacate the said western 265' of the 14' wide service alley. The remaining eastern portion of the Alley is under an Easement Agreement which was recorded in the Public Records of Broward County in Official Record Plat Book 46652, Page 297 for continuity and access to North 17th Avenue. Connectivity from the eastern portion of the Alley to Van Buren Street to the South will be provided through a separate alley easement document along with construction provisions to maintain continuity to Van Buren Street and the remaining alley segment to the east as a condition prior to the vacation becoming effective.

Existing utilities relocation within the alley vacation area will be required and the vacation ordinance reflects language subjecting all relocation to be completed satisfactorily as a condition prior to the ordinance becoming effective.

A Unity of Title to consolidate the multiple lots of the project will also be required as a condition prior to the ordinance becoming effective.

The City of Hollywood Engineering Division has processed the appropriate alley vacation application, and as a part of this process, the Engineering Division sent written requests to other affected utility agencies that they review the application and respond in writing with any objections they may have to the requested vacation. The written request from Engineering

Division clearly states that if the agency does not respond within the period specified in the request, the City will assume that the agency has no objections to the requested vacation. All affected utility agencies have no objection to the requested vacation.

Staff has determined said vacation to be consistent with the City's Code and Comprehensive Plan objectives and that the subject right-of-way is not required for public use, and the proposed vacation bears a reasonable relationship to the health, safety and welfare of the citizens of Hollywood, Florida.

Staff recommends approval of the vacation request.

Recommended for inclusion on the agenda by:

Dr. Wazir Ishmael, City Manager

Gus Zambrano, AICP, Assistant City Manager/Sustainable Development

Shiv Newaldass, Interim Director, Development Services

Luis Lopez, PE, City Engineer