

**SONATA**  
**SW Corner of NW 7<sup>th</sup> Street and N Dixie Highway**

**Right of Way Vacation Narrative**

On behalf of WTLG LLC, KEITH Team is requesting approval for the vacation of right of way of the southwestern corner of the Sonata parcel identified as folio number 484235110070, located along NW 7<sup>th</sup> Avenue and North Dixie Highway in the City of Pompano Beach. The right of way is identified and recorded as O.R.B. 45382, Page 1469. In 2008, Ordinance 2008-21 created the parcel of the street that extends to North Dixie Highway. When the right of way was vacated in 2008, a portion of the right of way consisting of 32.25 feet of NW 6<sup>th</sup> Court was retained. The subject parcel was created in 2008 as a Conditional of Approval by Ordinance 2008-21.

The City has now stipulated as part of the Flexible Units Application, that this portion of the road be vacated and, therefore KEITH Team submits this application to comply with and satisfy the condition of approval in Resolution Number 2020-43 that states, *“Prior to site plan approval, the applicant shall receive approval of an abandonment for the right-of-way that exists in the southwestern corner of the parcel”*.

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