



Resilient Environment Department
URBAN PLANNING 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

Date: 06/12/2025

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

From: Planning and Development Management Division

Subject: Vacation Petition No.: 2022-V-10

Petitioner(s): BREF Andrews LLC

Agent for Petitioner(s): Byron Reynolds, KCI Technologies, Inc.

Type: ☐ Vacating Plats, or any Portion Thereof (**BCCO 5-205**)
 ☐ Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (**BCAC 27.68**)
 ☒ Releasing Public Easements and Private Platted Easements or Interests (**BCAC 27.69**)

Project: ☒ Easement ☐ Right-of-Way ☐ Other

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 Organizations

Date: _____

Required Documentation

- ☒ Vacation Petition Application Date Accepted: 10/06/2022
- ☒ File Fee (made payable to **Broward County Board of County Commissioners** and deposited)
- ☒ Petitioner Notice of Intent Dates Published: N/A and N/A
- ☒ Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: 2024
- ☒ Property Location ☒ Municipality of City of Pompano Beach ☐ Municipal Service District
- ☒ Certified Copy of Municipal Resolution No: N/A Date(s): N/A
- ☒ Sketch and Legal Description by: Benjamin B. Hoyle, Surveyor No 6769
- ☒ 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, Jr. Esq. Bar No. 75919 Date: 09/21/2022
- ☒ 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

Approval

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: MAITE AZCOITIA Digitally signed by MAITE AZCOITIA
Date: 2025.06.13 12:26:37 -04'00'

Print Name: Maite Azcoitia, Dep. County Attorney

Date: 06/13/2025



Application Number 2022-V-10

1 N. University Drive, Box 102A · Plantation, FL 33324 · T: 954-357-6634 · F: 954-357-6521 · Broward.org/Planning

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name ANDREWS PREMIER BUSINESS PARK			
Plat/Site Number 047-MP-15		Plat Book - Page (if recorded) 183-2	
Owner/Applicant/Petitioner Name BREF ANDREWS, LLC			
Address 6820 LYONS TECHNOLOGY CIR, #100		City COCONUT CREEK	State FL
		Zip 33073	
Phone 954-776-1616		Email ROBERT.ZUCCARO@KCI.COM	
Agent for Owner/Applicant/Petitioner KCI TECHNOLOGIES, INC		Contact Person BYRON REYNOLDS	
Address 1425 W. CYPRESS CREEK ROAD, SUITE 101		City FORT LAUDERDALE	State FL
		Zip 33309	
Phone 954-776-1616		Email BYRON.REYNOLDS@KCI.COM	
Folio(s) 4842-27-51-0010			
Location WEST side of N ANDREWS at/between/and SOUTH and/of NW 18TH ST. north side/corner north street name street name / side/corner street name			

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 Urban Planning Division?		Project Number	<input checked="" type="checkbox"/> N/A
			<input type="checkbox"/> Don't Know
Project Name			<input checked="" 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 checked="" type="checkbox"/> No
		<input 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 checked="" type="checkbox"/> No
		<input 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 checked="" type="checkbox"/> No <input 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) VACANT PROPERTY	Land Use Plan Designation(s) INDUSTRIAL OFFICE PARK
Zoning District(s) O-IP (OFFICE INDUSTRIAL PARK)	Zoning District(s) O-IP (OFFICE INDUSTRIAL PARK)

Existing Land Use					
<p>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 three (3) years 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 three (3) years 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.</p>					
Are there any existing structures on the site?					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
<p>*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.</p>					

Proposed Use			
RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
		INDUSTRIAL OFFICE PARK	85,187

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.

[Signature] Date 9/21/22
Owner/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 21st day of September, 2022, who ☒ is personally known to me | ☐ has produced n/a as identification.

Joi-Phyle Hallem [Signature]
Name of Notary Typed, Printed or Stamped Signature of Notary Public - State of Florida

 HH 247353
Notary Seal (or Title or Rank) Serial Number (if applicable)

For Office Use Only

Application Type <u>Vacation Application</u>		
Application Date <u>10/5/22</u>	Acceptance Date <u>10/6/22</u>	Fee <u>\$ 1200.00</u>
Comments Due <u>10/26/22</u>	Report Due <u>N/A</u>	CC Meeting Date <u>TBD</u>
Adjacent City or Cities <u>N/A</u>		
<input checked="" type="checkbox"/> Plats <input checked="" type="checkbox"/> Surveys <input type="checkbox"/> Site Plans <input type="checkbox"/> Landscaping Plans <input type="checkbox"/> Lighting Plans <input checked="" type="checkbox"/> City Letter <input type="checkbox"/> Agreements		
<input checked="" type="checkbox"/> Other:		
Distribute To <input checked="" type="checkbox"/> Full Review <input type="checkbox"/> Planning Council <input type="checkbox"/> School Board <input type="checkbox"/> Land Use & Permitting <input type="checkbox"/> Health Department <input type="checkbox"/> Zoning Code Services (BMSSD only) <input type="checkbox"/> Administrative Review		
<input type="checkbox"/> Other:		
Received By <u>[Signature]</u>		



Application Number 2022-V-10

Vacation Submission Continuation Form

Additional Petitioner Information	
Petitioner 2	Folio(s)
ddress	
City, State, Zip	Phone
mail	

Additional Petitioner Information	
Petitioner 3	Folio(s)
ddress	
City, State, Zip	Phone
mail	

Additional Petitioner Information	
Petitioner	Folio(s)
ddress	
City, State, Zip	Phone
mail	

Additional Petitioner Information	
Petitioner	Folio(s)
ddress	
City, State, Zip	Phone
mail	

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

9-26-22
Date

Malcolm Butters
Print Name

Signature

WITNESS

Lawrence Aoun
Print Name

Signature

OWNER

(if not petitioner)

Date

Print Name

Signature

WITNESS

Print Name

Signature

NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

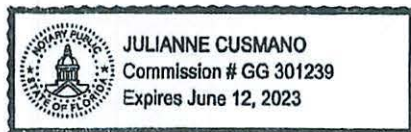
The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 26 day of Sept, 20 22, by Malcolm Butters,

of BREF Andrews LLC, on behalf of _____.

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

Name of Notary Typed, Printed or Stamped

Remon
Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

(5/19/21)

LETTER OF AUTHORIZATION / AGENT DESIGNATION

TO WHOM IT MAY CONCERN:

RE: **Andrews Logistics Project**
1698 N Andrews Ave Ext.,
Pompano Beach, FL 33069
Parcel ID #4842-27-51-0010

This letter is to designate the following Parties are to act as authorized agent/applicants on behalf of **BREF Andrews, LLC** (hereinafter the "Applicant"):

Robert Zuccaro, P.E., Nicholas Leone, P.E., Byron Reynolds, E.I.T.
KCI Technologies, Inc
1425 West Cypress Creek Road, Suite 101, Fort Lauderdale, FL 33309

This letter grants the above-mentioned Parties authorization to represent the Applicant as 'Agent of Record' to act in matters related to government regulations and permitting activities with the State of Florida, Broward County, City of Pompano Beach, and other government entities in relation to the above-mentioned site located at 1698 N. Andrews Ave Ext., in Pompano Beach, Broward County, Florida (associated with Parcel ID # 4842-27-51-0010).

The Agent of Record is hereby vested with authority to make any representations and agreements necessary or desirable in conjunction with the review process.



Signature
BREF Andrews, LLS
6820 Lyons Technology Cir, #100,
Coconut Creek, FL 33073

STATE OF Florida
COUNTY OF Broward

Sworn to and subscribed before me, the undersigned Notary Public, this 7 day of June, 2021.



Notary Public




September 22, 2022

Josie P. Sesodia | Director
Broward County Resilient Environmental Department | Urban Planning Division
1 North University Drive, Mailbox 102A, Plantation, FL 33324

**RE: Andrews Logistics Pompano Beach
1698 N Andrews Ave Ext., Pompano Beach, FL
Easement Abandonment Narrative**

BREF Andrews, LLC ("The Applicant"), is seeking to abandon two (2) existing drainage easements, proposing one (1) new drainage conveyance easement in replacement, within the vacant property located at 1698 N Andrews Ave Ext, in the City of Pompano Beach, Broward County, Florida ("The Property"). The Applicant has engaged KCI Technologies, Inc ("The Agent") to provide Civil Engineering services for the proposed development of the property. As part of the Applicant's proposal, a brand-new state-of-the-art industrial office building providing quality service to the surrounding community, has been approved by the City of Pompano Beach's Development Review Committee ("The City"). The purpose of this narrative is to provide the Broward County Urban Planning Division with an explanation stating the Applicant's proposed modifications, to submit to the County for review to vacate the aforementioned existing easements, and provide an explanation to the purpose of the Applicant's request.

As the site exists today, the property is a triangular parcel, within the existing overall Gold Coast Andrews Premier Business Park Master Plat, consisting of a total 6.14 acres. The property is zoned O-IP (Office Industrial Park), and per the public records of Broward County, the property is platted per Plat Book 183, Page 2 with a folio number of 4842-27-51-0010. Currently, the property contains an existing conveyance lake, owned, and maintained by the Broward County Highways Division ("The County"), for shared drainage between the Gold Coast Property Owners Association ("POA") and the County. The existing conveyance lake is connected to North Andrews Ave Ext ("The Right-of-Way") via an underground stormwater conveyance system consisting of forty-eight (48") inch reinforced concrete pipes, a stormwater manhole, and a bubble up drainage structure. Said drainage enters the property through two (2) drainage easements, the existing seventy-five (75') foot wide Stormwater Drainage easement per ORB: 16653, Pg 671 and the existing fifteen (15') foot wide Stormwater Drainage easement per ORB: 16653, Pg 664, owned and maintained by the County.

The Owner, whom is also the Applicant, is proposing an 85,187-sqft industrial office building with three (3) large dry ponds, and three (3) dry swales, to accommodate the amount of storage volume required to maintain pretreatment and attenuation drainage requirements. Per the extensive coordination, discussions, and upfront due diligence shepherded by the Agent, the County has expressed they would prefer to have no other drainage connections to their existing system that conveys stormwater from the right-of-way to the O'Connor Lake. The proposed plan approved by the City consists of a new fifty-four (54") HDPE conveyance stormwater pipe, to be routed along the northern property line of the Andrews Logistics property, that will convey stormwater from the right-of-way to the remediated O'Connor Lake. Said conveyance is proposed without any connection to the proposed Andrews Logistics Industrial Office Park's drainage system as approved by the City.

The Applicant seeks approval to vacate the existing seventy-five (75') foot wide Stormwater Drainage easement per ORB: 16653, Pg 671, and a portion of the existing fifteen (15') foot wide Stormwater Drainage easement per ORB: 16653, Pg 664, to record a new fifteen (15') foot Stormwater Drainage easement that will house the above-stated new fifty-four (54") inch HDPE conveyance stormwater pipe and will be located along the north property line of the property. Should you have any questions or require additional information, please do not hesitate to contact me at (954) 776-1616.

Byron Reynolds | Project Engineer

KCI Technologies, Inc

1425 W. Cypress Creek Road, Suite 101, Fort Lauderdale, FL 33309

Office: 954-776-1616 | Direct: 954-839-6733

Email: byron.reynolds@kci.com | Website: www.kci.com