



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 LLC c/o First Industrial Realty Trust, Inc			
Address 1 N WACKER DR STE 4200		City Chicago	State IL
		Zip 60606	
Phone (312)3444357		Email mpierski@firstindustrial.com	
Agent for Owner/Applicant/Petitioner Greenspoon Marder, LLP		Contact Person Marla Meufeld, Esq.	
Address 200 E. Broward Blvd. Suite 1800		City Ft. Laud.	State FLORIDA
		Zip 33301	
Phone 954-761-2929		Email marla.neufeld@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 and 484206280020			
Location <div style="display: flex; justify-content: space-between; align-items: center;"> West side of Lyons Road at/between/and North of and/of Sawgrass Blvd. </div> <div style="display: flex; justify-content: space-between; align-items: center; font-size: small; margin-top: 5px;"> north side/corner north street name street name / side/corner street name </div>			

Type of Application (this form required for all applications)

Please check all that apply (use attached **Instructions** for this form).

- Plat (fill out/PRINT *Questionnaire Form, Plat Checklist*)
- Site Plan (fill out/PRINT *Questionnaire Form, Site Plan Checklist*)
- Note Amendment (fill out/PRINT *Questionnaire Form, Note Amendment Checklist*)
- Vacation (fill out/PRINT *Vacation Continuation Form, Vacation Checklist*, use *Vacation Instructions*)
 - Vacating Plats, or any Portion Thereof (BCCO 5-205)
 - Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)
 - Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)
- Vacation (*Notary Continuation Form Affidavit* required, fill out *Business Notary* if needed)

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 type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
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 <u>will</u> be Demolished?
office/industrial	103,790 sqft	12/20	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 id 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
office/industrial	1	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.

FR LYONS ROAD, LLC

[Handwritten Signature]

12/9/20

Owner/Agent Signature

Date

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 9 day of Dec., 2020, who is personally known to me | has produced _____ as identification.

Name of Notary Typed, Printed or Stamped

Signature of Notary Public – State of Florida



[Handwritten Signature]

Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type

Vacation Application.

Application Date

01/20/21

Acceptance Date

1/25/21

Fee

\$ 1200.00.

Comments Due

2/16/21

Report Due

N/A

CC Meeting Date

5/18/21 & 6/1/21.

Adjacent City or Cities

N/A

- Plats
 Surveys
 Site Plans
 Landscaping Plans
 Lighting Plans
 City Letter
 Agreements

Other:

Distribute To

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

Other:

Received By

[Handwritten Signature: Diego Paredoza]



Application Number _____

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We FR Lyons Road, LLC a Delaware LLC c/o First Industrial Realty Trust, Inc,
the property owner(s) 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: 200 E. Broward Blvd. Suite 1800
City, State, Zip: Ft. Laud, FL 33301
Telephone: 954-761-2929
Contact Person: marla.neufeld@gmlaw.com

FR Lyons Road, LLC a Delaware LLC c/o First Industrial Realty Trust, Inc

Name of Owner/Petitioner

Chris Willson

Date

12/9/20

Name of Agent

Signature of Agent

[Signature]

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

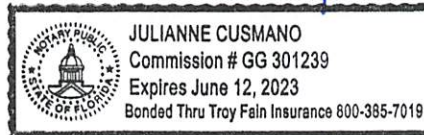
The foregoing instrument was acknowledged before me by means of physical presence | online notarization,
this 9 day of Dec, 2020, by Chris Willson
of SR Reg. Dir, on behalf of First Industrial, LP, the member of FR Lyons Road, LLC.

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

[Signature]



Notary Seal (or Title or Rank)

Serial Number (if applicable)



Application Number _____

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.

FR LYONS ROAD, LLC

[Signature]
Agent Signature for Business/Government Entity

12/9/20
Date

NOTARY PUBLIC

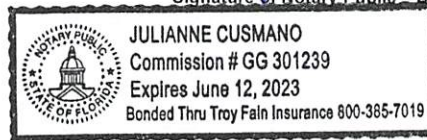
**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 9 day of Dec, 20 20, by CHRIS WILSON, the SP. REG DIR, on behalf of First Industrial, LP, the member of FR Lyons Road, LLC, a Delaware limited liability company.

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



Notary Seal (or Title or Rank)

Serial Number (if applicable)



Application Number _____

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We Food for the Poor, Inc., a Florida not for profit corp.,
the property owner(s) 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 0020

- 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: 200 E. Broward Blvd. Suite 1800
City, State, Zip: Ft. Laud, FL 33301
Telephone: 954-761-2929
Contact Person: marla.neufeld@gmlaw.com

Food for the Poor, Inc., a Florida not for profit corp.

Name of Owner/Petitioner

Date

12/14/2020

DENNIS A. NORTH

[Signature]

Name of Agent

Signature of Agent

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization,
this 14 day of December, 2020, by Dennis North,
of _____, on behalf of Food for the Poor, Inc., a Florida not for profit corp.

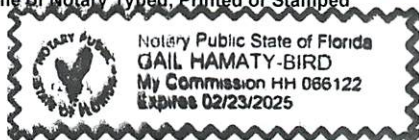
He/she is personally known to me | has produced _____ as identification.

Gail Hamaty-Bird

[Signature]

Name of Notary Typed, Printed or Stamped

Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)



Application Number _____

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.

FOOD FOR THE POOR, INC.

[Signature]
Agent Signature for Business/Government Entity

12/12/2020
Date

NOTARY PUBLIC

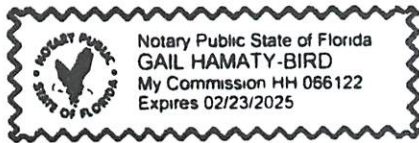
**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 12 day of December, 2020, by Denise Noa, the CTO, on behalf of Food for the Poor, Inc., a Florida not for profit corp., a Florida not for profit corporation.

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

Gail Hamaty-Bird
Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public - State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)



Application Number _____

Vacation Submission Continuation Form

Additional Petitioner Information	
Petitioner 2 Food for the Poor, Inc., a Florida not for profit corp.	Folio(s) 4842 06 28 0020
Address 6401 LYONS ROAD	
City, State, Zip Coconut Creek, FL 33073	Phone
Email	

Additional Petitioner Information	
Petitioner 3	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 4	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 5	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 6	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 7	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 8	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 9	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 10	Folio(s)
Address	
City, State, Zip	Phone
Email	

AUTHENTICITY OF OWNERSHIP

The undersigned Petitioner(s) has/have fully reviewed the instructions concerning the Application for Vacation and Abandonment and understand(s) that the Application must be complete and accurate prior to Broward County acceptance and review. The undersigned hereby petitions the Broward County Board of County Commissioners to vacate and abandon the property described herein. By signing as Petitioner(s), the undersigned certifies authenticity of ownership and, when applicable, authorizes the Agent to be its representative in the Application to Vacate and Abandon process.

PETITIONER

Date _____ Print Name _____

Signature _____

WITNESS

Print Name _____

Signature _____

OWNER
(if not petitioner)

12/14/2020
Date

DENNIS A. NORTH
Print Name

FOOD FOR THE POOR, INC.

[Signature]
Signature

WITNESS

Donna C. Bly
Print Name

[Signature]
Signature

NOTARY PUBLIC

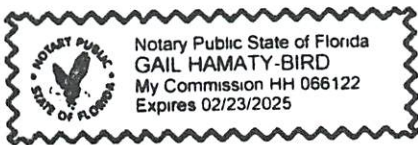
**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 14 day of December, 2020, by Dennis North, of CFO, on behalf of Food for the Poor, Inc., a Florida not for profit corp.

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

Gail Hamaty-Bird
Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public – State of Florida



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** (“Property”). The easement to be abandoned also is on a portion of land just to the north of the Applicant’s Property owned by Food for the Poor, Inc. on **Folio ID: 4842 06 28 0020**. The Property is located on the Springs – McKenzie Plat, recorded at Plat Book 165, Page 7 (“Plat”)

The Plat dedicated two (2) right turn lanes, and a 12’ utility easement (“Abandoned Easement”) behind the two (2) turn lanes. First Sawgrass Commerce Center is proposing a new right turn lane for their site at the Property. The new right turn lane is over the Abandoned Easement which Broward County is requiring the Applicant to abandon. Broward County is also requiring (i) a new 12’ utility easement outside of the new right turn lane (“Replacement Easement”) and (ii) a roadway easement dedication for the new right turn lane.

From the standpoint of the benefit of the community as a whole, the request to vacate the Abandoned Easement does not have any negative impacts as the Applicant will be providing a Replacement Easement to service the Property. The Replacement Easement has been analyzed to ensure it is provided in an area that will continue a regular and harmonious system for pedestrian and traffic circulation in the area. The 6’ FP&L easement located within the Abandoned Easement is going to remain in place.