



Our File Number: 46679.00003  
Writer's Direct Dial Number: 954.468.1391  
Writer's E-Mail Address: hdavis@gunster.com

June 20, 2023

**VIA ELECTRONIC MAIL**  
**AND FED EX**

Ms. Norka Rodriguez  
Registered Agent  
95 Showroom Corp., Brauser Group #3 Inc.  
2705 Burriss Road  
Davie, FL 33314

Re: U-Haul Company of Florida's Site Development Work, Pompano Beach, Florida

Dear Norka:

I hope this letter finds you well. We wanted to provide you with an update of U-Haul Company of Florida's ("U-Haul") proposed infrastructure improvements in and around its property located at 820 SW 12<sup>th</sup> Avenue, Pompano Beach, Florida ("U-Haul Property"). U-Haul will be submitting the necessary agreements, easements and permits in order to perform the on and off-site development work to construct its proposed storage facility (the "Project"), and the City is requesting that U-Haul obtain additional consents from its neighbors, including from 95 Showroom Corp. ("95") and Brauser Group #3 Inc. ("Brauser") (collectively, the "Adjacent Owners").

If you recall, on December 19, 2019, U-Haul provided you, as the Registered Agent for the Adjacent Owners, with a summary of work that U-Haul will be performing on and around the U-Haul property, including within the Access Road, as part of the infrastructure and right-of-way improvements (the "Proposed Work"). On behalf of the Adjacent Owners you provided a signed consent demonstrating that there were no objections to the Proposed Work (see letter attached as **Exhibit 1**). On September 2, 2021, representatives from U-Haul, Stuart Teller, your attorney, you and I met at the U-Haul Property, where we showed you updated plans and discussed some minor changes to the Proposed Work, and again, there were no objections. The Proposed Work, as amended, was approved by the City on May 22, 2022.

On April 17, 2023, U-Haul submitted additional plans to amend its approved site plan in order to develop just a warehouse use, instead of self-storage and a warehouse. As part of this submittal, it is necessary to make the following minor change to the agreed upon and approved Proposed Work, as amended (collectively, the "Work"):

Las Olas Centre, Suite 1400, 450 East Las Olas Boulevard • Fort Lauderdale, FL 33301-4206  
954-462-2000 | Fax: 954-523-1722 | www.gunster.com

BOCA RATON • FORT LAUDERDALE • JACKSONVILLE • KEY LARGO • MIAMI • ORLANDO • PALM BEACH •  
STUART • TALLAHASSEE • TAMPA • VERO BEACH • WEST PALM BEACH • WINTER PARK

**P&Z**  
02775.1

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11/15/2023

Ms. Norka Rodriguez

June 20, 2023

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- The gravity sewer line and utility easement within the Access Road will be shifted slightly to the south, as shown on the ROW Abandonment Plans (the Approved Plan and the Modified Plan showing the slight change) are attached as composite **Exhibit 2**.

**All of the remaining Proposed Work items, as amended, will stay the same.**

Additionally, as part of the Work and because the sewer line will be turned over to the City to own and maintain after installation, a 12 foot utility easement will need to be granted to the City by 95 and Brauser. U-Haul will prepare the easements and any collateral documents, at its sole cost, for the Adjacent Owners to sign. U-Haul will also be granting the Adjacent Owners access and utility easements over U-Haul's Property.

The relocation and installation of the overhead utilities are currently in process. Again, all costs associated with the Work will be paid by U-Haul, and U-Haul is committed to minimizing or eliminating the impact of construction activities or service or access interruptions to the Adjacent Owners' properties and the Access Road.

As designated agent for the owner of the 95 Showroom Corp. and Brauser Group #3 Inc. properties, including the Access Road, would you please sign below to acknowledge the minor plan change and to demonstrate that you have no objections to the Work and proposed easements, as set forth herein.

Sincerely yours,

*Heidi Davis Knapik*

Heidi Davis Knapik

Attachments

cc: Stuart Teller, Esquire (via email)  
Mario Martinez (via email)  
Davina Bean (via email)  
Matthew Giani (via email)

***95 Showroom Corp. and Brauser Group #3 Inc. have reviewed the revised plans for the Work and acknowledge and consent to the Work, which will be performed by U-Haul at U-Haul's sole cost and expense.***

**95 Showroom Corp.  
Brauser Group #3 Inc.**

*Norka Rodriguez*  
\_\_\_\_\_  
Norka Rodriguez, as Registered Agent

6/22/2023

Date

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11/15/2023

# EXHIBIT 1



U-HAUL COMPANY OF FORT LAUDERDALE

801 SOUTH WEST 12TH AVENUE • POMPAÑO BEACH, FLORIDA 33069-4529 • PHONE: (954) 781-3822

December 19th, 2019

Ms. Norka Rodriguez  
2705 Burris Road  
Davie, FL 33314

**RE: U-Haul Proposed Vacation of SW 10<sup>th</sup> Ave. Right-of-Way  
801 SW 10<sup>th</sup> Ave, Pompano Beach, FL 33069**

Dear Ms. Rodriguez,

Please accept this letter as U-Haul Company of Florida's intent to vacate a portion of the SW 10<sup>th</sup> Avenue right-of-way adjacent to the property located at 820-878 SW 12<sup>th</sup> Ave, Pompano Beach, FL 33069, hereinafter referred to as the "subject property". Along with this right-of-way vacation, U-Haul will dedicate a 60' wide right-of-way adjacent to the I-95 right-of-way that will provide access to the subject property from SW 8<sup>th</sup> Street. U-Haul will construct a new 24' wide two-way roadway in this dedicated portion of right-of-way, as well as relocate all existing utilities within the SW 10<sup>th</sup> Avenue portion to be vacated.

Below is a summary of work that U-Haul will be performing on and around the subject property as part of this right-of-way vacation and dedication:

- Construction of new 24' wide roadway adjacent to the I-95 right-of-way connecting SW 8<sup>th</sup> Street and the NE corner of the parking lot servicing the subject property.
- Relocation of FPL, Comcast, and AT&T overhead utilities that currently run along the western side of the portion of SW 10<sup>th</sup> Ave to be vacated. These utilities will be re-routed above ground in the right-of-way and on U-Haul's property, with one proposed utility pole being located on the subject property in the location where overhead wires currently exist.
- Around the proposed utility pole on the subject property, FPL will require the property owners consent to grant them a 10' utility easement.
- Relocation of gravity sewer main running along the western swale of the portion of SW 10<sup>th</sup> Ave to be vacated. The proposed gravity sewer will connect to an existing manhole along the western side of the subject property and will run west through the "Access Road" property to connect to an existing gravity sewer in the Andrews Avenue right-of-way. This new gravity sewer will be a public sewer, and therefor will require the consent of the property owner of the "Access Road" property to grant the City of Pompano Beach a 12' utility easement over this sewer.
- As part of the sewer relocation, the existing sewer lateral servicing the subject property will be re-routed to tie into this new sewer.
- Relocation of existing water service to the subject property. The new 2" water service will be re-routed from SW 8<sup>th</sup> Street through the new right-of-way to be dedicated by U-Haul. A water meter for this service will be placed along the northern property line of the subject property. From this point, the new 2" water service will be a private service and will run along the back of the existing parking spaces along the northern property line of the subject property and will tie into the existing water service near the NW corner of the building on the subject property.

**P&Z**

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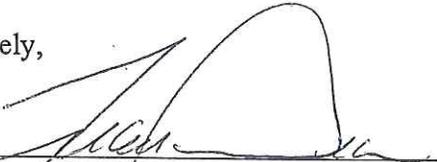
11/15/2023

- Installation of new 6" watermain running from SW 8<sup>th</sup> Street south towards the northern property line of the subject property. This watermain will terminate with a new fire hydrant to provide fire protection service to the subject property. The subject property does not currently have direct access to a fire hydrant for fire protection service.
- Upgrading the existing 6" watermain along SW 8<sup>th</sup> Street with a new 8" watermain. This watermain will also be extended farther to the west to connect to an existing 12" watermain on the west side of Andrews Avenue.

U-Haul Company of Florida will be responsible for obtaining all necessary permits and providing all plans and documents required to perform all of the work mentioned above that will affect the subject property. All costs associated with this work will be paid by U-Haul. U-Haul will work with the owner of the subject property and "Access Road" property to minimize or eliminate the impact of construction activities on the affected parties. The proposed utility and roadway relocations will occur in a way to minimize or eliminate any service or access interruptions to the subject property and "Access Road".

As designated agent for the owner of the subject property and the "Access Road" property, please sign below to acknowledge these proposed improvements and to demonstrate that you have no objections to the proposed improvements or conditions described above.

Sincerely,



Frank Grau, VP, U-Haul Company of Florida

1-2-20

Date



Norka Rodriguez, Registered Agent, 1-95 Showroom Corp.

1-2-20

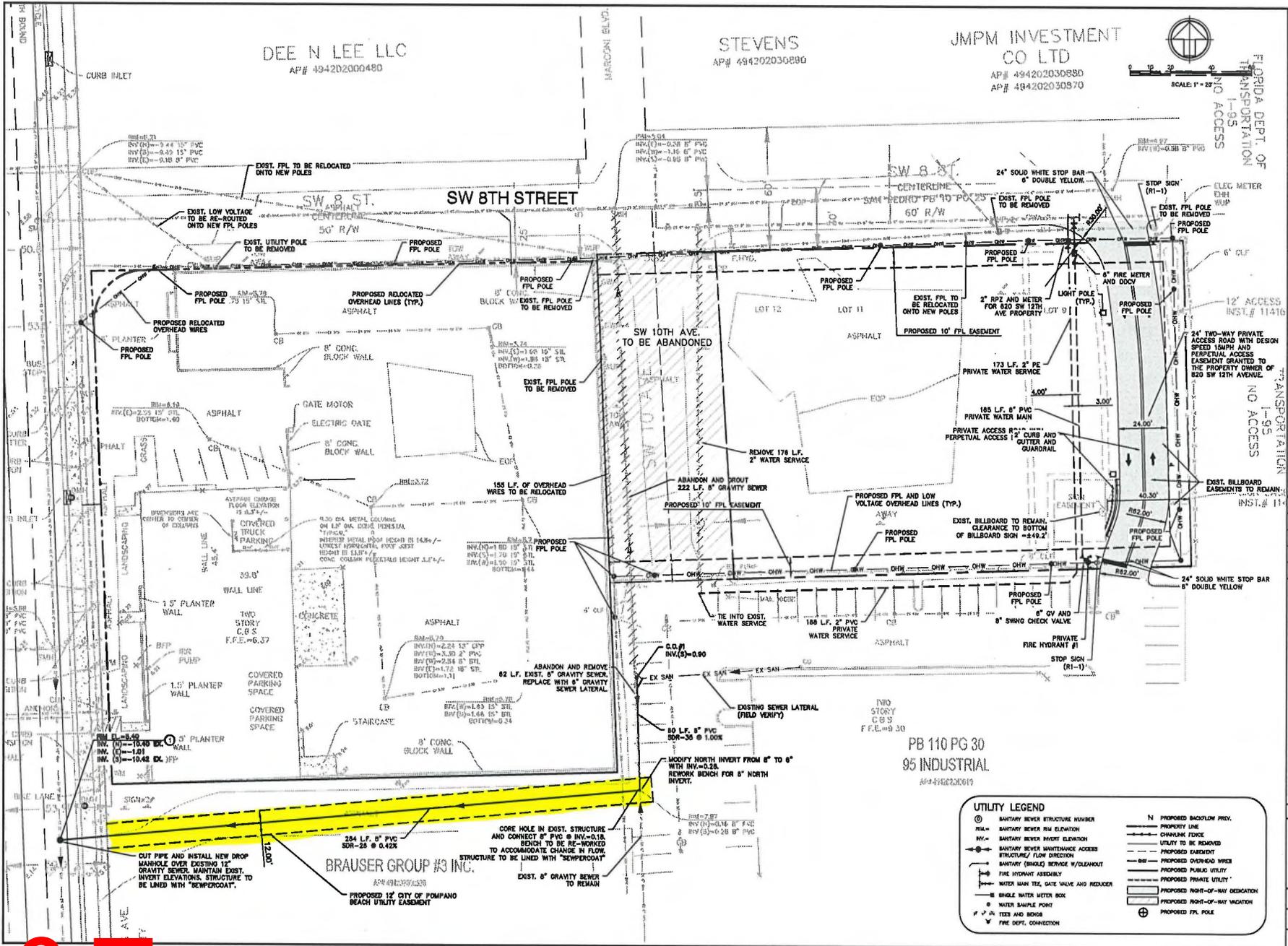
Date

**P&Z**

PZ23-12000014

11/15/2023

# EXHIBIT 2



FLORIDA DEPT. OF TRANSPORTATION  
NO. 1-95  
NO. ACCESS

SCALE: 1" = 20'

DRAWN BY: MJG  
CHECKED BY: BRS  
DESIGNED BY: BRS  
APPROVED BY: S.D.A.  
SCALE: 1" = 20'

**SEAL**  
FOR THE FIRM, BY:  
**Mathew J. Gianj**  
Date: 09.24.14  
08.48.44-04.00  
MATHEW GIANI, P.E.  
FLA. P.E. NO. 84028

DATE: JANUARY 2021  
JOB NO. 1121A.00  
SHEET CE2A

**SHAH SDA & ASSOCIATES**  
ENGINEERING ARCHT. NO. 1824  
3410 N. Audubon Avenue East, Pompano Beach, FL 33064  
PH: 954-943-9433 • FAX: 954-783-4754

**U-HAUL SELF-STORAGE**  
POMPANO BEACH, BROWARD COUNTY, FLORIDA  
RIGHT-OF-WAY ABANDONMENT PLAN

**P&Z**

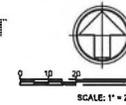
Approved Plan

PZ23-1200014

DEE N LEE LLC  
AP# 494202000480

STEVENS  
AP# 494202030880

JMPM INVESTMENT  
CO LTD  
AP# 494202030880  
AP# 494202030870



FLORIDA DEPT. OF  
TRANSPORTATION  
NO. 1-95  
NO. ACCESS

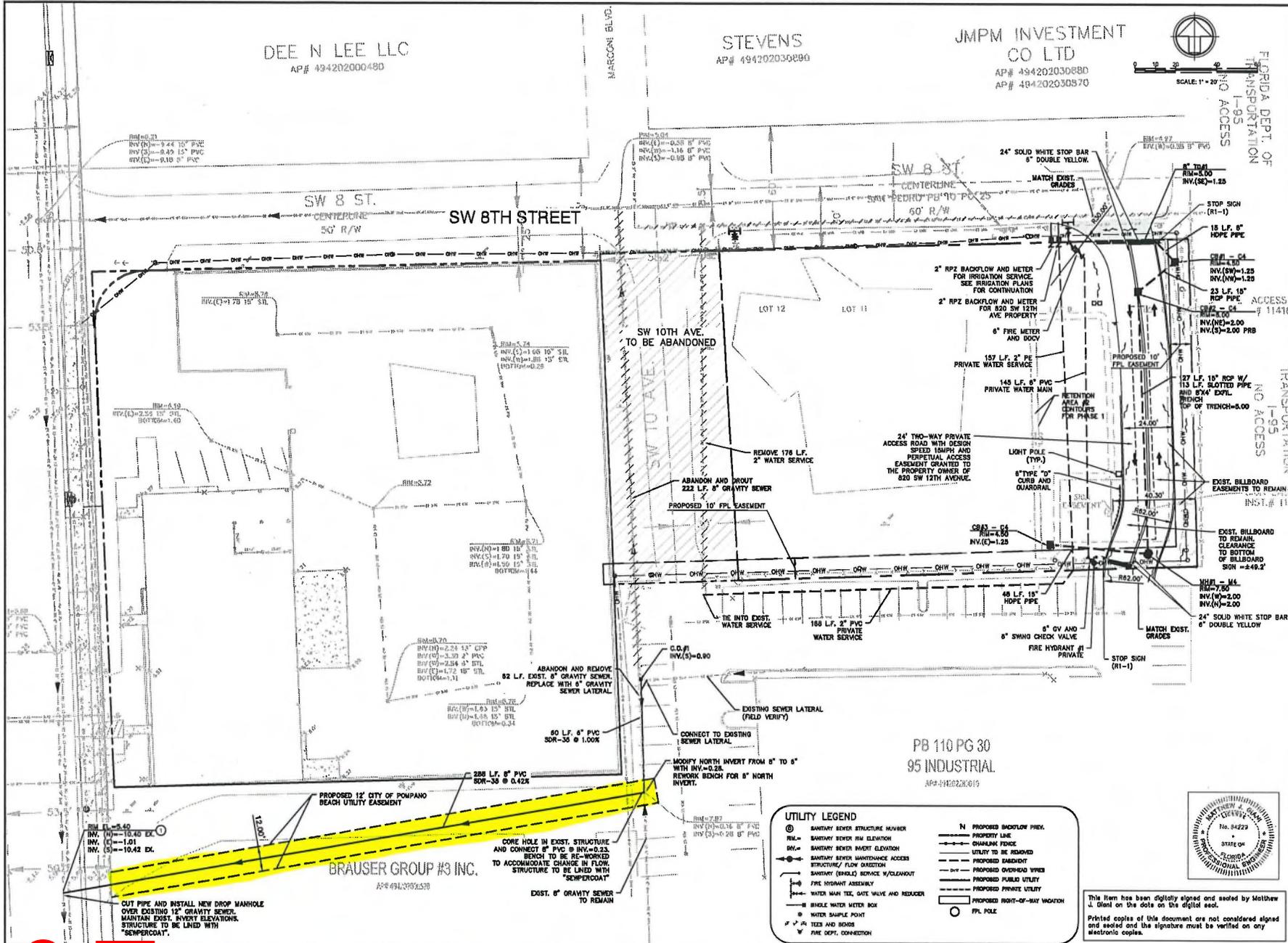


Table with columns for revision number, description, and date.

SDA CONSULTING ENGINEERS  
ENGINEERING & SURVEYING & PLANNING  
ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. 1B-6456  
3410 N. Andrews Avenue East, Pompano Beach, FL 33064  
PH: 954-943-9433 • FAX: 954-783-4754

DRAWN BY: JMD  
CHECKED BY: JMD  
DESIGNED BY: JMD  
APPROVED BY: S.D.A.  
SCALE: 1"=20'

U-HAUL  
SW 12TH AVENUE  
POMPAHO BEACH, BROWARD COUNTY, FLORIDA  
RIGHT-OF-WAY ABANDONMENT PLAN

SEAL FOR THE FIRM, BY:  
MATHIAS GUN, P.E.  
FLA. P.E. NO. 64229  
DATE: FEBRUARY 2023  
JOB NO.: 1121A.10  
SHEET: CEZA

UTILITY LEGEND table with symbols for sewer structure, manhole, fire hydrant, etc., and their corresponding line styles.

This item has been digitally signed and sealed by Matthew J. Olan on the date on the digital seal.  
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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P&Z

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Modified Plan