



Resilient Environment Department
URBAN 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: 05/16/2022

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

From: Planning and Development Management Division

Subject: Vacation Petition No.: 2022-V-04

Petitioner(s): EXIT 69 LLC.

Agent for Petitioner(s): John Rinaldi, Keith

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: 05/16/2022
- ☒ 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: 03/16/2022
- ☒ Property Location ☒ Municipality of City of Pompano Beach ☐ Municipal Service District
- ☒ Certified Copy of Municipal Resolution No: 19-12000004 Date(s): 07/09/2019
- ☒ Sketch and Legal Description by: Paul E. Brewer Surveyor No 3240
- ☒ 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: Stephen S. Mathison, Bar No. 362786 Date: 05/16/2022
- ☐ 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: ALEXIS MARRERO- KORATICH
Digitally signed by ALEXIS MARRERO-KORATICH
Date: 2023.01.03 14:14:38 -05'00'

Print Name: Alexis I. Marrero Koratich

Date: 1/3/2023



Application Number 010-UP-81

Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Development and Environmental Review Online Application

Project Information			
Owner/Applicant/Petitioner Name EXIT 69 LLC			
Address 3444 NW 27TH AVE		City POMPANO BEACH	State FL
Zip 33069			
Phone	Email		
Agent for Owner/Applicant/Petitioner KEITH		Contact Person MICHAEL AMODIO (AICP)	
Address 301 E ATLANTIC BLVD		City POMPANO BEACH	State FL
Zip 33060			
Phone 954-788-3400	Email MAMODIO@KEITHTEAM.COM		
Plat/Site Plan Name POMPANO INDUSTRIAL PARK THIRD ADDITION			
Plat/Site Number 30925/1266		Plat Book - Page (if recorded) PB 111 P33	
Folio(s) 4842-21-07-0050			
Location NW CORNER side of NW 27TH AVE at/between/and NW 34TH PLACE and/of NW 25TH AVE 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? ☐ 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 Planning and Development Division? Project Number ☒ N/A ☐ Don't Know

Project Name ☐ 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

Is this plat a replat of a plat approved and/or recorded after March 20, 1979? ☐ Yes ☒ No ☐ 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? ☐ 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) INDUSTRIAL	Land Use Plan Designation(s) INDUSTRIAL
Zoning District(s) I-1 (General Industrial)	Zoning District(s) I-1 (General Industrial)

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 eighteen (18) months and/or sixty (60) months for mobile homes 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 <u>within</u> eighteen (18) months 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 will be Demolished?
Industrial	18,208		YES NO	YES NO	HAS WILL NO
Industrial	18,230		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
		Industrial	8.972 Acres

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]
Owner/Agent Signature

7/26/21
Date

NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 26th day of July, 2021, who ☒ is personally known to me | ☐ has produced _____ as identification.

Donna M. Medvecky
Name of Notary, Typed, Printed or Stamped
DONNA M. MEDVECKY
Notary Public - State of Florida
Commission # HH 014738
My Comm. Expires Sep 26, 2024
Bonded through National Notary Assn.

[Signature]
Signature of Notary Public - State of Florida

Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type

Vacation Application.

Application Date

5/16/2022

Acceptance Date

5/16/2022

Fee

\$1200.00

Comments Due

6/7/2022

Report Due

N/A

CC Meeting Date

TBD

Adjacent City or Cities

N/A

☒ Plats

☒ Surveys

☐ Site Plans

☐ Landscaping Plans

☐ Lighting Plans

☐ City Letter

☐ Agreements

☒ Other:

Sign and sketches.

Distribute To

☐ Full Review

☐ Planning Council

☐ School Board

☐ Land Use & Permitting

☐ Health Department

☐ Zoning Code Services (BMSD only)

☐ Administrative Review

☒ Other:

Resolution

Received By

Diego Penabaz.



Application Number 010-UP-81

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We, Exit 69, 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:

4842-21-07-0050

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: KEITH
Address: 301 E. Atlantic Blvd
City, State, Zip: Pompano Beach FL 33060
Telephone: 954-788-3400
Contact Person: Mike Amodio (Planner)

Douglas Meyer

Name of Owner/Petitioner

Date

8/17/21

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

I, Michael Amodio, hereby accept the appointment as Agent to the above listed owner/petitioner.

Michael Amodio

Name of Agent

Date

8/17/21

[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 17 day of August, 2021,

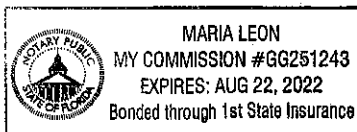
by Douglas Meyer, of Exit 69, LLC, on behalf of
Owner/Petitioner

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

Maria Leon

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)

Michael Amodio

From: Jeremy Slusher <jes@slusherandrosenblum.com>
Sent: Thursday, October 27, 2022 1:10 PM
To: Michael Amodio
Cc: doug@festival.com; Daniel Shooster (daniel@festival.com); dons4shooster@gmail.com
Subject: Water Easement Vacation

To whom it may concern:

Douglas Meyer is the C.F.O. of Exit 69, LLC. As such, he has the authority to execute and bind Exit 69, LLC to all documents necessary to complete the partial vacation of the utility easement recorded in Official Records Book 18128, Page 934, and located in the Pompano Industrial Park Third Addition Plat (Plat Book 111, Page 33).



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Detail by Entity Name

Florida Limited Liability Company
EXIT 69, LLC

Filing Information

Document Number	L06000065665
FEI/EIN Number	20-5395840
Date Filed	06/28/2006
State	FL
Status	ACTIVE

Principal Address

3444 NW 27th Avenue
POMPANO BEACH, FL 33069

Changed: 02/18/2019

Mailing Address

3444 NW 27th Avenue
POMPANO BEACH, FL 33069

Changed: 02/18/2019

Registered Agent Name & Address

Slusher, Jeremy E, Esq.
444 W. Railroad Avenue
Suite 470
West Palm Beach, FL 33401

Name Changed: 02/18/2019

Address Changed: 02/18/2019

Authorized Person(s) Detail

Name & Address

Title MGRM

SHOOSTER INVESTMENT ASSOC. OF FLORIDA
3444 NW 27th Avenue
POMPANO BEACH, FL 33069

Annual Reports

Report Year	Filed Date
2019	02/18/2019
2020	01/21/2020
2021	01/12/2021

Document Images

01/12/2021 -- ANNUAL REPORT	View image in PDF format
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02/18/2019 -- ANNUAL REPORT	View image in PDF format
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03/07/2016 -- ANNUAL REPORT	View image in PDF format
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01/13/2014 -- ANNUAL REPORT	View image in PDF format
03/29/2013 -- ANNUAL REPORT	View image in PDF format
02/10/2012 -- ANNUAL REPORT	View image in PDF format
02/25/2011 -- ANNUAL REPORT	View image in PDF format
02/03/2010 -- ANNUAL REPORT	View image in PDF format
03/11/2009 -- ANNUAL REPORT	View image in PDF format
02/11/2008 -- ANNUAL REPORT	View image in PDF format
03/07/2007 -- ANNUAL REPORT	View image in PDF format
06/28/2006 -- Florida Limited Liability	View image in PDF format



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Detail by Entity Name

Foreign Limited Partnership
SHOOSTER INVESTMENT ASSOCIATES OF FLORIDA, LTD.

Filing Information

Document Number	B93000000182
FEI/EIN Number	23-2535226
Date Filed	04/20/1993
State	PA
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	01/29/2001
Event Effective Date	NONE

Principal Address

3444 NW 27th Avenue
POMPANO BEACH, FL 33069

Changed: 02/18/2019

Mailing Address

3444 NW 27th Avenue
POMPANO BEACH, FL 33069

Changed: 02/18/2019

Registered Agent Name & Address

Slusher, Jeremy E., Esq.
444 W. Railroad Avenue
Suite 470
West Palm Beach, FL 33401

Name Changed: 02/18/2019

Address Changed: 02/18/2019

General Partner Detail

Name & Address

Document Number B00000000394

HOSTABIDDABLE ASSOCIATES, L.P.

3444 NW 27th Avenue
POMPANO BEACH, FL 33069

Annual Reports

Report Year	Filed Date
2019	02/18/2019
2020	01/29/2020
2021	01/08/2021

Document Images

01/08/2021 -- ANNUAL REPORT	View image in PDF format
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02/18/2019 -- ANNUAL REPORT	View image in PDF format
02/13/2018 -- ANNUAL REPORT	View image in PDF format
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03/07/2016 -- ANNUAL REPORT	View image in PDF format
02/20/2015 -- ANNUAL REPORT	View image in PDF format
01/13/2014 -- ANNUAL REPORT	View image in PDF format
03/29/2013 -- ANNUAL REPORT	View image in PDF format
02/10/2012 -- ANNUAL REPORT	View image in PDF format
02/25/2011 -- ANNUAL REPORT	View image in PDF format
02/03/2010 -- ANNUAL REPORT	View image in PDF format
03/11/2009 -- ANNUAL REPORT	View image in PDF format
02/11/2008 -- ANNUAL REPORT	View image in PDF format
03/06/2007 -- ANNUAL REPORT	View image in PDF format
03/17/2006 -- ANNUAL REPORT	View image in PDF format
03/17/2005 -- ANNUAL REPORT	View image in PDF format
03/05/2004 -- ANNUAL REPORT	View image in PDF format
04/01/2003 -- ANNUAL REPORT	View image in PDF format
03/07/2002 -- ANNUAL REPORT	View image in PDF format
03/01/2001 -- ANNUAL REPORT	View image in PDF format
01/29/2001 -- Amendment	View image in PDF format
02/14/2000 -- ANNUAL REPORT	View image in PDF format
12/30/1998 -- ANNUAL REPORT	View image in PDF format
01/26/1998 -- ANNUAL REPORT	View image in PDF format
12/26/1997 -- Amendment	View image in PDF format
03/24/1997 -- ANNUAL REPORT	View image in PDF format



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Detail by Entity Name

Foreign Limited Partnership
HOSTABIDDABLE ASSOCIATES, L.P.

Filing Information

Document Number	B00000000394
FEI/EIN Number	65-1069152
Date Filed	12/26/2000
State	DE
Status	ACTIVE

Principal Address

3444 NW 27th Avenue
POMPANO BEACH, FL 33069

Changed: 02/18/2019

Mailing Address

3444 NW 27th Avenue
POMPANO BEACH, FL 33069

Changed: 02/18/2019

Registered Agent Name & Address

Slusher, Jeremy E., Esq.
444 W. Railroad Avenue
Suite 470
West Palm Beach, FL 33401

Name Changed: 02/18/2019

Address Changed: 02/18/2019

General Partner Detail

Name & Address

Document Number F97000006864

SHOOSTER MANAGEMENT, INC.
3444 NW 27th Avenue
POMPANO BEACH, FL 33069

Annual Reports

Report Year	Filed Date
2019	02/18/2019
2020	01/29/2020
2021	01/12/2021

Document Images

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02/13/2018 -- ANNUAL REPORT	View image in PDF format
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03/07/2016 -- ANNUAL REPORT	View image in PDF format
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03/07/2002 -- ANNUAL REPORT	View image in PDF format
03/01/2001 -- ANNUAL REPORT	View image in PDF format
12/26/2000 -- Foreign LP	View image in PDF format



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Detail by Entity Name

Foreign Profit Corporation

SHOOSTER MANAGEMENT, INC.

Filing Information

Document Number F97000006864

FEI/EIN Number 23-2857801

Date Filed 12/26/1997

State PA

Status ACTIVE

Principal Address

3444 NW 27th Avenue
POMPANO BEACH, FL 33069

Changed: 02/18/2019

Mailing Address

3444 NW 27th Avenue
POMPANO BEACH, FL 33069

Changed: 02/18/2019

Registered Agent Name & Address

Slusher, Jeremy E. , Esq.
444 W. Railroad Avenue
Suite 470
West Palm Beach, FL 33401

Name Changed: 02/18/2019

Address Changed: 02/18/2019

Officer/Director Detail

Name & Address

Title CEO, P, D

SHOOSTER, DANIEL H
3444 NW 27th Avenue
POMPANO BEACH, FL 33069

Title STVD

SHOOSTER, DONALD F
3444 NW 27th Avenue
POMPANO BEACH, FL 33069

Title CFO, EVP

Meyer, Douglas
3444 NW 27th Avenue
Pompano Beach, FL 33069

Annual Reports

Report Year	Filed Date
2020	01/22/2020
2020	03/04/2020
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06/25/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
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03/06/2007 -- ANNUAL REPORT	View image in PDF format
03/14/2006 -- ANNUAL REPORT	View image in PDF format
10/07/2005 -- ANNUAL REPORT	View image in PDF format
03/21/2005 -- ANNUAL REPORT	View image in PDF format
05/27/2004 -- ANNUAL REPORT	View image in PDF format
03/16/2004 -- ANNUAL REPORT	View image in PDF format
03/31/2003 -- ANNUAL REPORT	View image in PDF format
03/19/2002 -- ANNUAL REPORT	View image in PDF format
03/05/2001 -- ANNUAL REPORT	View image in PDF format
02/17/2000 -- ANNUAL REPORT	View image in PDF format
02/25/1999 -- ANNUAL REPORT	View image in PDF format
02/11/1998 -- ANNUAL REPORT	View image in PDF format
12/26/1997 -- Foreign Profit	View image in PDF format



March 23, 2022

Josie Sesodia, Director of Urban Planning Broward County
Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 North University Drive, Box 102-A | Plantation, FL 33324

RE: Exit 69 Warehouse
Application: County Easement Vacation Submittal
Keith Project No. 10729.00

Dear Mrs. Sesodia,

In accordance with Code Section 5-206 and on behalf of the property owner, Exit 69 LLC, KEITH is pleased to submit the enclosed Request for Easement Vacation for property located at 3420 NW 27th Avenue, Pompano Beach FL 33069. The request is to partially vacate a utility easement that is recorded in ORB. 18128 PG. 934 and located in the Pompano Industrial Park Third Addition Plat (Plat Book 111, Page 33).

The requirement for this easement vacation has become necessary as the current building design proposes to construction over the existing water easement. The waterline has been relocated and a separate easement has been granted to keep the waterline intact and looped with the current water utility system.

The proposed easement vacation is approximately 1,932 square feet in area.

We thank you for your prompt attention in this matter. If you have any questions or require additional information, please do not hesitate to contact me.

Respectfully submitted,

John Rinaldi

John Rinaldi
Planner I
Office: 954.788.3400
Email: Jrinaldi@keithteam.com
www.KEITHteam.com

CC:
Doug Meyer, Exit 69, LLC
Michael Vonder Meulen
Michael Amodio