

January 26, 2026

Diego Penaloza
Planning and Zoning Department
City of Oakland Park
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: Powerline Apartments – 3701 N Powerline Road (the Property)
Platted Easement Vacation – City Resolution to Vacate
KEITH Project #12921.00

Mr. Penaloza,

On behalf of the property owners (BRICKBOX WEST OP DEVELOPMENT LLC), as well as the developer, (Newrock Partners), the design team is applying for a Utility Easement Vacation for the Powerline Apartments Project located at 3701 N Powerline Road within the City of Oakland Park, Broward County. The property was platted as the Googe Plat No.1 (PB136/ PG15) in 1988. The plat included a 12-foot platted utility easement to serve proposed development. The area is currently vacant land, and the existing 12-foot platted utility easement is conflicting with the proposed mixed use building, as shown on the Site Plan (SP-101) which is currently in the final review process. There are no facilities in the easement and the KEITH Team has secured no objection letters from utility companies to vacate the easement. As part of the new development project there has been coordination with utility providers to provide services in new easements.

The Team has been coordinating municipal services to the site and requests no objection letters from the city and Resolution in support of vacating the platted easement.

If you have any questions or require any further information, please feel free to contact me at 954-788-3400.

Respectfully Submitted,

Michael Amodio

Michael Amodio, AICP
Principal Planner I / KEITH

CC: Sierra Marrero, AICP Director
Rick Buckeye, AICP
Dan Deitchman, Newrock Partners
Shrief Mandour, Newrock Partners
Koby Assaraf, Newrock Partners

Attachments: Googe Plat No.1,
Easement Vacation Exhibit / site plan,
Survey,
Legal description of easement,
No objection letters