

September 29, 2022

Maggie Barszewski, AICP
Planning & Zoning Department
100 West Atlantic Boulevard
Pompano Beach, Florida 33060

Gateway Luxury Apartments
950 North Powerline Road

Access Easement Vacation Narrative

On behalf of US Gateway Investments, LLC. (Property owner), KEITH is requesting approval for the vacation of a 24-foot access easement located at 950 N Powerline Road, Pompano Beach, FL. The 4.24-acre site is vacant with folio number 484234480010. The 24-foot access easement is recorded in P.B. 183, PG. 446 on the Hurok plat. It runs through the northern portion of the site, allowing cross access to the property adjacent to the north, as required by the Florida Department of Transportation (FDOT). The existing easement conflicts with the proposed site plan, therefore, it will be replaced with a new cross access easement. A highlighted Site Plan has been provided to depict the location of the existing and proposed easements.

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:

Section 155.2431- Right-Of-Way or Easement Abandonment

- a.) 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 existing 24-foot access easement conflicts with the proposed parking of the development. It will be vacated and replaced with a new access easement to better serve the site. The new access easement will be recorded by separate instrument concurrent with the vacation.

- b.) Abandonment of the right-of-way or easement is consistent with the comprehensive plan

Response: The applicant believes the vacation of the 24-foot access easement is consistent and compatible with the Pompano Beach Comprehensive Plan, including:

Goal 01.00.00 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 KEITH Team looks forward to working with the City of Pompano Beach on this application and appreciates your consideration.

Respectfully Submitted,



Tiffany Crump
Planner I