



Application Number: 049-MP-97

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Development and Environmental Review Online Application

Project Information			
Owner/Applicant/Petitioner Name FR LYONS ROAD, LLC, a Delaware limited liability company c/o First Industrial Realty Trust, Inc.			
Address 1 N. Wacker Drive, Suite 4200		City Chicago	State IL
		Zip 60606	
Phone (312) 344-4357	Email mpierski@firstindustrial.com		
Agent for Owner/Applicant/Petitioner Greenspoon Marder LLP		Contact Person Frank Whitaker, Esq.	
Address 600 Brickell Ave, Suite 3600		City Miami	State FL
		Zip 33139	
Phone 305-789-2797	Email frank.whitaker@gmlaw.com		
Plat/Site Plan Name Springs-Mckenzie Plat			
Plat/Site Number 049-MP-97		Plat Book - Page (if recorded) Plat Book 165 - Page 7	
Folio(s) 4842 0628 0021			
Location West <u> </u> side of <u>Lyons Road</u> at/between/and <u>North of</u> and/of <u>Sawgrass Boulevard</u> <small>north side/corner north street name street name / side/corner street name</small>			

<p>Type of Application (this form required for all applications)</p> <p>Please check all that apply (use attached Instructions for this form).</p> <p><input type="checkbox"/> Plat (fill out/PRINT Questionnaire Form, Plat Checklist)</p> <p><input type="checkbox"/> Site Plan (fill out/PRINT Questionnaire Form, Site Plan Checklist)</p> <p><input type="checkbox"/> Note Amendment (fill out/PRINT Questionnaire Form, Note Amendment Checklist)</p> <p><input checked="" type="checkbox"/> Vacation (fill out/PRINT Vacation Continuation Form, Vacation Checklist, use Vacation Instructions)</p> <p style="padding-left: 40px;"><input checked="" type="checkbox"/> Vacating Plats, or any Portion Thereof (BCCO 5-205)</p> <p style="padding-left: 40px;"><input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)</p> <p style="padding-left: 40px;"><input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)</p> <p><input checked="" type="checkbox"/> Vacation (Notary Continuation Form Affidavit required, fill out Business Notary if needed)</p>

Application Status			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input checked="" type="checkbox"/> N/A
What was the project number assigned by the Planning and Development Division?	Project Number	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name	First Sawgrass Commerce Center	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Don't Know
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
Springs-McKenzie Plat 165/7	
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	

School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the answer is "Yes" to any of the questions above	
RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Industrial	Land Use Plan Designation(s) Industrial
Zoning District(s) IO-1	Zoning District(s) IO-1

Existing Land Use

A credit against impact fees may be given for the site's current or previous use. **No credit will be granted for any demolition occurring more than eighteen (18) months and/or sixty (60) months for mobile homes of Environmental Review of construction plans.** To receive a credit, complete the following table. **Note: If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within eighteen (18) months of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.**

Are there any existing structures on the site? Yes No

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
Office / Industrial	103,790 sq./ft.		YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO

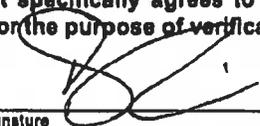
*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

Proposed Use

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
n/a	n/a	Office/Industrial	103,790 sq./ft.

NOTARY PUBLIC: Owner/Agent Certification

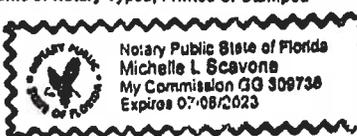
This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Owner/Agent Signature  Date 4-20-22

NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 20th day of April, 2022, who is personally known to me | has produced _____ as identification.

Name of Notary Typed, Printed or Stamped Michelle L. Scavone

 Notary Seal (or Title or Rank) _____ Signature of Notary Public - State of Florida Michelle L. Scavone
 Serial Number (if applicable) _____

For Office Use Only

Application Type Vacation Application

Application Date <u>4/20/2022</u>	Acceptance Date <u>6/14/2022</u>	Fee <u>\$ 1200.00</u>
Comments Due <u>TBD</u>	Report Due <u>TBD</u>	CC Meeting Date <u>TBD</u>

Adjacent City or Cities N/A

Plats Surveys Site Plans Landscaping Plans Lighting Plans
 City Letter Agreements

Other:

Dispute To
 Full Review Planning Council School Board Land Use & Permitting
 Health Department Zoning Code Services (BMSD only) Administrative Review

Other:

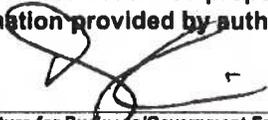
Received By Drago Penaloza



Application Number 049-MP-97

NOTARY PUBLIC: Business/Government Entity Certification

This is to certify that I am the authorized acting agent of the business/government entity that is the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by authorized acting agent of the business/government entity.


Agent Signature for Business/Government Entity

4-20-22
Date

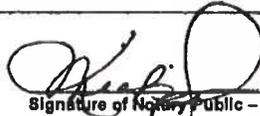
NOTARY PUBLIC

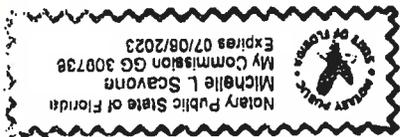
**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 20th day of April, 20 22, by ~~Frank Whitaker~~ CHRIS WILSON, the Attorney SE LEG DIR, on behalf of FR Lyons Road LLC, a

He/she is personally known to me | has produced _____ as identification.

Name of Notary Typed, Printed or Stamped


Signature of Notary Public - State of Florida



MICHELLE L. SCAVONE

Notary Seal (or Title or Rank)

Serial Number (if applicable)



Application Number 049-MP-79

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We, FR Lyons Road, LLC a Delaware LLC c/o First Industrial Trust, Inc., the property owner(s) ("Affiant") of the property to be vacated in the subject of the Application, being duly sworn, depose(s) and say(s):

- 1. That I/we am/are the owner(s) and record title holder(s) of the lands that are to be vacated and abandoned.

My/our folio number(s) is/are as follows:
4842-06-28-0021

- 2. That I/we do hereby appoint the following Agent to act on my/our behalf in the processing of the subject of the Application to the Broward County Board of County Commissioners.

Name: Greenspoon Marder LLP
 Address: 600 Brickell Avenue, Suite 3600
 City, State, Zip: Miami, FL 33131
 Telephone: 305-78 92 79 7
 Contact Person: frank.whitaker@gmlaw.com

FR Lyons Road, LLC a Delaware LLC c/o First Industrial Trust, Inc.
Name of Owner/Petitioner

April 20, 2022
Date

[Signature]
Signature of Owner/Petitioner (requires notarization)

I, Frank Whitaker, Esq., hereby accept the appointment as Agent to the above listed owner/petitioner.

Frank Whitaker, Esq.
Name of Agent

4-20-2022
Date

[Signature]
Signature of Agent

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by the Affiant by means of physical presence | online notarization, this 20 day of April, 2022 by Frank Whitaker of Greenspoon Marder on behalf of FR LYONS ROAD LLC

He/she is personally known to me | has produced _____ as identification.

Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public - State of Florida
Michelle L. Scavone



Notary Seal (or Title or Rank)

Serial Number (if applicable)



Vacation Narrative

The Applicant, FR Lyons Road, LLC, c/o First Industrial Realty Trust, Inc. (“**Applicant**”) is the owner of the land located along Lyons Road just north of Sawgrass Boulevard in the City of Coconut Creek at **Folio ID: 4842 0628 0021** (the “**Property**”) and seeks to vacate two 10’ platted utility easements running along both the western and southern borders of the southernmost portion of Parcel “A” of the Springs – McKenzie Plat, recorded at Plat Book 165, Page 7 (the “**Plat**”).

The Plat dedicated, in relevant part, a 10’ wide utility easement along the entirety of the western and southern borders of the southernmost portion of Parcel “A” of the Plat. The western border of the Plat faces a residential neighborhood and has no road access, which makes it impractical and difficult to access. The southern border of the Plat is separated from the lot to its south by grass and shrubs. The Property is currently served by the platted utility easement running along the eastern border of the Plat, which runs parallel to North Lyons Road, which is easily serviced by access from North Lyons Road.

From the standpoint of the benefit of the community as a whole, the request to vacate the platted easements does not have any negative impacts because the Plat is already fully serviced by the platted easement running along the eastern boundary of the Plat parallel to North Lyons Road.