



June 17, 2020

Flex Warehouse – Easement Vacation Narrative

On behalf of the property owner, Exit 69 LLC, KEITH is pleased to submit the enclosed Request for Easement Vacation. The request to partially vacate a platted utility easement that was recorded as part of the Pompano Industrial Park Third Addition Plat (Plat Book 111, Page 33). The requirement for an easement vacation stems from a Site Plan Development Order Condition (PZ19-12000004) to Dedicate 2-foot of ROW along NW 27th Avenue (Blount Road) per the Broward County Trafficway Plan. Therefore, the underlying platted 12-foot utility easement requires a 2-foot partial easement vacation in order to proceed with Broward County’s ROW Dedication Process.

The proposed easement vacation is approximately 652 square feet in area and will enable the construction of three additional 1-story warehouse buildings on FOLIO 4842-21-07-0050 per approved site plan (PZ19-12000004). Utility access to the site will still be maintained within the remaining portion of the Platted Utility Easement on the Western side of Tract C, Pompano Industrial Park Third Addition Plat.

An application for vacation or abandonment of a public right-of-way or easement shall be approved only on a finding that all of the following standards are met:

1. The right-of-way or easement is not now, or in the foreseeable future, of any benefit to the city or its inhabitants;

Response: The existing utility easement provides service only to the subject site and does not extend beyond the westernmost property line. Existing major utilities that serve the city at large are not currently located within the easement area. Existing overhead and under-ground utilities that service the site will remain within the easement. Further, only a portion of the utility easement is proposed to be vacated.

2. Vacation or abandonment of the right-of-way or easement is consistent with the comprehensive plan.

Response: The proposed utility easement vacation is consistent with the following Goals, Objectives, and Policies of the City of Pompano Beach Comprehensive Plan.

- **Goal 01.00.00:** The attainment of a living environment which provides the maximum

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physical, economic and social well being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.

- **Objective 01.10.00:** Ensure the availability of suitable land for utility facilities required to serve the existing and future development of the City.
- **Policy 01.10.01:** Continue to re-evaluate the need for additional property adjacent to existing utility plants or utility facilities in order to meet future development needs.
- **Policy 01.10.02:** Continue to require the dedication of sites, easements, and rights-of-way for utilities which are needed to serve the proposed projects and surrounding land uses, as a condition of the approval of development plans.

The KEITH Team looks forward to discussing and presenting the proposed easement vacation request with the City of Pompano Beach.

Respectfully Submitted,

Michael Amodio

AICP Planner, KEITH

