

Environmental Protection and Growth Management Department
Planning and Development Management Division
1 North University Drive, Room 102A • Plantation, Florida 33324 • 954-357-6666

REVIEW AND APPROVAL OF VACATION PETITION APPLICATION

Date: 08-11-2020

To: County Attorney's Office Attention: Maite Azcoitia, Office of County Attorney

From: Planning and Development Management Division

Subject: Vacation Petition No. 2019-V-19

Petitioner(s): Workingman's Nursery

Agent for Petitioner(s): Keith & Associates, Inc.

Type: Chapter 25.99 – Vacate Plat or any Portion Thereof
 Chapter 25.100 – Abandon Street, Alleyway, Road or Other Travel Place
 Chapter 25.101 – Release Public Easement or Private Platted Easement

Project: Easement Right-of-Way Other

Pursuant to Florida Statute Chapter 177.101 and Broward County Administrative Code Chapters 25.99, 25.100 and 25.101, 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 Organizations Date: 01-14-2020

Required Documentation:

Vacation Petition Application Date Accepted: 01-16-2020

File Fee (made payable to Broward County Board of Commissioners and deposited)

Petitioner Notice of Intent Dates Published: 10-11-2019 and 10-18-2019

Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: 10-07-2019

Property Location Municipality of Coconut Creek Municipal Service District

Certified Copy of Municipal Resolution: No: 2016-16 Date(s): 4-14-2016

Sketch and Legal Description by: John T. Doogan, PSM # 4409, Avirom & Associates, Inc.

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: William B. Mason, Esq. Date: 7-29-2020

Documentation of all reviewers responding "no objection/no comment"

Waivers of Objection by Utility Companies

Affidavit of Posting of Notice of Vacation Signage

Draft Resolution to Set Public Hearing

Draft Resolution of Adopted Vacation

Comments: Approved subject to the Office of the County Attorney's receipt, review, and approval of a Title Certificate dated within 45 days prior to the Public Hearing.

Reviewed and Approved as to Form by: Deanna Kalil Digitally signed by Deanna Kalil
Date: 2020.08.11 10:02:20 -04'00'

Signature

Print Name: Deanna Kalil Date: 8/11/2020



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:
 1/16/2020

Application Number: 2019-V-19

APPLICATION FOR VACATION AND ABANDONMENT

A. 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): 4161 HILLSBORO, LLC	
Petitioner 1: Sean M. Leder	Folio(s): 484205090010
Address: 4755 Technology Way, Ste 203	Phone: 561-289-1377
Address (cont'd):	Fax: 561-995-9181
City, State Zip: Boca Raton, FL 33431	Email: smleder@lederholdings.com
Important: Proof of Property Ownership required.	
Note: For Co-Petitioners/Owners, complete additional Petitioner/Owner Information page(s).	See Attached Warranty Deed

AGENT INFORMATION	
Agent for Petitioners: KEITH	
Contact Person: James Kahn, AICP	Phone 1: 954-788-3400
Address: 301 E Atlantic Blvd	Phone 2:
Address (cont'd):	Fax:
City, State Zip: Pompano Beach, FL 33060	Email: JKahn@KEITHteam.com
Note: Proof of Agent Authorization by Petitioners required. See Attached Authorized Agent Letter	

PROPERTY INFORMATION	
Vacation Requested: (brief description) Workingman's Nursery 126-22 B Parcel "A". 10' Platted Utility Easements on the perimeter of Parcel "A".	
Section: 5	Township: 48 Range: 53
Approximate Street Address: 4161 W Hillsboro Boulevard, Coconut Creek, FL 33073-3299	
Location: <input checked="" type="checkbox"/> Municipality	<input type="checkbox"/> Municipal Services District
Folio Number(s): 484205090010	
Plat: Workingman's Nursery	
Surveyor/Mapper: David & Gerchar, INC.	
Legal Description Attached: <input checked="" type="checkbox"/> Full <input type="checkbox"/> Short	Zoning: PCD Land Use: Commerce
Reason for Vacation (be specific): Original perimeter platted easements are no longer necessary and make it difficult to meet City code requirements for development.	
First Application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, previous Application No:	

NOTE: Please type/print clearly. Application must be complete and accurate for acceptance.

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

10-16-19 4161 Hillsboro, LLC
Date Petitioner

Sean Leder, Manager

(print name)

By _____
(signature)

Angela Small

Witness

Angela Small

(Witness print name)

Maritza Crespo

Witness

Maritza Crespo

(Witness print name)

Date Petitioner

(print name)

By _____
(signature)

Witness

Witness

(print signer's name)

PETITIONER ACKNOWLEDGMENT (By Individual)

State Florida

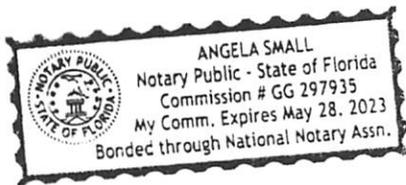
County Palm Beach

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Sean Leder, Manager of 4161 Hillsboro LLC

(name), who being first duly sworn by me this day, depose and state that s/he is the Petitioner in the foregoing Application for Vacation and Abandonment.

The foregoing instrument was acknowledged before me this 16th day of October 2019, by Sean M. Leder who is personally known to me or has produced _____ as identification.

NOTARY
(SEAL)



Notary Signature: Angela Small

Print Name: Angela Small

Notary Public in and for the County and State last aforesaid.

My Commission Expires: May 28, 2023

Serial No., if any: _____

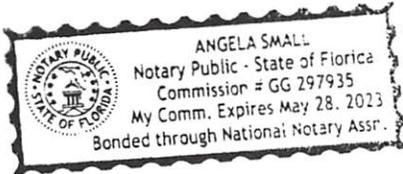
PETITIONER ACKNOWLEDGMENT (By Business or Government Entity)

State Florida
County Palm Beach

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, _____
Sean Leder _____ (name)
as Manager _____ (title)
of 4161 Hillsboro, LLC _____ (name of entity),
a _____ (type of corporation/partnership/government),
on behalf of the business or government entity, who being first duly sworn by me this day, deposes and states that s/he is authorized on behalf of the business or government entity as Petitioner(s) in the foregoing Application for Vacation and Abandonment.

The foregoing instrument was acknowledged before me this 16th day of October
2019, by Sean M. Leder
who is personally known to me or has produced _____
as identification.

NOTARY
(SEAL)



Notary Signature: Angela Small
Print Name: Angela Small
Notary Public in and for the County and State last aforesaid.
My Commission Expires: May 28, 2023
Serial No., if any: _____

AFFIDAVIT TO AUTHORIZE PETITIONER(S) AGENT

I/We, 4161 Hillsboro, LLC

_____, the property owner(s) of property to be vacated in the subject Application for Vacation and Abandonment, 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: 484205090010
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: KEITH
 Address: 2132 S Andrews Ave
 City, State Zip: Fort Lauderdale, FL 33316
 Telephone: 954-788-3400
 Contact Person: _____

4161 Hillsboro, LLC

 Name of Petitioner/Owner(s)

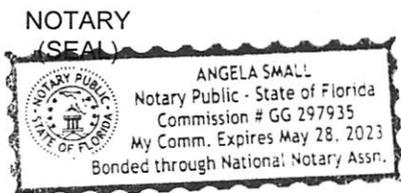
By _____
 (signature)
Sean M. Leder, Manager

 (print name)

16 day of October, 20 19

State Florida
 County Palm Beach

The foregoing instrument was acknowledged before me this 16th day of October 2019, by Sean M. Leder, Manager of 4161 Hillsboro, LLC who is personally known to me or has produced _____ as identification.



Notary Signature: Angela Small
 Print Name: Angela Small
 Notary Public in and for the County and State last aforesaid.
 My Commission Expires: May 28, 2023
 Serial No., if any: _____