

# STAFF REPORT REGULAR MEETING

**AGENDA DATE:** December 5, 2023

**DEPARTMENT:** Community Sustainability

**TITLE:**

Establishment of a Temporary Easement for the Abandoned Alley Between the Historic Gulfstream Hotel and the Vacant Parcels to the West Associated With the Historic Gulfstream Hotel Project

**SUMMARY:**

Review of temporary easement for ingress/access and utilities in the area that was formerly a 10 ft alley between the historic Gulfstream Hotel and the vacant parcels to the west. The existing easement is proposed to be released as part of a new plat for the entitled project. The proposed plat includes the removal of the existing easement and dedication of a new easement. Until such time as the utilities are relocated as part of the Gulfstream Hotel Project, a temporary easement is necessary.

**BACKGROUND AND JUSTIFICATION:**

In June of 2022, the City Commission provided the final approval of the ordinance creating an Urban Mixed Use Planned Development to facilitate the renovation of the historic Gulfstream Hotel and an eight (8) story addition to the west on vacant parcels. Included in that approval was a requirement for the developer, Restoration St Louis, to relocate the exiting utilities, specifically underground water and sewer lines out of the former alley that was abandoned. There also may be other utilities such as gas and communication lines within the former alley. For the project to move forward including a closing for the new ownership entity, the existing easement in the alley needed to be abandoned prior to the utilities being relocated. To ensure access and protection for the City's existing utilities until such time as they are formally relocated and accepted by the City, this temporary easement was prepared.

The proposed temporary easement has been reviewed by the Site Plan Review Committee, including both the Electric Utility and Water/Sewer Utility as well as Public Works. The City Attorney's Office also reviewed the proposed temporary easement. The provisions in the easement will be in full force and effect until such time as Restoration St Louis has relocated the underground water and sewer lines; they have been accepted by the City; and they have been placed in service.

**MOTION:**

Move to approve/disapprove temporary easement for the Gulfstream Hotel Project

**ATTACHMENT(S):**

Fiscal Impact Analysis – N/A  
Temporary Easement  
Proposed Plat  
Survey