



TO: Honorable Mayor and Members
of the City Commission

DATE: March 11, 2002

GENERAL MANAGER CONSENT #002461

FROM: Michael L. Kurtz, General Manager

SUBJECT: Partial Release of Easement
6900-7100 Block, NW 11th Place

Recommendation:

The City Commission: 1) approve the partial release of a public utility easement; and 2) authorize the Mayor and Clerk of the Commission to execute the Partial Release of Easement, substantially in the form on file, subject to approval by the City Attorney.

Explanation:

In 1973, the owner of a parcel of property located in the 6900-7100 block of NW 11th Place, granted the City a public utility easement for the installation, operation and maintenance of public utility facilities to provide service to a proposed commercial office park. FJS Real Estate, LLC recently purchased one of the vacant parcels in the commercial office park, located in the 7000 block of NW 11th Place, for development of the Schilling Medical Office.

The engineering firm, Water and Air Research, as agent for the owner, has requested a partial release of the existing easement to accommodate the proposed development on the owner's site. As part of the development requirements for the property, a concrete retention basin must be constructed along the eastern side of the property. A portion of the retention basin would lie within and conflict with the existing easement located in the same area.

Upon review of this request by staff, it was determined that no existing electric, water, sanitary sewer or natural gas facilities exist within the area of the easement requested for release. Staff has approved the request for the partial release of easement along a portion of the east side of the owner's property.

Prepared by: *Patricia A. Moore*
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Utilities Administrative Services Director

Submitted by: *Michael L. Kurtz*
Michael L. Kurtz, General Manager

MLK:PAM: AMM