

Resilient Enviroment Department URBAN PLANNING DIVISION

1 N. University Drive, Box 102 \cdot 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



Application Number _	MA	

Project Information

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

Miramar Dark Eifth Addition				
Miramar Park Fifth Addition				
Plat/Site Number		Plat Book - Page (if recorded)		
NIR		PB 92 Page 50		
Owner/Applicant/Petitioner Name				
SPG 7481 Riviera Blvd LLC				
Address		City	State	Zip
Seagis Property Group LP; One Tower Bridge, 100 Front St		Conshohocken	PA	19428
	nail			
	plourde@s	seagisproperty.com		
Agent for Owner/Applicant/Petitioner		Contact Person		
Linda Strutt Consulting, Inc.		Linda C. Strutt	0	7:-
Address		City	State FL	33442
227 Goolsby Blvd.	mail	Deerfield Beach	FL	33442
		conculting com		
	ida@siruit	consulting.com		
Folio(s) 514127140190				
514127140190 Location				
North side of Riviera Blvd.	ween/and S. L	Jniversity Dr. and/of Flo	orida Tpk	
north side/corner north street name			•	•
	14	street name / side/corner	street i	
		street name / side/corner		
Type of Application (this form requi		street name / side/corner		
Type of Application (this form requi	ired for all	l applications)		
Please check all that apply (use attached Ins	ired for all	I applications) or this form).		
	ired for all	I applications) or this form).		
Please check all that apply (use attached Ins	ired for all structions fo	I applications) or this form).		
Please check all that apply (use attached Ins	ired for all structions fo , Plat Checkli Form, Site Pla	I applications) or this form). ist) an Checklist)		
Please check all that apply (use attached Ins Plat (fill out/PRINT Questionnaire Form,	ired for all structions fo , Plat Checkli Form, Site Pla fonnaire Form	I applications) or this form). ist) an Checklist) n, Note Amendment Checklist)	street i	name
Please check all that apply (use attached Ins Plat (fill out/PRINT Questionnaire Form, Site Plan (fill out/PRINT Questionnaire Insertion of the Plan (fill out/PRINT Questionnaire Insertion out/PRINT Question of the Plan (fill out/P	ired for all structions fo , Plat Checkli Form, Site Pla ionnaire Form	I applications) or this form). ist) an Checklist) n, Note Amendment Checklist) n, Vacation Checklist, use Vacation	street i	name
Please check all that apply (use attached Installation Plat (fill out/PRINT Questionnaire Form, Site Plan (fill out/PRINT Questionnaire Installation Note Amendment (fill out/PRINT Question Wacation (fill out/PRINT Vacation Continue Wacating Plats, or an	ired for all structions for , Plat Checkli Form, Site Plat fonnaire Form nuation Form	I applications) or this form). ist) an Checklist) n, Note Amendment Checklist) n, Vacation Checklist, use Vacation	street i	ons)
Please check all that apply (use attached Installation Plat (fill out/PRINT Questionnaire Form, Site Plan (fill out/PRINT Questionnaire Installation Plant) Note Amendment (fill out/PRINT Question Continue Installation Instal	ired for all structions for , Plat Checkli Form, Site Plat fonnaire Form nuation Form ny Portion The , Alleyways, F	I applications) or this form). ist) an Checklist) n, Note Amendment Checklist) n, Vacation Checklist, use Vacation	n Instruction	ons) C 27.29)
Please check all that apply (use attached Installation Plat (fill out/PRINT Questionnaire Form, Site Plan (fill out/PRINT Questionnaire Installation Plant) Note Amendment (fill out/PRINT Question Continue Installation Instal	ired for all structions for , Plat Checkli Form, Site Plat fonnaire Form nuation Form ny Portion The , Alleyways, F	I applications) or this form). ist) an Checklist) n, Note Amendment Checklist) n, Vacation Checklist, use Vacation ereof (BCCO 5-205) Roads or Other Places Used for The Private Platted Easements or Interpretations.	n Instruction Fravel (BCA	ons) C 27.29)

Application Status						
Has this project been previously submitted?	☐ Yes	⊠ No			□ Don't	Know
This is a resubmittal of: ☐ Entire Project	☐ Portio	of Project	[□ N/A		
What was the project number assigned by the Urban Planning Division?	Project Number		Γ	□ 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	□ Ne	0		□ Don't	Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	□ Yes	□ N	0		□ Don't	Know
If yes, consult Policy 13.01.10 of the Land Use	Plan. A comp	atibility dete	rmination	may be	required.	
Replat Status						
Is this plat a replat of a plat approved and/or recorded	d after March	20, 1979?	☐ Yes	⊠ No	□ Don't	Know
If YES, please answ	er the following	g questions				
Project Name of underlying approved and/or recorded plat			Project Nun	nber		
Is the underlying plat all or partially residential?			☐ Yes	□ No	□ Don'	Know
If YES, please answ	er the followin	g 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	ing plat and the nun	ber of units prop	osed in this r	eplat.		
School Concurrency (Residential Plats, Re	plats and S	ite Plan S	ubmissi	ons)		
Does this application contain any residential units? (If	f "No," skip the	e remaining	questions	s.)	□ Yes	⊠ No
If the application is a replat, is the type, number, or be changing?	edroom restric	ction of the r	esidentia	l units	□ Yes	⊠ No
If the application is a replat, are there any new or active replat's note restriction?	dditional resid	ential units l	peing add	ded to	□ Yes	⊠ No
Is this application subject to an approved Declaration Agreement entered into with the Broward County Sch		ve Covenar	nts or Tri	-Party	□ Yes	⊠ No
If the answer is "Yes" RESIDENTIAL APPLICATIONS ONLY: Provide a recei Impact Application (PSIA) and fee have been accepte concurrency, exempt from school concurrency (exemptions communities, and projects contained within Development Restrictive Covenant or Tri-Party Agreement.	pt from the S d by the Scho include project	chool Board ool Board fo s that genera	docume r residenti te less tha	al projec in one sti	ts subject udent, age	to school restricted

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s)	Land Use Plan Designation(s)
Employment Center	Employment Center
Zoning District(s)	Zoning District(s)
Planned Industrial Development (PID)	PID

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?

□ No

			ΓV	ICTINIC CTU	OTLIDE/C)
			EX	ISTING STU	JURE(S)
Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	Remain the Same?	Change Use?	Has been or will be Demolished?
Industrial	61,059 s.f.	now	YXS 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 id defined by the definition in the Land Development Code.

Proposed Use				
RESID	ENTIAL USES	NON-RESIDENTIAL USES		
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area	
		Industrial	61,059 GSF	
_				

NOTARY PUBL	IC: Owner/Age	ent Certification			
information suppl	ied herein is true ifically agrees to	and correct to the allow access to	e best of my know described proper	rledge. By si ty at reason	oplication and that all gning this application, able times by County
Owner/Agent Signature	6 M.	NOTARY	Date	7-6-	.23
		NOTART	POBLIC		
STATE OF FLO COUNTY OF BI			T.c.		
					e □ online notarization,
this 6th day o	as ident		, who Lis perso	nally known t	o me □ has produced
Lorraine T	Seely		Signature of Notary I	Public – State of F	lorida
Lorraine D Montg My commissio Commissic	Pennsylvania - Notary S Daly, Notary Public gomery County n expires May 16, 2025 on number 1034869 ania Association of Notar ink)	5	Serial Number (if app	olicable)	
For Office Use	Only				
Application Type Vacation	pplication				
Application Date 9 28 23	//	Acceptance Date		Fee \$ 12	50,00
Comments Due		Report Due		CC Meeting Date	
Adjacent City or Cities		744			
Ď Plats	☐ Surveys	☐ Site Plans	☐ Landscap	ing Plans	☐ Lighting Plans
☑ City Letter	☐ Agreements				
☐ Other:					
Distribute To	☐ Plannir	ng Council	☐ School Board		Land Use & Permitting
☐ Health Departmer	nt 🗆 Z	Zoning Code Service	es (BMSD only)		Administrative Review
☐ Other:					
Received By	go penalo	ra.			



Application Number	
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AFFIC	AVIT TO AUTI	HORIZE PETITIONER'S AGENT
I/We,	SPG 7481 Rivier	a Blvd LLC, the property owner(s) ("Affiant") of the property to be vacated in the
		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 numb	per(s) is/are as follows:
	514127140190	·
2.	That I/we do here	by 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, Sate, Zip:	Deerfield Beach, FL 33442
	Telephone:	954-426-4305
	Contact Person:	Linda C. Strutt
SPG 7	7481 Riviera Blvo	111C 7-6-73 X 3. M. 72
100000	Owner/Petitioner	Date Signature of Owner/Petitioner (requires notarization)
I, Lind	a C. Strutt	, hereby accept the appointment as Agent to the above listed
owner/p	oetitioner.	
Linda	C. Strutt	7/10/2023 Sinda C. Frutt
Name of A	Agent	Date Signature of Agent
		NOTARY PUBLIC
STAT	E OF FLORIDA	rPennsylvania ARD Montgomery
COUN	ITY OF BROW	ARD Congarery
		was acknowledged before me by the Affiant by means of
phys	ical presence 🗆 o	online notarization, this 6th day of July , 2023 ,
by Tim	McKenna	of SPG 7481 Riviera Bivd LLC on behalf of
the co	mpany	
He/she	is personally kn	own to me □ has produced as identification.
1 00	raine Da	Carrier Dalle
-	lotary Typed, Printed or	Stanped Signature of Notary Public - State of Florible Pennsy Wari Q
Го	ommonwealth of Pennsy	//vania - Notary Seal
	Lorraine Daly, No Montgomery	otary Public The Control of the Cont
	My commission expir Commission num	es May 16, 2025
Notary Se	dember, Pennsylvania As al (or litle or Rank)	



Application I	Number	
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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 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 Joly , 20 23 , 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.
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)

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 Fiorida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Exhibit 1 Page 8 of 10

Mar 16, 2023

Secretary of State

0370150647CC

Authorized Person(s) Detail:

Title M

// Title

Name SEAGIS PROPERTY GROUP LP Name BEGIER, JOHN

Address 100 FRONT STREET STE 350 Address 100 FRONT STREET STE 350

City-State-Zip: CONSHOHOCKEN PA 19428 City-State-Zip: CONSHOHOCKEN PA 19428

Title SECT Title VP

Name MCKENNA, TIMOTHY E Name CROVO, PETER

Address 100 FRONT STREET STE 350 Address 100 FRONT STREET STE 350

City-State-Zip: CONSHOHOCKEN PA 19428 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 eccurate 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

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: Timble EMCKENNA Title: Sent Treasure



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,

Linda C. Strutt

Cc: Erin Plourde

Sinda C. Strutt