

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

	Revie	w and Appro	oval of vacation	Petition Ap	plication
Review					
Date:	01/11/2021				
To: County Attorney's Office Attention: Maite Azcoitia, Office of County Attorney From: Planning and Development Management Division Subject: Vacation Petition No.: 2020-V-06				y Attorney	
Petitioner(s): Exeter 4250 Coral Ridge LLC					
Agent for Petitioner(s): Greenspoon Marder LLP					
		☐ Abandoning Stre	r any Portion Thereof (BCC ets, Alleyways, Roads or O Easements and Private Pla	ther Places Used for	
Pursuant to Ordinances, access of pe	Florida Statut the following ersons owning	e Chapter 177,101 a determined that the pother parts of the su	requested vacation petition ubdivision:	e Broward County would not affect the	Administrative Code and Code of e ownership or right of convenient
	Designated F	Review Agencies a	and Organizations	Date:	4/13/2021
Required	d Docume	ntation			
Required Documentation □ Vacation Petition Application Date Accepted: 08/19/2020 □ File Fee (made payable to Broward County Board of County Commissioners and deposited) □ Petitioner Notice of Intent Dates Published: 10/19/2020 and 10/26/2020 □ Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: 4/27/2021 □ Property Location □ Municipality of Plantation □ Municipal Service District □ Certified Copy of Municipal Resolution No: 2019-058 Date(s): 12/04/2019 □ Sketch and Legal Description by: Donald L Cooper, 6296 □ Location Map (Created by County Surveyor) □ Aerial Photograph and Section Map (No longer provided; advise if needed for review) □ Plat, if applicable □ Certified □ Copy □ Written Consent of All Abutting Owners in Plat, if applicable □ Certificate or Opinion of Title by: Mark J. Lynn, Florida Bar No. 85741 Date: 08/12/2020 □ Documentation of all reviewers responding "no objection/no comment" □ Waivers of Objection by Utility Companies □ Draft Resolution to Set Public Hearing □ Draft Resolution of Adopted Vacation					
Prior to the Reviewed	ubject to the O Public Hearing and Approve	d as to Form by: _	DEANNA M. KALIL Digitally sign	od approval of a Titl ed by DEANNA M. 6.16 16:40:35 -04:00'	e Certificate dated within 45 days
Print Name	e: Deanna Kal	il		Date:	6/16/2021



Environmental Protection and Growth Management Department

Planning and Development Management Division

1 N. University Drive, Suite 102-A, Plantation, FL 33324 Phone 954-357-6666 FAX 954-357-6521 Office Use Only

Date Application Accepted:

8/14/2020

Application Number: 2020 - V - 06

APPLICATION FOR VACATION AND ABANDONMENT

- A. X Vacation of Plats, or any Portion Thereof (BCAC 25.99)
- B. Abandonment of Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 25.100)
- C. Release of Public Easements and Private Platted Easements or Interests (BCAC 25.101)

PETITIONER INFORMATION		
Petitioners (Owners): Exeter 4250 Coral Ridge LLC		
Petitioner 1: Exeter 4250 Coral Ridge LLC	Folio(s):	
Address: 101 W. Elm Street	Phone: 954-527-2443	
Address (cont'd): Suite 600	Fax:	
City, State Zip: Conshohocken, PA 19428	Email:	
Important: Proof of Property Ownership required. Note: For Co-Petitioners/Owners, complete additional Petitioner/Owner Information page(s).		

AGENT INFORMATION		
Agent for Petitioners: Greenspoon Marder LLP		
Contact Person: Deena Gray, Esq.	Phone 1: 954-527-2443	
Address: 200 East Broward Boulevard	Phone 2:	
Address (cont'd): Suite 1800	Fax:	
City, State Zip: Ft. Lauderdale, FL 33301	Email: deena.gray@gmlaw.com	
Note: Proof of Agent Authorization by Petitioners required.		

PROPERTYINFORMATION			
Vacation Requested: (brief description) access easement along Coral Ridge Drive. See attached.			
Section: 18 Township: 48 South Range: 41 East			
Approximate Street Address: 4250 Coral Ridge Drive, Coral Springs, FL 33065			
Location: Municipality Municipal Services District			
Folio Number(s): 484118040010			
Plat: Plat Book 101, Page 4 Coral Springs R+D Electrical Park			
Surveyor/Mapper: Sun-tech Engineering , 954.777.3123			
Local Description Attacked To III To III To III To III To III III			
Deation for Vacation of the easement will allow for the dedication of an NVAL at the same			
First Application? Ves No If No, previous Application No:			

ADDITIONAL PETITIONER INFORMATION			
Petitioner 2:	Folio(s):		
Address:	Phone:		
Address (cont'd):	Fax:		
City, State Zip:	Email:		
ADDITIONAL PETITIONER INFO	DRMATION		
Petitioner 3:	Folio(s):		
Address:	Phone:		
Address (cont'd):	Fax:		
City, State Zip:	Email:		
ADDITIONAL PETITIONER INFO	ORMATION		
Petitioner 4:	Folio(s):		
Address:	Phone:		
Address (cont'd):	Fax:		
City, State Zip:	Email:		
ADDITIONAL PETITIONER INFO	ORMATION		
Petitioner 5:	Folio(s):		
Address:	Phone:		
Address (cont'd):	Fax:		
City, State Zip:	Email:		
ADDITIONAL PETITIONER INFO	ORMATION		
Petitioner 6:	Folio(s):		
Address:	Phone:		
Address (cont'd):	Fax:		
City, State Zip:	Email:		
ADDITIONAL PETITIONER INFO	ORMATION		
Petitioner 7:	Folio(s):		
Address:	Phone:		
Address (cont'd):	Fax:		
City, State Zip:	Email:		
ADDITIONAL PETITIONER INFORMATION			
Petitioner 8:	Folio(s):		
Address:	Phone:		
Address (cont'd):	Fax:		
City, State Zip:	Email:		

The undersigned Petitioner(s) has fully reviewed the Instructions concerning the Application for Vacation and Abandonment and understands 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 this Application to Vacate and Abandon process.

PETITIONER/OWNER(S)

8-29-19	Exeter 4250 Coral Ridge LLC	Timothy J. Weber, Vice Presiden
Date	Petitioner	(print/name)
	2	By Some
	PA	(signature)
		(1000) Karen
de	Witness	(Witness print name)
May	MART	Stephen Wellet
	Witness	(Witness print name)
Date	Petitioner	(print name)
		Ву
	Witness	(signature)
	Witness	(print signer's name)

PETITIONER ACKNOWLEDGMENT (By Business or Government Entity)

State PMSUNOWICK	
County MONTGOMEN	
	e me, an officer duly authorized to administer oaths and take
acknowledgments,	
Timothy J. Weber	(name) (title)
as Vice President of Exeter 4250 Coral Ridge LLC	(name of entity),
Limited Liability Corporation	(type of corporation/partnership/government),
	first duly sworn by me this day, deposes and states that s/he as Petitioner(s) in the foregoing Application for Vacation and
The foregoing instrument was acknowledged before me this 20 \(\dagged \), by \(\dagged \dagged \), \(\dagged \dagged \dagged \), \(\dagged	201 day of August
NOTARY (SEAL) Commonwealth of Pennsylvania - Notary Seal Angela R. Nigro, Notary Public Montgomery County My commission expires March 23, 2022 Commission number 1328355	Notary Signature: Print Name: Notary Public in and for the County and State last aforesaid My Commission Expires: Serial No., if any:

AFFIDAVIT TO AUTHORIZE PETITIONER(S) AGENT

I/We, E	exeter 4250 Coral	Ridge LLC		
proper	ty to be vacated in	he subject Application for Vacation and Abandonme	the property owner(s) of ent, 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: 484118040010			
2.	That I/we do hereby appoint the following Agent to act on my/our behalf in the processing of the subject Application for Vacation and Abandonment to Broward County Board of Commissioners:			
	Name: Greenspoon Marder LLP			
	Address: 200 East Broward Boulevard, Suite 1800			
	City, State Zip:	Ft. Lauderdale, FL 33301		
	Telephone:	954-527-2443		
	Contact Person:	Deena Gray, Esq.		
	Exeter 4250 Coral Ridge LLC			
	Timothy J. W (printly J. W (printly J. W) (printly J. W)	gnature) Jeber ot name) JULINIA A SOMEN A as acknowledged before me this 24th day of	ugust	
who is		to me or has produced		
	NOT. (SE	AL) Notary Signatur Print Name:	ngela R. Nigro	
	Commonwealth of Penr Angela R, Nigro Montgome My commission expi Commission nu	Notary Public Notary Public in Notary Public in Rotary Public in Notary Pu	1 1	

NARRATIVE FOR EASEMENT VACATION

Exeter 4250 Corral Ridge LLC ("Applicant") has submitted the vacation of a 1' non-access easement platted on the Coral Springs R&D Electrical Park Plat (PB 101, Page 4). The Applicant is seeking to complete construction of an industrial facility on the Plat.

The Applicant requests an easement vacation to allow for the dedication of a 1' NVAL along Coral Ridge Drive to replace an existing 1' non-access easement on the plat. At the time of the property's platting, the City of Coral Springs dedicated a non-access easement instead of an NVAL. While both non-access easements and NVAL's serve essentially the same function, the County and City have moved towards dedicating NVAL's instead of non-access easements. The Applicant is requesting this vacation to align itself with current County and City practices and has already submitted the NVAL amendment application for this matter, which is being processed by the County.