

**VIA ELECTRONIC MAIL**

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**Maggie Barszewski**

City of Pompano Beach

Re: **Project Narrative**

**1 N ANDREWS AVE POMPANO BEACH FL 33069**

**PLAT : BW ANDREWS**

**Subject Property ID No.: 484234460010**

**Request for Easement Abandonment/Vacation**

Ms. Barszewski,

Bohler Engineering FL, LLC is the authorized agent for two adjacent properties located on West Atlantic Boulevard in Pompano Beach, Florida. The two properties are 1 Andrews Avenue (Property ID 484234460010) (the "Wawa Property") and 1500 West Atlantic Boulevard (Property ID 484234000600) (the "Alliance Property"). The Wawa Property is currently owned by SATFAM 1NA LLC ("SATFAM") and the Alliance Property is owned by Alliance West Atlantic LLC ("Alliance West").

The purpose of this letter is to request a determination from the City of Pompano Beach for an abandonment to the existing cross access easement from the Wawa Property to the Alliance Property.

The Wawa Property was approved by the City of Pompano Beach by Development order No. 16-12000042. Additionally, the Wawa Property's plat was recorded as the BW Andrews Plat recorded in 2020 in Plat Book 183 at Page 382 of the Public Records of Broward County, Florida. The Wawa Property is currently operating as a gas station/convenience store. The Wawa Property has two access points, one to West Atlantic Boulevard and one to Andrews Avenue. **The access to West Atlantic Boulevard is the subject of this Easement Abandonment/Vacation.**

The Alliance Property was approved by the City of Pompano Beach by Development order NO. 23-12000007. Additionally, the Alliance Property's plat was approved by Pompano Beach on April 23, 2024 and Broward County on 10/22/2024 (the "Alliance Plat"). The Alliance Plat is awaiting recordation and construction has not yet begun.

The Wawa Property's plat when originally approved contemplated (without Alliance's approval) both of the properties sharing one entrance along W. Atlantic Boulevard, but with all of the Alliance Property's traffic traversing through Wawa's Property. Because the Alliance Property is used for industrial purposes and the approved development is for a distribution center, there will be a large number of vehicles and trucks that will travel to and from the Alliance Property through the Wawa Property, interrupting Wawa's business and fueling operations. The City of Pompano Beach, FDOT, Wawa and Alliance all agreed that the originally platted driveway was not acceptable. The approved Site Plan for the Alliance Property and the Alliance Plat reflect a new shared entrance on W. Atlantic Boulevard and close the Wawa Property's current access on W. Atlantic Boulevard. Wawa will maintain access to W. Atlantic Boulevard through a new entrance into its parking lot from the Alliance Property's W. Atlantic Boulevard. entrance via a cross access easement.

**P&Z**

**PZ25-27000001** [www.BohlerEngineering.com](http://www.BohlerEngineering.com)

**06/25/2025**



As part of Alliance West's proposed development, certain driveway modifications were requested and reviewed by the City and FDOT. Pursuant to the request letter dated April 24, 2023 as extended on October 3, 2024) FDOT District 4 Access Management Review Committee approved the driveway modifications subject to the following:

- Right-in/Right-out access driveway on the north side of SR 814 approximately 254 feet east of the west property line. Close existing Wawa driveway on the north side of SR 814 approximately 360 feet west of Andrews Avenue.

The closure of the Wawa Property's entrance requires the abandonment/vacation of the existing cross access easement as shown in the existing sketch and legal and Site Plan prepared by Bohler on the Alliance property

Based on the foregoing, we respectfully request the approval of this easement abandonment/vacation request. Should you have any questions or require additional information, please do not hesitate to contact me at 786-681-0800

Bohler Engineering FL LLC  
Taylor Parker  
Associate

A handwritten signature in blue ink, appearing to read "Taylor Parker", written over a light blue horizontal line.

**P&Z**