



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: 09/29/2023
To: County Attorney's Office **Attention:** Maite Azcoitia, Office of County Attorney
From: Planning and Development Management Division
Subject: Vacation Petition No.: 2023-V-14
Petitioner(s): SPG 7481 Riviera BLVD LLC
Agent for Petitioner(s): Linda Strutt
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: 09/29/2023
- ☒ File Fee (made payable to **Broward County Board of County Commissioners** and deposited)
- ☒ Petitioner Notice of Intent Dates Published: 08/12/2023 and 08/19/2023
- ☒ Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: 08/1/2023
- ☒ Property Location ☒ Municipality of City of Miramar ☐ Municipal Service District
- ☒ Certified Copy of Municipal Resolution No: 23-173 Date(s): 08/16/2023
- ☒ Sketch and Legal Description by: William J Wright, Surveyor No. 6868
- ☒ 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: Theresa Bowley, Esq. 1013534 Date: 08/4/2023
- ☐ 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: ALEXIS MARRERO-KORATICH Digitally signed by ALEXIS MARRERO-KORATICH
Date: 2023.12.07 16:08:24 -05'00'

Print Name: Alexis Marrero Koratich

Date: 12/7/2023



Resilient Environment Department
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Application Number N/A

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Miramar Park Fifth Addition			
Plat/Site Number <u>N/A</u>		Plat Book - Page (if recorded) PB 92 Page 50	
Owner/Applicant/Petitioner Name SPG 7481 Riviera Blvd LLC			
Address Seagis Property Group LP; One Tower Bridge, 100 Front Street, Suite 350		City Conshohocken	State PA
Phone 484-885-8700		Email eplourde@seagisproperty.com	
Agent for Owner/Applicant/Petitioner Linda Strutt Consulting, Inc.		Contact Person Linda C. Strutt	
Address 227 Goolsby Blvd.		City Deerfield Beach	State FL
Phone 954-426-4305/754-264-2184 (cell)		Email linda@struttconsulting.com	
Folio(s) 514127140190			
Location North side of Riviera Blvd. at/between/and S. University Dr. and/of Florida Tpk. <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).	
<input type="checkbox"/> Plat (fill out/PRINT <i>Questionnaire Form, Plat Checklist</i>)	
<input type="checkbox"/> Site Plan (fill out/PRINT <i>Questionnaire Form, Site Plan Checklist</i>)	
<input type="checkbox"/> Note Amendment (fill out/PRINT <i>Questionnaire Form, Note Amendment Checklist</i>)	
<input checked="" type="checkbox"/> Vacation (fill out/PRINT <i>Vacation Continuation Form, Vacation Checklist, use Vacation Instructions</i>)	
<input checked="" type="checkbox"/> Vacating Plats, or any Portion Thereof (BCCO 5-205)	
<input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)	
<input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)	
<input checked="" type="checkbox"/> Vacation (<i>Notary Continuation Form Affidavit</i> required, fill out <i>Business Notary</i> 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 type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name		<input 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 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 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 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) Employment Center	Land Use Plan Designation(s) Employment Center
Zoning District(s) Planned Industrial Development (PID)	Zoning District(s) PID

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STUCTURE(S)		
			Remain the Same?	Change Use?	Has been or <u>will</u> be Demolished?
Industrial	61,059 s.f.	now	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	61,059 GSF

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.

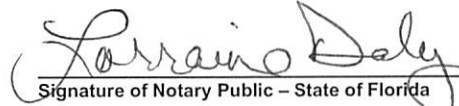
Owner/Agent Signature  Date 7-6-23

NOTARY PUBLIC

~~STATE OF FLORIDA~~ Pennsylvania
~~COUNTY OF BROWARD~~ Montgomery

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 6th day of July, 2023, who ☒ is personally known to me | ☐ has produced _____ as identification.

Lorraine Daly
Name of Notary Typed, Printed or Stamped


Signature of Notary Public – State of Florida


Commonwealth of Pennsylvania - Notary Seal
Lorraine Daly, Notary Public
Montgomery County
My commission expires May 16, 2025
Commission number 1034869

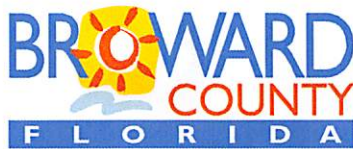
Member, Pennsylvania Association of Notaries

Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type <u>Vacation Application</u>		
Application Date <u>9/28/23</u>	Acceptance Date <u>9/28/23</u>	Fee <u>\$1200.00</u>
Comments Due <u>10/19/23</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 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 type="checkbox"/> Other:		
Distribute To <input 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 (BMSD only) <input type="checkbox"/> Administrative Review		
<input type="checkbox"/> Other:		
Received By <u></u>		



Application Number _____

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We, SPG 7481 Riviera Blvd 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:

514127140190

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: Linda C. Strutt, Linda Strutt Consulting, Inc.

Address: 227 Goolsby Blvd.

City, State, Zip: Deerfield Beach, FL 33442

Telephone: 954-426-4305

Contact Person: Linda C. Strutt

SPG 7481 Riviera Blvd LLC

Name of Owner/Petitioner

Date

7-6-23

Signature of Owner/Petitioner (requires notarization)

I, Linda C. Strutt, hereby accept the appointment as Agent to the above listed owner/petitioner.

Linda C. Strutt

Name of Agent

Date

7/10/2023

Signature of Agent

NOTARY PUBLIC

STATE OF ~~FLORIDA~~ Pennsylvania
COUNTY OF ~~BROWARD~~ Montgomery

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

☒ physical presence | ☐ online notarization, this 6th day of July, 2023,

by Tim McKenna, of SPG 7481 Riviera Blvd LLC, on behalf of the company _____.

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

Lorraine Daly

Name of Notary Typed, Printed or Stamped

Signature of Notary Public - State of ~~Florida~~ Pennsylvania

Commonwealth of Pennsylvania - Notary Seal
Lorraine Daly, Notary Public
Montgomery County
My commission expires May 16, 2025
Commission number 1034869

Member, Pennsylvania Association of Notaries
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.

[Signature]
Agent Signature for Business/Government Entity

7-6-23
Date

NOTARY PUBLIC

~~STATE OF FLORIDA~~ Pennsylvania
~~COUNTY OF BROWARD~~ Montgomery

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 6th day of July, 2023, by Tim McKenna, the Secretary/Treasurer, on behalf of SPG 7481 Riviera Blvd LLC, a foreign limited liability company.

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

Lorraine Daly
Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public – State of Florida

Commonwealth of Pennsylvania - Notary Seal
Lorraine Daly, Notary Public
Montgomery County
My commission expires May 16, 2025
Commission number 1034869

Member, Pennsylvania Association of Notaries

Notary Seal (or Title or Rank)

Serial Number (if applicable)

2023 FOREIGN LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# M22000000947

Entity Name: SPG 7481 RIVIERA BLVD LLC

Current Principal Place of Business:

100 FRONT STREET STE 350
CONSHOHOCKEN, PA 19428

Current Mailing Address:

100 FRONT STREET STE 350
CONSHOHOCKEN, PA 19428 US

FEI Number: 87-4529834

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

ZEVALLOS, STEPHANIE
11340 INTERCHANGE CIRCLE NORTH
MIRAMAR, FL 33025 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title M
Name SEAGIS PROPERTY GROUP LP
Address 100 FRONT STREET STE 350
City-State-Zip: CONSHOHOCKEN PA 19428

Title P
Name BEGIER, JOHN
Address 100 FRONT STREET STE 350
City-State-Zip: CONSHOHOCKEN PA 19428

Title SECT
Name MCKENNA, TIMOTHY E
Address 100 FRONT STREET STE 350
City-State-Zip: CONSHOHOCKEN PA 19428

Title VP
Name CROVO, PETER
Address 100 FRONT STREET STE 350
City-State-Zip: CONSHOHOCKEN PA 19428

Title VP
Name PLOURDE, ERIN
Address 100 FRONT STREET STE 350
City-State-Zip: CONSHOHOCKEN PA 19428

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: TIMOTHY MCKENNA

CFO

03/16/2023

Electronic Signature of Signing Authorized Person(s) Detail

Date

CERTIFICATE OF CORPORATE RESOLUTIONS AND INCUMBENCY
OF SPG 7481 BLVD LLC

The undersigned Secretary/Treasurer of SPG 7481 BLVD LLC, a Delaware limited liability company (the "Company"), hereby certifies that: (a) he has custody of the corporate records of the Company, including but not limited to that certain Limited Liability Company Agreement of the Company dated January 31, 2022; (b) he is authorized to execute and deliver this certificate on behalf of the Company; (c) he holds the office designated below; and (d) with reference to the property generally located at 7481 Miramar Boulevard, Miramar, Florida more particularly described as follows:

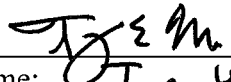
Tract K, Miramar Park Fifth Addition, according to the plat thereof, as recorded in Plat Book 92, Page 50 of the Public Records of Broward County, Florida (the "Property")

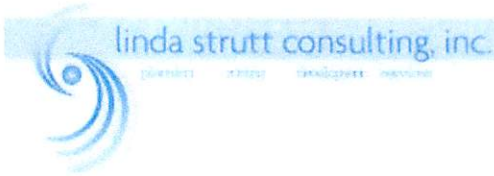
the Company has duly authorized the following officers to execute all documents necessary or appropriate in connection with the vacation of a 12-foot wide water easement and a 12-foot wide sanitary sewer easement:

Erin Plourde Vice President

Timothy E. McKenna..... Secretary/Treasurer

IN WITNESS WHEREOF, I have hereunto set my hand as Secretary/Treasurer of the Company on the 25 day of October, 2023.


Name: Timothy E McKenna
Title: Secretary & Treasurer



227 Goolsby Boulevard Deerfield Beach, Florida 33442
Phone 954-426-4305

August 24, 2023

Ms. Josie Sesodia, AICP, Director
Broward County Resilient Environment Department
Urban Planning Division
1 North University Drive Box 102-A
Plantation, FL 33324

Tract K Miramar Park Fifth Addition (Plat Book 92, Page 50)
SPG 7481 Riviera Blvd LLC
Request to Vacate Platted Water and Sewer Easements

Dear Ms. Sesodia:

The applicant, SPG 7481 Riviera Blvd LLC, is seeking to vacate the 12-foot wide water easement and the 12-foot wide sewer ("sanitary") easement granted by the Miramar Park Fifth Addition plat within Tract K.

The purpose of the proposed vacation is essentially to clear title as replacement easements have already been recorded to serve the structure which has been constructed on Tract K. Neither easement has been or is proposed to be used.

In June 2021 a 61,059 warehouse building was constructed on the subject site. At the time of plan approval for the building, utility easements were granted to the City to accommodate water and sewer service, essentially replacing the existing platted utility easements. In conjunction with title work, it was discovered that the seller had not officially vacated the platted easements which were no longer needed prior to conveying the property to the applicant.

A formal application for vacation was submitted to the City of Miramar. On August 16, 2023 the City Commission adopted a resolution (copy provided with the application) approving the easement vacation request. In addition, a letter of no objection was issued by the City Engineering Department (copy provided with the application).

Please do not hesitate to contact me if you have any questions regarding the proposed vacation.

Sincerely,

A handwritten signature in black ink that reads "Linda C. Strutt". The signature is written in a cursive, flowing style.

Linda C. Strutt

Cc: Erin Plourde