

**Justification Statement
2001 N. Andrews
Easement Abandonment (reduction)
City of Pompano Beach
Original Submittal: May 17, 2024**

Introduction

The Applicant, GWB LLC ("Applicant"), seeks approval for an easement abandonment (reduction) of an existing utility easement on the property located at 2001 N. Andrews. The property is currently under review for a major site plan to construct an industrial building for the establishment of a meat/fish processing center located at 2001 N. Andrews ("project"). The 3.37-acre subject site (PCN: 48-42-27-26-00-40, 48-42-27-26-00-41 & 48-42-27-26-00-61) is located at 2001 N. Andrews Road, west of I-95, south of W. Copans Road. The Property location is identified on the aerial in Exhibit A below.

Exhibit A



The Property has an Industrial Future Land Use designation, with a zoning classification of General Industrial (I-1). The Property is planned and intended to accommodate a wide range of light and moderate manufacturing, assembly, fabrication, processing, distribution, warehousing, research and development.

Easement Abandonment

The property located at 2001 N. Andrews currently has a 30' Utility Easement (ORB 10532 PG. 47) that encumbers the northern 30' of the property, which runs east-west from the front of the property to the rear. The 14,100 s.f. area that the easement encumbers is over 10% of the total land area of the parcel, which poses significant challenges in redeveloping this site to its highest and best use. The utility easement contains a force main and a sanitary sewer line. Standard engineering practice does not require these lines to provide such significant spacing, as these lines are typically located within 10'-15' easements without issues.

The applicant is proposing to abandon the southern 15' of the utility easement, preserving the northerly 15' of the utility easement along the property line. The existing force main and sanitary sewer line will be relocated within the remaining 15' of the easement, at the applicant's expense. The sanitary sewer line will be dedicated as private and maintained by the property owner as a result of this request and subsequent project approval and construction.

The graphics below show the existing easement area in blue (figure 1), the proposed abandonment area in orange (figure 2) and the easement area to remain in green (figure 3).

Figure 1: Existing Easement (blue)

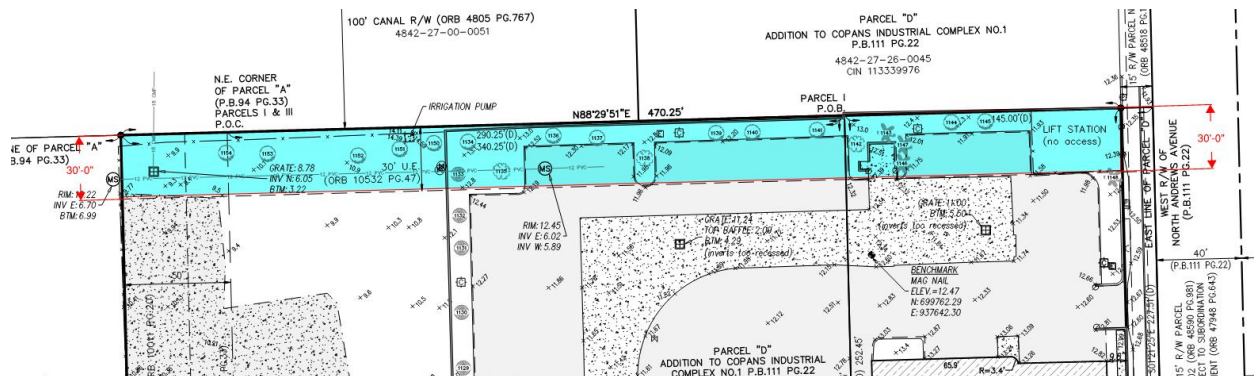
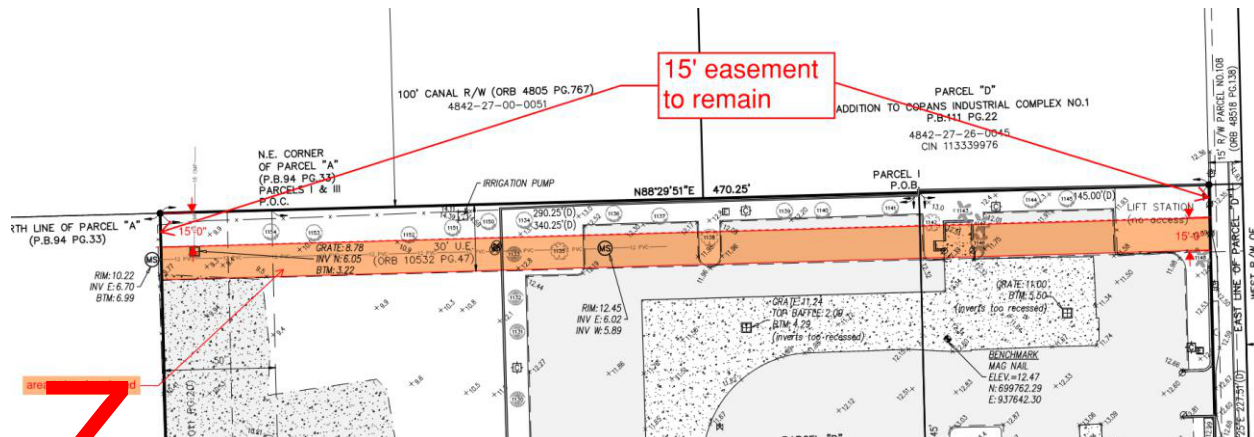


Figure 2: Proposed Abandonment area (orange)

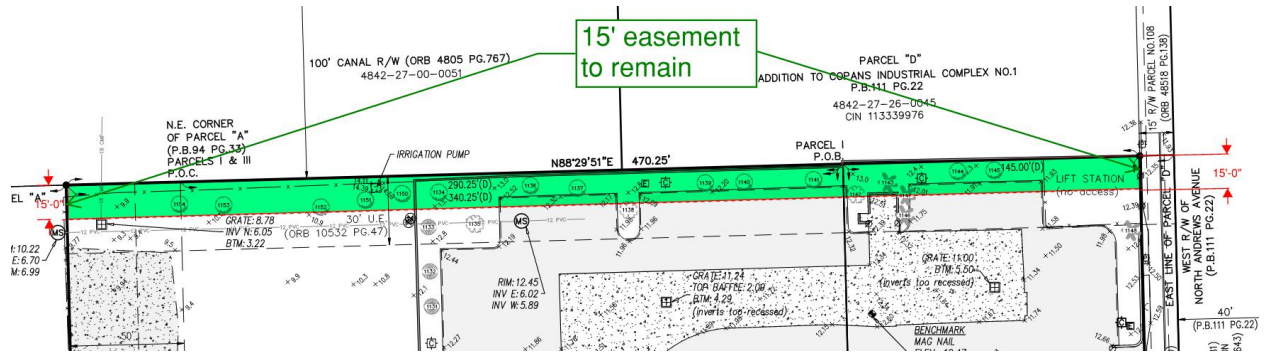


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Figure 3: Easement Area to remain (green)



On behalf of the applicant, GWB LLC , we respectfully request your approval of the partial easement abandonment described herein.