



PROJECT NARRATIVE

PROJECT NAME: Pompano Citi Centre
REQUEST: Utility Easement Vacation (Separate Instrument)
LOCATION: 1190-1200, 1400 and 1600 E. Copans Road
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DATE PREPARED: July 12, 2022

The applicant is seeking to vacate a portion of a utility easement granted to the City by separate instrument (OR BK 46390, Page 1187) in 2009. The subject easement was dedicated to the City and is being used for municipal water facilities. The requested vacation is necessary for redevelopment of the project site.

The project site is the western portion of the Pompano Citi Centre Plat (PB 174 Pg 45) currently developed as a portion of the Pompano Citi Centre shopping center. The applicant has submitted land use amendment and rezoning requests to redevelop the site as a multi-family residential project. The site plan for the 352-unit project is currently under review by City staff (P&Z # 21-12000042) as are the proposed engineering plans.

The location of the subject portion of the recorded easement and water facilities conflicts with the proposed site plan. A new looped system has been designed to serve the proposed project. The easement provides for the removal and relocation of any facilities utilizing the easement which interfere with proposed construction or improvements on the property upon receipt of required permits.

Staff has indicated that the City would prefer that this new system remain private; hence, no new replacement easement is being required. The applicant will remove the existing municipal facilities and connect to the City's system within existing easements/right-of-way. The balance of the recorded easement and facilities will remain in place. Pompano Beach Public Works staff have provided written indication of no objection to this proposed vacation.