



Staff Report

File #: LN-729

PLANNING AND ZONING BOARD

Meeting Date: JUNE 25, 2025

EASEMENT ABANDONMENT AT 1 N ANDREWS AVE

Request: Easement Abandonment
P&Z# 25-27000001
Owner: SATFAM 1NA LLC
Project Location: 1 N Andrews Ave
Folio Number: 484234460010
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 4 (Beverly Perkins)
Agent: Aaron Kosh
Project Planner: Maggie Barszewski (954-786-7921 / maggie.barszewski@copbfl.com)

Summary:

This is a request to abandon a 30-foot-wide cross access easement by Applicant, Aaron Kosh, of Bohler Engineering, on behalf of the owner SATFAM 1NA LLC, which owns the Wawa Gas Station & Convenience Store at 1 N. Andrews Avenue. The easement is shown on the face of the BW Andrews Plat (ORB 183, PG 382) and is located approximately 340 feet west of the northwestern corner of Atlantic Boulevard and Andrews Avenue.

The Wawa site lies adjacent and to the east of several industrial properties. The Wawa site plan was approved in 2019 with access directly from Atlantic Boulevard. In 2024, a site plan was approved for an industrial warehouse to the west and north of the Wawa site. That site plan and plat included a shared access for it and the Wawa site (including a 50-foot cross access easement). There was also a condition for the warehouse to provide an access agreement with the Wawa property owner for this revised access point prior to issuance of a building permit.

A Minor Deviation for the Wawa Site Plan must be approved in order to develop that shared entrance and this new access point will necessitate the closure of Wawa’s current access on Atlantic Boulevard. The abandonment of the cross-access easement is just one of the many steps necessary in the reconfiguration of the Wawa access point.

REVIEW AND SUMMARY

A. The following service providers commented on this request:

Code Compliance:	No Objection
Fire Department:	No Objection
Public Works Department:	No Objection
Utilities Department:	No Objection
CRA	No Objection
FP&L:	No response has been submitted yet
AT&T:	No Objection
TECO Gas:	No response has been submitted yet
Comcast Cable:	No response has been submitted yet
FDOT	No response has been submitted yet

B. Development Services Department staff submits the following factual information which is relevant to this abandonment request:

1. The cross access is 30 feet wide and is located approximately 340 feet west of the north western corner of Atlantic Boulevard and Andrews Avenue.
2. The request will allow the applicant to post “No Thru Trucks” signage and prohibit industrial trucks from traversing through a busy commercial gas station.

C. Review Standards

Section 155.2431 D. 1. & 2. states that 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; and
2. Vacation or abandonment of the right-of-way or easement is consistent with the comprehensive plan.

D. Staff Analysis

The cross-access easement did not involve utilities therefore, the only outstanding service provider letter necessary prior to the City Commission meeting is the FDOT letter stating there is no objection to this abandonment; therefore, a suggested condition is added to this Staff Report.

The abandonment of this cross-access easement will enhance the safety of the Wawa site, however, staff wants to ensure that the transition of the revised access point for both Wawa and the adjacent industrial warehouse property is conducted in a way that protects the public and all property owners. Therefore, staff recommends a condition requiring an agreement to facilitate the required construction on both properties be provided prior to the first City Commission hearing.

With the outstanding letter of no objection and the required agreement, the abandonment of this easement will meet the standards of Section 155.2431D.1. & 2, and therefore staff recommends approval of this request.

Staff Recommendation:

Given the information provided to the Board, staff provides the following alternative motions for the Board's review.

Alternative Motions

I- Approve with conditions

Recommend approval to the City Commission as the Board finds that the easement abandonment meets the standards of Section 155.2431D.1. & 2. With the following condition to be completed prior to City Commission:

1. The Applicant provides the FDOT letter stating there is no objection to this abandonment and the revised access is compliant; and
2. The Applicant provides the requested agreement for the construction of the new access from Atlantic Boulevard.

II- Table

Table this abandonment request to allow time for the Applicant to address any objections raised by the affected parties or to get additional information.

Staff recommends alternative motion number I.

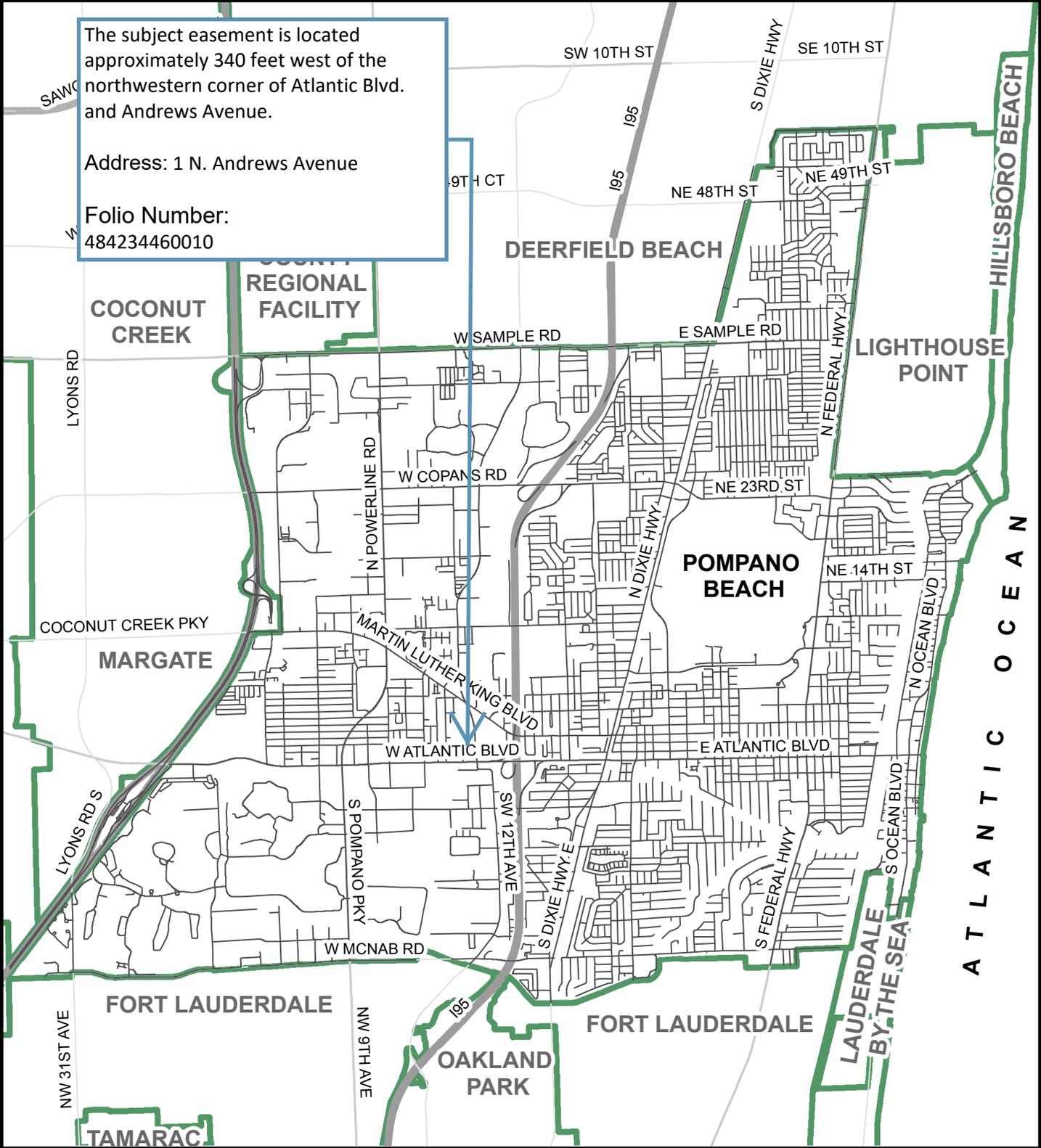
CITY OF POMPANO BEACH LOCATION MAP



The subject easement is located approximately 340 feet west of the northwestern corner of Atlantic Blvd. and Andrews Avenue.

Address: 1 N. Andrews Avenue

Folio Number:
484234460010



1 in = 1 miles

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH AERIAL MAP

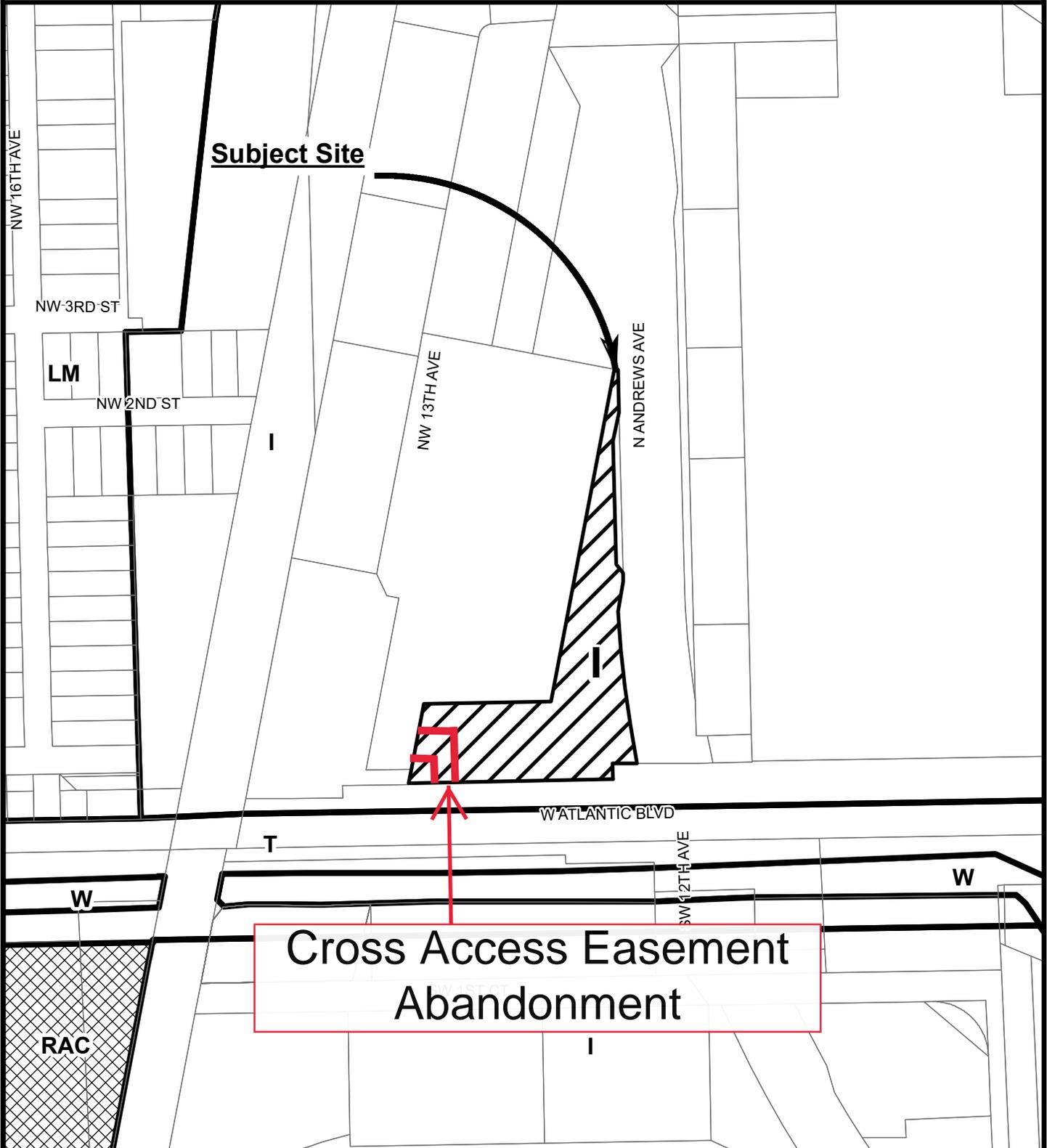


Subject Site

**Cross Access Easement
Abandonment**

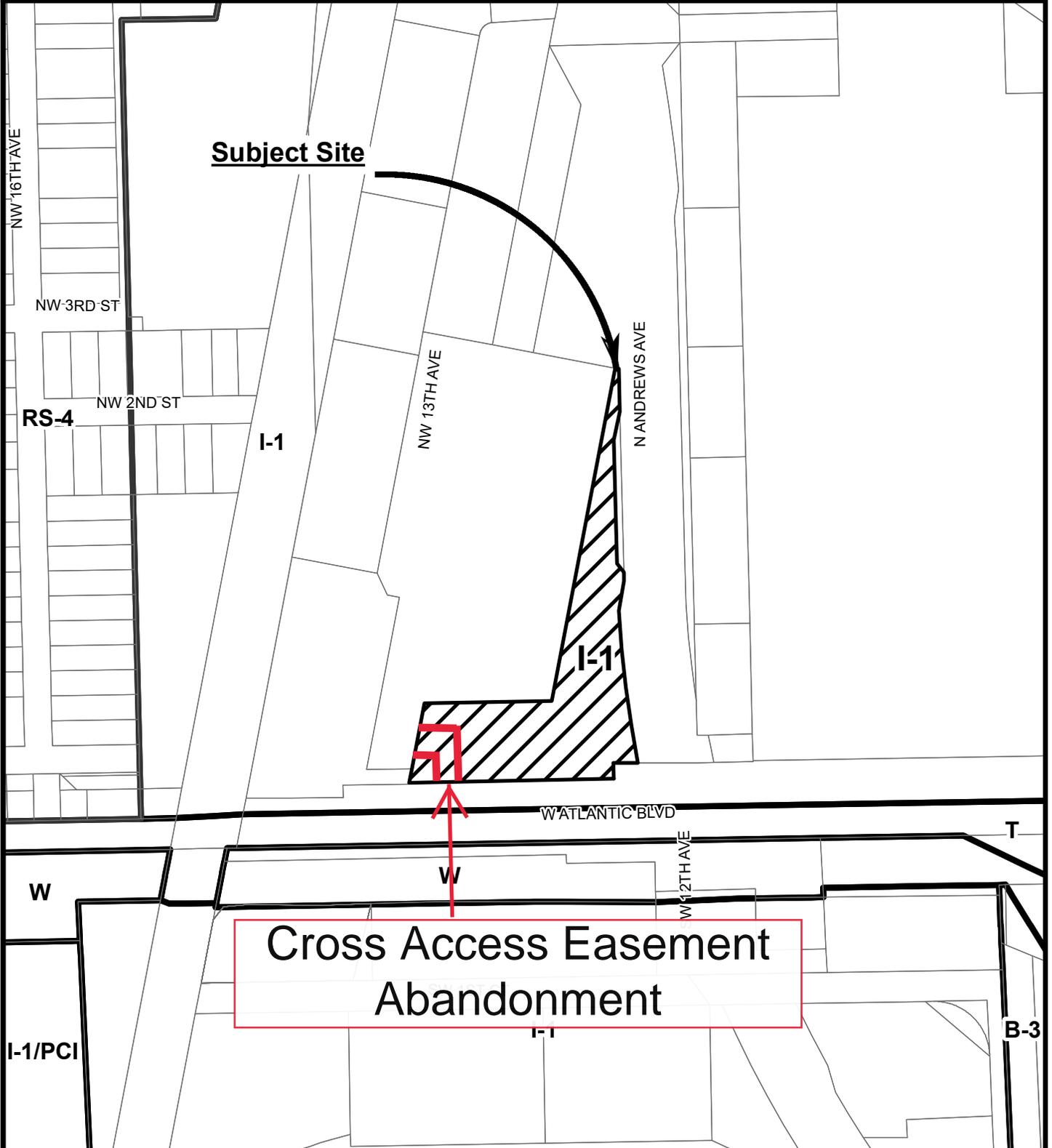
1 in = 250 ft

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 250 ft

CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 250 ft

LEGEND

FOR LAND USE PLAN		FOR ZONING MAP	
Symbol	Classification Units/ Acre	Symbol	District
		RS-1	Single-Family Residence 1
L	Low (1-5 DU/AC)	RS-2	Single-Family Residence 2
LM	Low- Medium (5-10 DU/AC)	RS-3	Single-Family Residence 3
M	Medium (10-16 DU/AC)	RS-4	Single-Family Residence 4
MH	Medium-High 16-25 DU/AC)	RS-L	Single-Family Residence Leisureville
H	High (25-46 DU/AC)		
12	Irregular Density	RD-1	Two- Family Residence
36	Irregular Density		
		RM-7	Multiple-Family Residence 7
C	Commercial	RM-12	Multiple-Family Residence 12
CR	Commercial Recreation	RM-20	Multiple-Family Residence 20
		RM-30	Multiple-Family Residence 30
*	I	RM-45	Multiple-Family Residence 45
	Industrial	MH-12	Mobile Home Park
T	Transportation		
		B-1	Limited Business
U	Utilities	B-2	Neighborhood Business
		B-3	General Business
CF	Community Facilities	B-4	Heavy Business
		M-1	Marina Business
OR	Recreation & Open Space	CR	Commerical Recreation
W	Water	*	I-1
			General Industrial
			I-1X
			Special Industrial
RAC	Regional Activity Center	O-IP	Office Industrial Park
		M-2	Marina Industrial
LAC	Local Activity Center		
		TO	Transit Oriented
DPTOC	Downtown Pompano	PR	Parks & Recreation
	Transit Oriented Corridor	CF	Community Facilities
		PU	Public Utility
	Dashed-Line	T	Transportation
	With Fixed Number of Units	BP	Business Parking
		LAC	Local Activity Center
*	Current Designation		
		RPUD	Residential Planned Unit Dev.
>	Proposed Designation	PCD	Planned Commercial Development
		PD-TO	Planned Development - Transit Oriented
		PD-I	Planned Development - Infill
		RM-45 HR	Multiple-Family Residence 45 High Rise-Overlay
		AOD	Atlantic Boulevard Overlay District
		CRAO	Community Redevelopment Area Overlay
		NCO	Neighborhood Conservation Overlay
		APO	Air Park Overlay
		DP	Downtown Pompano Beach Overlay