

May 21, 2024

City of Pompano Beach
Public Works Department
robert.mccaughan@copbfl.com

Dear Mr. McCaughan -

On behalf of the owners (JAMES J MAGUIRE TR %COZEN OCONNOR ETAL) John Greene is pleased to submit this request for abandonment of a 10-foot utility easement. The easement is located directly under the existing home, which was built in 1954. The folio number is 494306190090 and is located at 512 SE 28th Avenue in the City of Pompano Beach. CYPRESS POINT 28-16 B LOT 11,12 N 56 BLK 1

The entire 10-foot utility easement proposed for vacation is necessary because the land was replatted from two to one lot, but the easement between the two lots was never abandoned. A building permit was issued for the existing home and pool, which sits on top of this easement.

This request to vacate the existing easement from the subject property, will allow for a clean title on this property.

The proposed vacation of the platted utility easement is shown on the attached survey.

This application for vacation or abandonment is not in a public right-of-way. This utility easement should have been removed or addressed before the permit for the existing home was issued in the early 1950s.

At this time, we have a title defect, which is prohibiting us from selling the land or applying for a building permit to replace the existing home with a new home.

Therefore, we are requesting a “**Letter of No Objection**” from your department.

Please complete the following and return the signed and dated form to the person listed below.

1. ☒ We have no objection to the vacation.
2. ☐ We have no objection to the vacation if the following is satisfied:

P&Z

3. _____ We have an objection as follows:

Signed: Robert Mc Caughan Date: 5/21/24
Robert Mc Caughan
Public Works Director

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