



July 21, 2022

Captiva Cove III Platted Easement Vacation Narrative

On behalf of ALOHA POMPANO, LLC (Property Owner) and The Cornerstone Group (Applicant), KEITH is pleased to submit the enclosed request for easement vacation. The request is to partially vacate a 3' platted utility easement that was recorded by note and not shown on the face of the Amended Plat of Fairview (P.B. 10 - PG. 25). A corresponding 10' Alley was vacated by O.R.B 5621, PG. 419 in 1974, which ran parallel to this 3' platted easement, however, it is believed the easement was inadvertently omitted in the 1974 original request.

The proposed easement vacation is approximately 456 square feet in area and will enable the construction of Building #1 as part of the Captiva III Project currently in review for major site plan and major building design approval (PZ20-12000006).

The City of Pompano Beach has confirmed there are no existing City utilities within the area to be vacated. The applicant has received a no objection letter from the City's Utilities Department and Public Works Department. The remaining franchise utility providers have been contacted, per the application checklist.

Per code section 155.2431, 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: The limits of the abandonment request only extend to the property limits and do not impact adjacent development. It is anticipated that existing major utilities that serve the city at large are not currently located within the easement area.

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

Response: The proposed utility easement vacation is consistent with the following Goals, Objectives, and Policies of the City of Pompano Beach Comprehensive Plan.

- **Goal 01:** 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 Project Design Team looks forward to discussing this request with the City of Pompano Beach.

Respectfully Submitted,

Michael Amodio

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