



Broward County

Legislation Details (With Text)

File #: 21-1321 **Version:** 1

Status: Agenda Ready

In control: PUBLIC HEARING

On agenda: 10/5/2021 **Final action:** 10/5/2021

Title: MOTION TO ADOPT Resolution No. 2021-482 to vacate a ten-foot utility easement and 12-foot roadway easement lying with Parcel A of Wyndham Lakes Plaza (Plat Book 163, Page 21), a 12-foot utility easement and 12-foot roadway easement lying within Parcel A of Windsor Square (Plat Book 158, Page 26), and abandon a variable width roadway easement (Official Records Book 26654, Page 424), a portion of Wiles Road right-of-way (Official Records Book 3330, Page 162), and a portion of Wiles Road right-of-way (Official Records Book 14536, Page 965) all included in the Official Records of Broward County, Florida, and generally located on the north side of Wiles Road, between Coral Ridge Drive and Sawgrass Expressway, in the City of Coral Springs; Petitioner: Coral Springs Development, LLC; Agent: Cynthia Pasch, Greenspoon Marder, LLP; Vacation Petition No. 2020-V-15. (Commission District 3)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit 1 - Application, 2. Exhibit 2 - Resolution Adopting Vacation, 3. Exhibit 3 - Notice of Adoption, 4. Exhibit 4 - Location Map

Date	Ver.	Action By	Action	Result
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Broward County Commission Regular Meeting

Director's Name: Leonard Vialpando

Department: Environmental Protection

Division: Planning & Development Management

Information

Requested Action

MOTION TO ADOPT Resolution No. 2021-482 to vacate a ten-foot utility easement and 12-foot roadway easement lying with Parcel A of Wyndham Lakes Plaza (Plat Book 163, Page 21), a 12-foot utility easement and 12-foot roadway easement lying within Parcel A of Windsor Square (Plat Book 158, Page 26), and abandon a variable width roadway easement (Official Records Book 26654, Page 424), a portion of Wiles Road right-of-way (Official Records Book 3330, Page 162), and a portion of Wiles Road right-of-way (Official Records Book 14536, Page 965) all included in the Official Records of Broward County, Florida, and generally located on the north side of Wiles Road, between Coral Ridge Drive and Sawgrass Expressway, in the City of Coral Springs; Petitioner: Coral Springs Development, LLC; Agent: Cynthia Pasch, Greenspoon Marder, LLP; Vacation Petition No. 2020-V-15. **(Commission District 3)**

Why Action is Necessary

Board approval is required to vacate plats, easements and rights-of-way pursuant to Sections 177.101 and 336.09, Florida Statutes, Chapter 5, Article IX of the Broward County Code of Ordinances, and Section 27.68 of the Broward County Administrative Code.

What Action Accomplishes

Provides the property owner with clear unencumbered title to the lands in the areas affected by this vacation.

Is this Action Goal Related

No

Previous Action Taken

At its meeting on September 9, 2021 (Agenda Item No. 15), the Board directed the County Administrator to publish notice of this public hearing.

Summary Explanation/Background

THE ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT AND THE PLANNING AND DEVELOPMENT MANAGEMENT DIVISION RECOMMEND APPROVAL OF THE ABOVE MOTION.

The Planning and Development Management Division has received a request to vacate and annul a ten-foot utility easement and 12-foot roadway easement lying with Parcel A of Wyndham Lakes Plaza (Plat Book 163, Page 21), a 12-foot utility easement and 12-foot roadway easement lying within Parcel A of Windsor Square (Plat Book 158, Page 26), and abandon a variable width roadway easement (Official Records Book 26654, Page 424), a portion of Wiles Road right-of-way (Official Records Book 3330, Page 162), and a portion of Wiles Road right-of-way (Official Records Book 14536, Page 965) all included in the Official Records of Broward County, Florida, and generally located on the north side of Wiles Road, between Coral Ridge Drive and Sawgrass Expressway, in the City of Coral Springs. Vacating these easements and rights-of-way will provide clear and unencumbered title to the property owner.

The City of Coral Springs adopted Resolution No. 2020-062 on December 2, 2020 granting approval of the vacation of the easements and rights-of-way. Review of this application by the applicable reviewing agencies indicates that there is no objection to the vacation of the subject easements and rights-of-way.

This vacation application has been reviewed and approved as to form by the Office of the County Attorney, see Exhibit 1.

Source of Additional Information

Josie P. Sesodia, AICP, Director, Planning and Development Management Division 954 357 6602.

Fiscal Impact

Fiscal Impact/Cost Summary

No fiscal impact.