

Pompano Park Racino Plat
10-foot Utility Easement and 10 feet of 120-foot Ingress/Egress Access Easement Abandonment
Narrative
May 6, 2022

On behalf of the owners (Pompano Park JV Northwest Corner LLC), KEITH Team is pleased to submit the request for vacation of a 10-foot utility easement (northern and southern portion) and 10 feet of the platted 120-foot ingress/egress access easement located on Parcel A of the recorded Pompano Park Racino Plat. The folio is 494203350040 and is located at Isle of Capri Circle in the City of Pompano Beach.

The 10-foot utility easement and the 120-foot platted ingress/egress easement are identified and recorded as Plat Book 181, Pages 22-27. The existing easements conflict with the proposed development of buildings. This request to vacate the existing 10-foot utility easement and 10 feet of the existing 120-foot ingress/egress easement from the subject vacant property, will allow for the construction of the proposed development of retail uses consistent with the approved Planned Commerce Development (PCD) Master Plan.

The proposed vacation of the utility easement is approximately 0.20 acres and 8,510 square feet in area; and the proposed vacation of the platted ingress/egress access easement is approximately 0.20 acres and 8,802 square feet in area. Letters of No Objection to the proposed easement vacation will be provided by all utility providers for the site as part of this application.

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: Vacation of the easements is not now, or in the foreseeable future, of any benefit to the City or its inhabitants; The utility easement will be relocated to a different area and the vacation of a portion of the ingress/egress access easement is in line with the overall approved master plan.

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

Response: KEITH believes the proposed easement vacations are consistent and compatible with the Pompano Beach Comprehensive Plan including:

Goal 01.00.00 The attainment of a living environment which provides the maximum 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. The vacation of the easements is consistent with the comprehensive plan and Chapter 5, Article IX of the Broward County Land Development Code of Ordinance.

The KEITH Team look forward to working with you on this application.

Respectfully submitted,


Amy DeVeaux, Planner

www.KEITHteam.com