

ADDITIONAL MATERIAL
Public Hearing

AUGUST 21, 2025

SUBMITTED AT THE REQUEST OF
RESILIENT ENVIRONMENT
DEPARTMENT



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

MEMORANDUM

DATE: August 11, 2025

TO: Mayor and Members of the Board of County Commissioners

THROUGH: Monica Cepero, County Administrator

FROM: Darby Delsalle, AICP, Director
Urban Planning Division

SUBJECT: Agenda Item No. 79 Board Meeting of August 21, 2025 – Public Hearing: Vacation and Abandonment (2025-V-04) Additional Supporting Documentation Exhibit 1.

The attached additional information is being provided at the request of the Office of the County Attorney. This vacation application has been revised to reflect a new owner/petitioner, pursuant to a revised Title Opinion prepared by the applicant.

Attachment

Exhibit 1 - Additional Information

cc: Andrew J. Meyers, County Attorney
Maite Azcoitia, Deputy County Attorney
Robert Melton, County Auditor
Leonard Vialpando, P.E., Director, Resilient Environment Department



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: 8/6/2025

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

From: Urban Planning Division

Subject: Vacation Petition No.: 2025-V-04

Petitioner(s): Vista Clara Owners, LLC

Agent for Petitioner(s): Joshua Horning / Kimley-Horn and Associates, 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: 3/21/2025
- ☒ File Fee (made payable to **Broward County Board of County Commissioners** and deposited)
- ☒ Petitioner Notice of Intent Dates Published: 3/21/2025 and 3/28/2025
- ☒ Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: 1/23/2025
- ☒ Property Location ☒ Municipality of Deerfield Beach ☐ Municipal Service District
- ☒ Certified Copy of Municipal Resolution No: 2024/005 Date(s): 04/02/2024
- ☒ Sketch and Legal Description by: David P. Lindley
- ☒ 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: Thomas F. Coyle, Jr., Esq., Date: 8/1/2025
- ☒ 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: Jennifer Brown Digitally signed by Jennifer Brown
Date: 2025.08.06 14:04:14 -04'00'

Print Name: Jennifer Brown

Date: 8/8/2025



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

Application Number 2025-V-04

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Cosden and Bracknell Addition to Deerfield			
Plat/Site Number		Plat Book - Page (if recorded) Plat Book 6, Page 9	
Owner/Applicant/Petitioner Name Vista Clara Owner LLC			
Address 2750 NW 3RD AVE, STE 2		City Miami	State FL
Zip 33127			
Phone 973-978-1825	Email JonathanP@morgangroup.com		
Agent for Owner/Applicant/Petitioner Kimley-Horn and Associates		Contact Person Joshua Horning	
Address 1615 S. Congress Ave, Suite 201		City Delray Beach	State FL
Zip 33445			
Phone 561-404-7240	Email josh.horning@kimley-horn.com		
Folio(s) 474331050080,474331050060,474331050070,474331050010,474331050020,474331050090,474331050030			
Location North side of S. Dixie Hwy at/between/and NE 5th Street and/of NE 1st Ave <small>north side/corner north street name street name / side/corner street name</small>			

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? ☐ Yes ☒ No ☐ Don't Know

This is a resubmittal of: ☐ Entire Project ☐ Portion of Project ☒ N/A

What was the project number assigned by the Urban Planning Division? ☐ N/A ☒ Don't Know

Project Name
Vista Clara Marina ☐ 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 compatibility determination may be required.

Replat Status

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? ☐ 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 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.) ☐ 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 ☒ 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) Irregular 39 Du/Ac to be Re-Certified	Land Use Plan Designation(s) N/A
Zoning District(s) Planned Development District	Zoning District(s) N/A

Existing Land Use

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.

Are there any existing structures on the site?

☐ Yes ☐ No

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or <u>will</u> be Demolished?
Multifamily Residential	326 Units		YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES 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 is defined by the definition in the Land Development Code.

Proposed Use

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
Multifamily Residential	326 Units		

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.

Owner/Agent Signature

Date

NOTARY PUBLIC

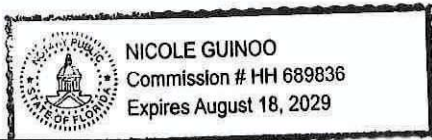
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 6th day of August, 2025, who ☐ is personally known to me | ☐ has produced _____ as identification.

Nicole Guinoo

Name of Notary Typed, Printed or Stamped

Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type

NEW OWNER-VACATION APPLICATION

Application Date 8/6/2025	Acceptance Date	Fee
Comments Due	Report Due	CC Meeting Date

Adjacent City or Cities

☐ Plats
 ☐ Surveys
 ☐ Site Plans
 ☐ Landscaping Plans
 ☐ Lighting Plans
 ☐ City Letter
 ☐ Agreements

☐ Other:

Distribute To

☐ Full Review
 ☐ Planning Council
 ☐ School Board
 ☐ Land Use & Permitting
 ☐ Health Department
 ☐ Zoning Code Services (BMSD only)
 ☐ Administrative Review

☐ Other:

Received By

J.LU-CHONG



Application Number _____

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We, Vista Clara Owner, LLC, the property owner(s) ("Affiant") of the property to be vacated in the subject 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:

474331050080, 474331050070, 474331050060, 474331050010, 474331050030, 474331050020, 474331050090

2. That I/we do hereby appoint the following Agent to act on my/our behalf in the processing of the subject of the Application to the Broward County Board of County Commissioners.

Name: Joshua Horning
Address: 1615 S. Congress Ave Suite 201
City, State, Zip: Delray Beach Florida 33445
Telephone: 561-404-7240
Contact Person: _____

Jonathan Pascheles
Name of Owner/Petitioner

8/6/2025
Date

[Signature]
Signature of Owner/Petitioner (requires notarization)

I, Joshua Horning, hereby accept the appointment as Agent to the above listed owner/petitioner.

Joshua Horning
Name of Agent

8/6/2025
Date

[Signature]
Signature of Agent

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by the Affiant by means of

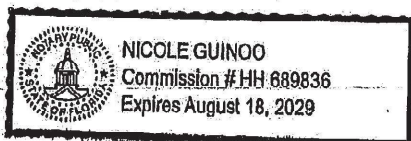
☒ physical presence | ☐ online notarization, this 6th day of August, 20 25

by Joshua Horning, of Kimley-Horn and Associates, on behalf of Vista Clara Owner LLC

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

Nicole Guinoo
Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public - State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)



Application Number _____

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.

Agent Signature for Business/Government Entity

Date

8/6/2025

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

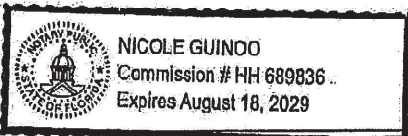
The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 6th day of August, 2025, by Joshua Horning, the agent, on behalf of Vista Clara Owner, a Limited Liability Company.

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

Nicole Guinoo

Name of Notary Typed, Printed or Stamped

Signature of Notary Public - State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

OPINION OF TITLE

Broward County Land Development Code - Section 5-189(c)(3)
Florida Statutes Chapter 177

To: Broward County Board of County Commissioners

With the understanding that this Opinion of Title is furnished to Broward County Board of County Commissioners, as inducement for acceptance of a proposed vacation easement covering the real property, hereinafter described, it is hereby certified that the following report reflects a comprehensive search of the Public Records affecting the below described property covering the period from the beginning to the 29th day of July, 2025, at the hour of 8:00 A.M., inclusive, of the following described property:

BEING A PORTION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12, COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTH RIVER AVENUE, AS SHOWN ON SAID PLAT, N35 DEGREES 59'30"E, A DISTANCE OF 161.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, N35 DEGREES 59'30"E, A DISTANCE OF 30.45 FEET; THENCE N44 DEGREES 07'51"W, A DISTANCE OF 30.47 FEET; THENCE N15 DEGREES 58'10" W, A DISTANCE OF 81.50 FEET; THENCE N29 DEGREES 19'23"W, A DISTANCE OF 96.43 FEET; THENCE N40 DEGREES 27'55"W, A DISTANCE OF 9.82 FEET; THENCE N26 DEGREES 16'19" W, A DISTANCE OF 33.28 FEET; THENCE N33 DEGREES 01' 41 " W, A DISTANCE OF 42.36 FEET; THENCE N02 DEGREES 28' 03" E, A DISTANCE OF 41.04 FEET; THENCE N14 DEGREES 07'30"E, A DISTANCE OF 213.40 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 7, RIVERVIEW TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF LOT 6, BLOCK 1, RIVERVIEW TERRACE REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, S88 DEGREES 36 '10"W, A DISTANCE OF 31.14 FEET; THENCE S14 DEGREES 07'30"W, A DISTANCE OF 208.13 FEET; THENCE S02 DEGREES 28'03"W, A DISTANCE OF 53.71 FEET; THENCE S33 DEGREES 01'41"E, A DISTANCE OF 50.20 FEET; THENCE S26 DEGREES 16'19"E, A DISTANCE OF 35.25 FEET; THENCE S40 DEGREES 27'55"E, A DISTANCE OF 10.63 FEET; THENCE S29 DEGREES 19'23"E, A DISTANCE OF 89.99 FEET; THENCE S15 DEGREES 58'10"E, A DISTANCE OF 85.51 FEET; THENCE S44 DEGREES 07'51"E, A DISTANCE OF 43.22 FEET TO THE POINT OF BEGINNING..

Said lands situate, lying and being in the City of Deerfield Beach, Broward County, Florida.

Legal Description *(must match plat legal description)*

Include reference to and copy(ies) of original deeds vesting title to current owner(s)

I am of the opinion that on the last mentioned dated, the fee simple title to the above-described real property was vested in:

Names of all Owner(s) of Record:

VISTA CLARA OWNER, LLC, a Delaware limited liability company, as to Fee Simple Interest by virtue of Special Warranty Deed recorded at Instrument No. 120177663 and Corrective Special Warranty Deed recorded at Instrument No. 120344905.

NOTE: If any property owner is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.

Subject to the following:

Mortgage(s) of Record (*if none, state none*): See the following instruments recorded in the Public Records of Broward County, Florida

(If any mortgage holder is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to join in or approve the easement vacation.

None

Encumbrances of Record:

Please note the following recorded in the Public Records of Broward County, Florida:

List of easements and Rights-of-Way lying within the plat boundaries (*if none, state none*).
(Attach copies of all recorded document(s) [excluding recorded plats].

See the following documents recorded in the Public Records of Broward County, Florida.

<u>Type of Instrument</u>	<u>OR Book/Instrument No.</u>	<u>Page</u>
Resolution No. 2020/098	Instrument No.	117188774
Covenant	Instrument No.	117188775
Permit	Instrument No.	119043709
Plat	Plat Book 6	Page 9
Unity of Title	OR Book 24743	Page 119
Ordinance 2024/005	Instrument No.	120068474
Notice of Permit	OR Book 27919	Page 884
Ordinance 2002-61	OR Book 34145	Page 1891
Amended Easement Deed	OR Book 49510	Page 562
Amended Easement Deed	OR Book 50355	Page 1901
Ordinance 2018-40	Instrument No.	115360446
Deed	Deed Book 549	Page 228
Corrective Deed	OR Book 413	Page 68

I HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 1st day of August, 2025.

GREENSPOON MARDER LLP



Name: Thomas F. Coyle, Jr., Esq., for the firm
Florida Bar No. 0298920

OPINION OF TITLE

Broward County Land Development Code - Section 5-189(c)(3)
Florida Statutes Chapter 177

To: Broward County Board of County Commissioners

With the understanding that this Opinion of Title is furnished to Broward County Board of County Commissioners, as inducement for acceptance of a proposed vacation easement covering the real property, hereinafter described, it is hereby certified that the following report reflects a comprehensive search of the Public Records affecting the below described property covering the period from the beginning to the 29thth day of July, 2025, at the hour of 8:00 A.M., inclusive, of the following described property:

A PORTION OR LOTS 1, 2, AND 3 OF THE COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 25 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THOSE PORTIONS OF LOTS 1, 2, AND 3 LYING WITHIN 20 FEET AND MEASURED PERPENDICULAR TO THE FOLLOWING DESCRIBED LINE TO WIT:
A LINE COMMENCING AT A POINT 15 FEET SOUTHERLY FROM THE NORTHEAST CORNER AND ALONG THE EASTERLY BOUNDARY OF LOT 13 OF THE COSDEN AND BRACKNELL ADDITION TO DEERFIELD AND CONTINUING IN A NORTHWESTERLY DIRECTION THROUGH THE NORTHWEST CORNER OF LOT 13.

ALSO KNOWN AS:

BEING ALL OF THAT CERTAIN ROAD AND MAINTENANCE EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5631, PAGE 857 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN LOTS 1, 2, 3, OF COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 13; THENCE ALONG THE NORTH LINE OF SAID LOT 13, N64°40'28"W, A DISTANCE OF 132.58 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE N00°42'14"W ALONG THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 23.72 FEET; THENCE S58°11'44"E, A DISTANCE OF 144.85 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1; THENCE ALONG SAID EASTERLY LINE S31°48'16"W, A DISTANCE OF 5.16 FEET TO THE POINT OF BEGINNING.

Said lands situate, lying and being in the City of Deerfield Beach, Broward County, Florida.

Legal Description *(must match plat legal description)*

Include reference to and copy(ies) of original deeds vesting title to current owner(s)

I am of the opinion that on the last mentioned dated, the fee simple title to the above-described real property was vested in:

Names of all Owner(s) of Record:

VISTA CLARA OWNER, LLC, a Delaware limited liability company, as to Fee Simple Interest by virtue of Special Warranty Deed recorded at Instrument No. 120177663 and Corrective Special Warranty Deed recorded at Instrument No. 120344905.

City of Deerfield Beach, a municipal corporation of Florida, as to Easement interest, by virtue of Easement Deed recorded in Official Records Book 5631, Page 857.

NOTE: If any property owner is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.

Subject to the following:

Mortgage(s) of Record (*if none, state none*): See the following instruments recorded in the Public Records of Broward County, Florida

(If any mortgage holder is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to join in or approve the easement vacation.

None

Encumbrances of Record:

Please note the following recorded in the Public Records of Broward County, Florida:

List of easements and Rights-of-Way lying within the plat boundaries (*if none, state none*).
(Attach copies of all recorded document(s) [excluding recorded plats].

See the following documents recorded in the Public Records of Broward County, Florida.

<u>Type of Instrument</u>	<u>OR Book/Instrument No.</u>	<u>Page</u>
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Amended Easement Deed	OR Book 49510	Page 562
Amended Easement Deed	OR Book 50355	Page 1901
Ordinance 2018-40	Instrument No.	115360446

I HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 1st day of August, 2025.

GREENSPOON MARDER LLP



Name: Thomas F. Coyle, Jr., Esq., for the firm
Florida Bar No. 0298920

OPINION OF TITLE

Broward County Land Development Code - Section 5-189(c)(3)
Florida Statutes Chapter 177

To: Broward County Board of County Commissioners

With the understanding that this Opinion of Title is furnished to Broward County Board of County Commissioners, as inducement for acceptance of a proposed vacation easement covering the real property, hereinafter described, it is hereby certified that the following report reflects a comprehensive search of the Public Records affecting the below described property covering the period from the beginning to the 29th day of July, 2025, at the hour of 8:00 A.M., inclusive, of the following described property:

A 20 FOOT STRIP OF LAND OF LOT 6 OF THE COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE WEST 20 FEET OF LOT 6 AS MEASURED ON A PERPENDICULAR FROM THE WESTERLY BOUNDARY OF LOT 6.

ALSO KNOWN AS:

BEING ALL OF THAT CERTAIN 20-FOOT WIDE UTILITY EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 7255, PAGE 73 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN LOT 6, COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE ALONG THE NORTH LINE OF SAID LOT 6, N59°48'32"E, A DISTANCE OF 22.98 FEET; THENCE S00°42'14"E, A DISTANCE OF 62.77 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 6; THENCE ALONG SAID SOUTH LINE, S55°19'34"W, A DISTANCE OF 24.12 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 6; THENCE ALONG SAID WEST LINE, N00°42'14"W, A DISTANCE OF 64.94 FEET TO THE POINT OF BEGINNING.

Said lands situate, lying and being in the City of Deerfield Beach, Broward County, Florida.

Legal Description *(must match plat legal description)*

Include reference to and copy(ies) of original deeds vesting title to current owner(s)

I am of the opinion that on the last mentioned dated, the fee simple title to the above-described real property was vested in:

Names of all Owner(s) of Record:

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NOTE: If any property owner is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.

Subject to the following:

Mortgage(s) of Record (*if none, state none*): See the following instruments recorded in the Public Records of Broward County, Florida

(If any mortgage holder is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to join in or approve the easement vacation.

None

Encumbrances of Record:

Please note the following recorded in the Public Records of Broward County, Florida:

List of easements and Rights-of-Way lying within the plat boundaries (*if none, state none*).

(Attach copies of all recorded document(s) [excluding recorded plats].

See the following documents recorded in the Public Records of Broward County, Florida.

<u>Type of Instrument</u>	<u>OR Book/Instrument No.</u>	<u>Page</u>
Resolution No. 2020/098	Instrument No.	117188774
Covenant	Instrument No.	117188775
Permit	Instrument No.	119043709
Plat	Plat Book 6	Page 9
Unity of Title	OR Book 24743	Page 119
Ordinance 2024/005	Instrument No.	120068474
Notice of Permit	OR Book 27919	Page 884
Ordinance 2002-61	OR Book 34145	Page 1891
Amended Easement Deed	OR Book 49510	Page 562
Amended Easement Deed	OR Book 50355	Page 1901
Ordinance 2018-40	Instrument No.	115360446

I HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 1st day of August, 2025.

GREENSPOON MARDER LLP



Name: Thomas F. Coyle, Jr., Esq., for the firm
Florida Bar No. 0298920

OPINION OF TITLE

Broward County Land Development Code - Section 5-189(c)(3)
Florida Statutes Chapter 177

To: Broward County Board of County Commissioners

With the understanding that this Opinion of Title is furnished to Broward County Board of County Commissioners, as inducement for acceptance of a proposed vacation easement covering the real property, hereinafter described, it is hereby certified that the following report reflects a comprehensive search of the Public Records affecting the below described property covering the period from the beginning to the 29th day of July, 2025, at the hour of 8:00 A.M., inclusive, of the following described property:

ALL OF THE WEST 20 FEET AND ALL OF THE EAST 25 FEET OF THE WEST 45 FEET OF THE NORTH 15 FEET OF LOT 10, BOTH AS MEASURED ON A PERPENDICULAR FROM THE WESTERLY BOUNDARY OF LOT 10 OF THE COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO KNOWN AS:

BEING ALL OF THAT CERTAIN 15-FOOT WIDE UTILITY EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 7255, PAGE 71 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN LOT 10, THE COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10; THENCE ALONG THE NORTH LINE OF SAID LOT 10, N88°36'10" E, A DISTANCE OF 45.00 FEET; THENCE S00°42'14" E, A DISTANCE OF 15.00 FEET; THENCE S88°36'10" W, A DISTANCE OF 45.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 10; THENCE ALONG SAID WEST LINE, N00°42'14"W, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

Said lands situate, lying and being in the City of Deerfield Beach, Broward County, Florida.

Legal Description *(must match plat legal description)*

Include reference to and copy(ies) of original deeds vesting title to current owner(s)

I am of the opinion that on the last mentioned dated, the fee simple title to the above-described real property was vested in:

Names of all Owner(s) of Record:

VISTA CLARA OWNER, LLC, a Delaware limited liability company, as to Fee Simple Interest by virtue of Special Warranty Deed recorded at Instrument No. 120177663 and Corrective Special Warranty Deed recorded at Instrument No. 120344905.

NOTE: If any property owner is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.

Subject to the following:

Mortgage(s) of Record *(if none, state none):* See the following instruments recorded in the Public Records of Broward County, Florida

(If any mortgage holder is a partnership or trust, please include the names of all partner(s) or

trustee(s) who are required to join in or approve the easement vacation.

None

Encumbrances of Record:

Please note the following recorded in the Public Records of Broward County, Florida:

List of easements and Rights-of-Way lying within the plat boundaries *(if none, state none)*.
(Attach copies of all recorded document(s) [excluding recorded plats].

See the following documents recorded in the Public Records of Broward County, Florida.

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Amended Easement Deed	OR Book 50355	Page 1901
Ordinance 2018-40	Instrument No.	115360446

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OPINION OF TITLE

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Florida Statutes Chapter 177

To: Broward County Board of County Commissioners

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ALL OF THE WEST 20 FEET AND ALL OF THE EAST 25 FEET OF THE WEST 45 FEET OF THE SOUTH 5 FEET OF LOT 11, BOTH AS MEASURED ON A PERPENDICULAR FROM THE WESTERLY BOUNDARY OF LOT 11 OF THE COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO KNOWN AS:

BEING ALL OF THAT CERTAIN 5-FOOT WIDE UTILITY EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 7255, PAGE 70 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN LOT 11, COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11; THENCE ALONG THE WEST LINE OF SAID LOT 11, N00°42'14" W, A DISTANCE OF 5.00 FEET; THENCE N88°36'10" E, A DISTANCE OF 45.00 FEET; THENCE S00°42'14" E, A DISTANCE OF 5.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 11; THENCE ALONG SAID SOUTH LINE, S88°36'10"W, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.

Said lands situate, lying and being in the City of Deerfield Beach, Broward County, Florida.

Legal Description *(must match plat legal description)*

Include reference to and copy(ies) of original deeds vesting title to current owner(s)

I am of the opinion that on the last mentioned dated, the fee simple title to the above-described real property was vested in:

Names of all Owner(s) of Record:

VISTA CLARA OWNER, LLC, a Delaware limited liability company, as to Fee Simple Interest by virtue of Special Warranty Deed recorded at Instrument No. 120177663 and Corrective Special Warranty Deed recorded at Instrument No. 120344905.

NOTE: If any property owner is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.

Subject to the following:

Mortgage(s) of Record *(if none, state none):* See the following instruments recorded in the Public Records of Broward County, Florida

(If any mortgage holder is a partnership or trust, please include the names of all partner(s) or

trustee(s) who are required to join in or approve the easement vacation.

None

Encumbrances of Record:

Please note the following recorded in the Public Records of Broward County, Florida:

List of easements and Rights-of-Way lying within the plat boundaries *(if none, state none)*.
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Amended Easement Deed	OR Book 49510	Page 562
Amended Easement Deed	OR Book 50355	Page 1901
Ordinance 2018-40	Instrument No.	115360446
Deed	Deed Book 549	Page 228
Corrective Deed	OR Book 413	Page 68

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Respectfully submitted this 1st day of August, 2025.

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OPINION OF TITLE

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To: Broward County Board of County Commissioners

With the understanding that this Opinion of Title is furnished to Broward County Board of County Commissioners, as inducement for acceptance of a proposed vacation easement covering the real property, hereinafter described, it is hereby certified that the following report reflects a comprehensive search of the Public Records affecting the below described property covering the period from the beginning to the 29th day of July, 2025, at the hour of 8:00 A.M., inclusive, of the following described property:

A PORTION OF LOT 13 OF THE COSDEN AND BRACKNELL'S ADDITION TO DEERFIELD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 25, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, RUN SOUTHERLY 15 FEET ALONG THE EASTERLY BOUNDARY OF LOT 13; THENCE NORTHWESTERLY ON A DIRECT LINE TO THE NORTHWEST CORNER OF LOT 13; THENCE EASTERLY ALONG THE NORTHERLY BOUNDARY TO LOT 13 TO THE NORTHEAST CORNER OF LOT 13, BEING THE POINT OF BEGINNING.

ALSO KNOWN AS:

BEING ALL OF THAT CERTAIN ROAD AND MAINTENANCE EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5631, PAGE 855 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN LOT 13, COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 13; THENCE ALONG THE EAST LINE OF SAID LOT 13, S35°59'30"W, A DISTANCE OF 15.00 FEET; THENCE N58°11'44"W, A DISTANCE OF 130.64 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE ALONG THE NORTH LINE OF SAID LOT 13, S64°40'28"E, A DISTANCE OF 132.58 FEET TO THE POINT OF BEGINNING.

Said lands situate, lying and being in the City of Deerfield Beach, Broward County, Florida.

Legal Description (*must match plat legal description*)

Include reference to and copy(ies) of original deeds vesting title to current owner(s)

I am of the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in:

Names of all Owner(s) of Record:

VISTA CLARA OWNER, LLC, a Delaware limited liability company, as to Fee Simple Interest by virtue of Special Warranty Deed recorded at Instrument No. 120177663 and Corrective Special Warranty Deed recorded at Instrument No. 120344905.

NOTE: If any property owner is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.

Subject to the following:

Mortgage(s) of Record (*if none, state none*): See the following instruments recorded in the Public Records of Broward County, Florida

(If any mortgage holder is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to join in or approve the easement vacation.

None

Encumbrances of Record:

Please note the following recorded in the Public Records of Broward County, Florida:

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(Attach copies of all recorded document(s) [excluding recorded plats].

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OPINION OF TITLE

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A 20 FOOT STRIP OF LAND OF LOTS 3, 4, 5, 7, 8, 9 AND 10 OF THE COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
ALL OF THE WEST 20 FEET OF LOTS 3, 4, 5, 7, 8, 9 AND 10 AS MEASURED ON A PERPENDICULAR FROM THE WESTERLY BOUNDARY OF LOTS 3, 4, 5, 7, 8, 9 AND 10.

ALSO KNOWN AS:

BEING ALL OF THAT CERTAIN 20-FOOT WIDE UTILITY EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 7255, PAGE 72 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN LOTS 3, 4, 5, 7, 8, 9 AND 10, COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE WEST LINE OF SAID PLAT, N00°42'14"W, A DISTANCE OF 185.06 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE ALONG THE NORTH LINE OF SAID LOT 5, N55°19'34"E, A DISTANCE OF 24.12 FEET; THENCE S00°42'14"E, A DISTANCE OF 208.31 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 3; THENCE ALONG SAID SOUTH LINE, N64°40'28"W, A DISTANCE OF 22.26 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGINNING #1 AT THE NORTHWEST CORNER OF SAID LOT 10; THENCE ALONG THE NORTH LINE OF SAID LOT 10, N88°36'10"E, A DISTANCE OF 20.00 FEET; THENCE S00°42'14"E, A DISTANCE OF 238.94 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 7; THENCE ALONG SAID SOUTH LINE, S59°48'32"W, A DISTANCE OF 22.98 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE ALONG THE WEST LINE OF SAID PLAT, N00°42'14"W, A DISTANCE OF 250.01 FEET TO THE POINT OF BEGINNING #1.

Said lands situate, lying and being in the City of Deerfield Beach, Broward County, Florida.

Legal Description *(must match plat legal description)*

Include reference to and copy(ies) of original deeds vesting title to current owner(s)

I am of the opinion that on the last mentioned dated, the fee simple title to the above-described real property was vested in:

Names of all Owner(s) of Record:

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virtue of Special Warranty Deed recorded at Instrument No. 120177663 and Corrective Special Warranty Deed recorded at Instrument No. 120344905.

NOTE: If any property owner is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.

Subject to the following:

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