

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

Review and Approval of Vacation Petition Application

Review

Detai	July 7, 2021					
Date:						
To:	County Attorney's Office Attention: Maite Azcoitia, Office of County Attorney					
From:	Planning and Development Management Division					
Subject		tition No.: 2020-V-15				
	Petitioner(s)	: Coral Springs Developm	nent, LLC			
	Agent for Pe	titioner(s): <u>Cynthia Pase</u>	ch, Greenspoon Marder, LLP	-		
	Туре:	☑ Abandoning Streets,		-205) Places Used for Travel (BCAC 27.29) Easements or Interests (BCAC 27.30)		
	Project:	I Easement	⊠ Right-of-Way	□ Other		
Ordinanc	Pursuant to Florida Statute Chapter 177.101 and the above sections of the Broward County Administrative Code and Code of Ordinances, the following determined that the requested vacation petition would not affect the ownership or right of convenient access of persons owning other parts of the subdivision:					
	Designated	Review Agencies and	<u>Organizations</u>	Date: <u>April 20, 2021</u>		
D						
Requi	red Docum					
×	Vacation Petit	ion Application D	Date Accepted: January 4,	2021		
×	File Fee (mad		-	ty Commissioners and deposited)		
×	Petitioner Notice of Intent Dates Published: December 12, 2020 and December 19, 2020					
×	Certificate of F	Real Estate Taxes Paid	d [Revenue Collection Div	vision] Date: <u>December 23, 2020</u>		
×	Property Loca	tion I Municipality of	Coral Springs	Municipal Service District		
×	Certified Copy	[,] of Municipal Resolutio	No: 2020-06	2 Date(s): December 2, 2020		
×	Sketch and Le	gal Description by: Dav	vid Lindley, PSM 3591, Caulfield	& Wheeler, Inc.		
×	Location Map	(Created by County Su	urveyor)			
	Aerial Photograph and Section Map (No longer provided; advise if needed for review)					
×	Plat, if applica	ble	🗵 Сору			
	Written Consent of All Abutting Owners in Plat, if applicable					
×	Between Delayers Delayers Weather at the Delayers to 2000					
×	Documentatio	n of all reviewers respo	onding "no objection/no c	comment"		
×	Waivers of Ob	jection by Utility Comp	anies			
×	Draft Resoluti	on to Set Public Hearin	ng			
×	Draft Resoluti	on of Adopted Vacatior	1			
Appro						
	l subject to the (e Public Hearin		ney's receipt, review, and a	oproval of a Title Certificate dated within 45 days		

Reviewed and Approved as to Form by: Deanna Kalil Digitally signed by Deanna Kalil Date: 2021.07.07 15:06:06 -04'00'

Print Name: Deanna Kalil

Date: 7/7/2021



Application Number 2020-V-15

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					
Windham Lakes Plaza Plat and V	Vindsor Square Pla	at			
041-MP-96/004-MP-93	Plat Book - Page (if recorded) PB 163, Pg 21/ PB 158, PG 26				
Owner/Applicant/Petilioner Name Coral Springs Development, LLC					
Address 2500 N. Military Trail, Suite 235	Boca Raton	FL	^{ZIp} 33431		
	enberg-law.com				
Agent for Owner/Applicant/Petitioner Greenspoon Marder LLP	Cynthia Pasch				
200 East Broward Boulevard	Fort Lauderdale	State FL	^z 33301		
954-527-6266 cynthia.pasch@gmlaw.com					
484107030010, 484107110010 and 484107110020					
north side/corner north wiles Road at/between/and Coral Ridge Drive and/of Sawgrass Expressway street name / side/corner street name / side/corner					

Type of Application (this form required for all applications)

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

D Plat (fill out/PRINT Questionnaire Form, Plat Checklist)

Site Plan (fill out/PRINT Questionnaire Form, Site Plan Checklist)

D Note Amendment (fill out/PRINT Questionnaire Form, Note Amendment Checklist)

Vacation (fill out/PRINT Vacation Continuation Form, Vacation Checklist, use Vacation Instructions)

I 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	<u></u>			
Has this project been previously submitted?	🗆 Yes	😰 No		Don't Know
This is a resubmittal of: Entire Project	Portion of	f Project	🗆 N/A	
What was the project number assigned by the Planning and Development Division?	Project Number	<u></u>	⊠ N/A	🗆 Don't Know
Project Name			Ø N/A	🗆 Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	🗆 Yes	🗆 No		Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	🗆 Yes	🗆 No		🗆 Don't Know
If yes, consult Policy 13.01.10 of the Land Use	Plan. A compatit	ility determination	ation may be	ə required.
Replat Status		· · ·		

Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	🗆 Yes	🛛 No	Don't Know		
If YES, please answer the following question	S .				
Project Name of underlying approved and/or recorded plat					
Is the underlying plat all or partially residential?	🗆 Yes	🗆 No	🗆 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 prop	oosed in this r	eplat.			

School Concurrency (Residential Plats, Replats and Site Plan Submissions)				
Does this application contain any residential units? (If "No," skip the remaining questions.)	C Yes	🛛 No		
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	🗆 Yes	🖾 No		
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	🗆 Yes	🛛 No		
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	🗆 Yes	BI 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) Residential Medium	Land Use Plan Designation(s)			
Zoning District(s) Residential Cluster - 12	Zoning District(s)			

Existing Land Use

Development Code.

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 EXISTING STUCTURE(S) Gross Building Date Last Remain the Has been or will be Change sq. ft.* or Land Use Occupied Same? Use? Demolished? **Dwelling Units** vacant YES | NO YES | NO HAS | WILL | NO YES | NO YES | NO HAS | WILL | NO YES I 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

Proposed Use				
RESIDE	INTIAL USES	NON-RESIDENTIAL USES		
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area	
Townhouse	147			

NOTARY PUB	LIC: Owner/A	gent Certification	1			
information supp owner/agent spe	lied herein is tri cifically agrees purpose of veri	ue and correct to the to allow access to fication of informati isoment, CLC ability comp Manager	e best of my knowledge. I described property at re on provided by owner/age 2004 <u>12/9/2</u> Date	nis application and that all By signing this application, asonable times by County nt.		
	/	NOTARY	PUBLIC			
STATE OF FLC COUNTY OF B	Drida Roward Po	ilm Beach AB	l de la constante de			
				sence 🛛 online notarization,		
this <u>41h</u> day			, who 🗹 is personally kno	own to me 🗆 has produced		
ANYA C	ireenherg	ntification.	Signature of Notary Public - Sta	Abort te of Florige		
ANYA GREENBERG MY COMMISSION # GG923856 EXPIRES: October 17, 2023 Notary Seal (or Title or Rank) Serial Number (if applicable)						

For Office Use Application Type	Only					
••	nseveral ease	ements and portio	ns of Wiles Road			
Application Date		Acceptance Date	Fee			
12/29/2020 Comments Due	<u>_</u>	1/4/2021		1200		
		Report Due	CC Meeting			
<u>Z/Z/Z0Z1</u> Adjacent City or Cities	2/2/2021 TBD TBD					
N/A						
A Plats	🖄 Surveys	🖾 Site Plans	Landscaping Plans	Lighting Plans		
City Letter	Agreements					
1	resolution, ut	ility letters, and no	otice of intent ad			
Distribute To	🗆 Plann	ing Council	C School Board	□ Land Use & Permitting		
Health Departmen	it 🛛	Zoning Code Service	в (BMSD only)	Administrative Review		
Other:						
Received By						
Jean-Paul W	<u>/. Perez, Senio</u>	r Program/Project	<u>Coordinator</u>			

DEVELOPMENT AND ENVIRONMENTAL REVIEW ONLINE APPLICATION Revised 6/2020



COUNTY	Application Number <u>2020-V-15</u>				
FLORIDA					
AFFIDAVIT TO AUTHORIZE PETITIONER'S AGE	NT				
I/We Jeffrey L. Greenberg, Manager of C	Coral Springs Development, LLC				
the property owner(s) of the property to be vacated in the sub	ject 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: 484107030010, 484107110010	and 484107110020				
2. That I/we do hereby appoint the following Agent to act	t on my/our behalf in the processing of the subject of				
the Application to the Broward County Board of Count					
Name: Greenspoon Marder L					
Address: 200 East Broward Bo					
City, Sate, Zip: Fort Lauderdale, FL 3	55501				
Telephone: 954-527-6266					
Fontact Person, Cynthia Pasch					
All hanger	05050				
	late A O A				
Erechteron Marder s	ibrayis bragan Part				
NOTARY PU	BLIC				
STATE OF FLORIDA COUNTY OF BROWARD Palm Beach					
The foregoing instrument was acknowledged before me by me	eans of D physical presence D online notarization,				
	by Jeffrey L. Greenberg				
of Coral Springs Development , LLC, on behalf of					
He/she I is personally known to me I has produced as identification.					
Anya Greenberg Name of Notary Typed, Printed or Stamped 5	Ignature of Notary Public State of Florida				
ANYA GREENBERG MY COMMISSION # GG923856 EXPIRES: October 17, 2023	V				
Notary Seal (or Title or Rank) S	erial Number (if applicable)				

B





Application Number <u>2020-V-15</u>

as identification.

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.

Date **OTARY PUBLIC**

STATE OF FLORIDA COUNTY OF BROWARD falm Beach^{-AG}

The foregoing instrument was acknowledged before me by means of I physical presence | I online notarization, this <u>9th</u> day of <u>December</u>, 2020, by <u>Jeffrey L. Greenberg</u> the <u>Manager</u>, on behalf of Coral Springs Development, LLC, a

Florida Limited Liability Company

He/she I is personally known to me | I has produced _____

areenbero Anua Name of Notary

ANYA GREENBERG MY COMMISSION # GG923856 EXPIRES: October 17, 2023

Notary Seal (or Title or Rank)

Serial Number (if applicable)

