

25 November 2019

Scott Stoudenmire, Deputy Director
Department of Sustainable Development
City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063
954.973.6756

Project: **Chick-Fil-A Coconut Creek**
4670 N State Road 7, Coconut Creek
Easement Vacation application

Project Narrative

The purpose of this letter is to accompany the easement vacation process for the proposed Chick-fil-A project at Village Shoppes of Coconut Creek.

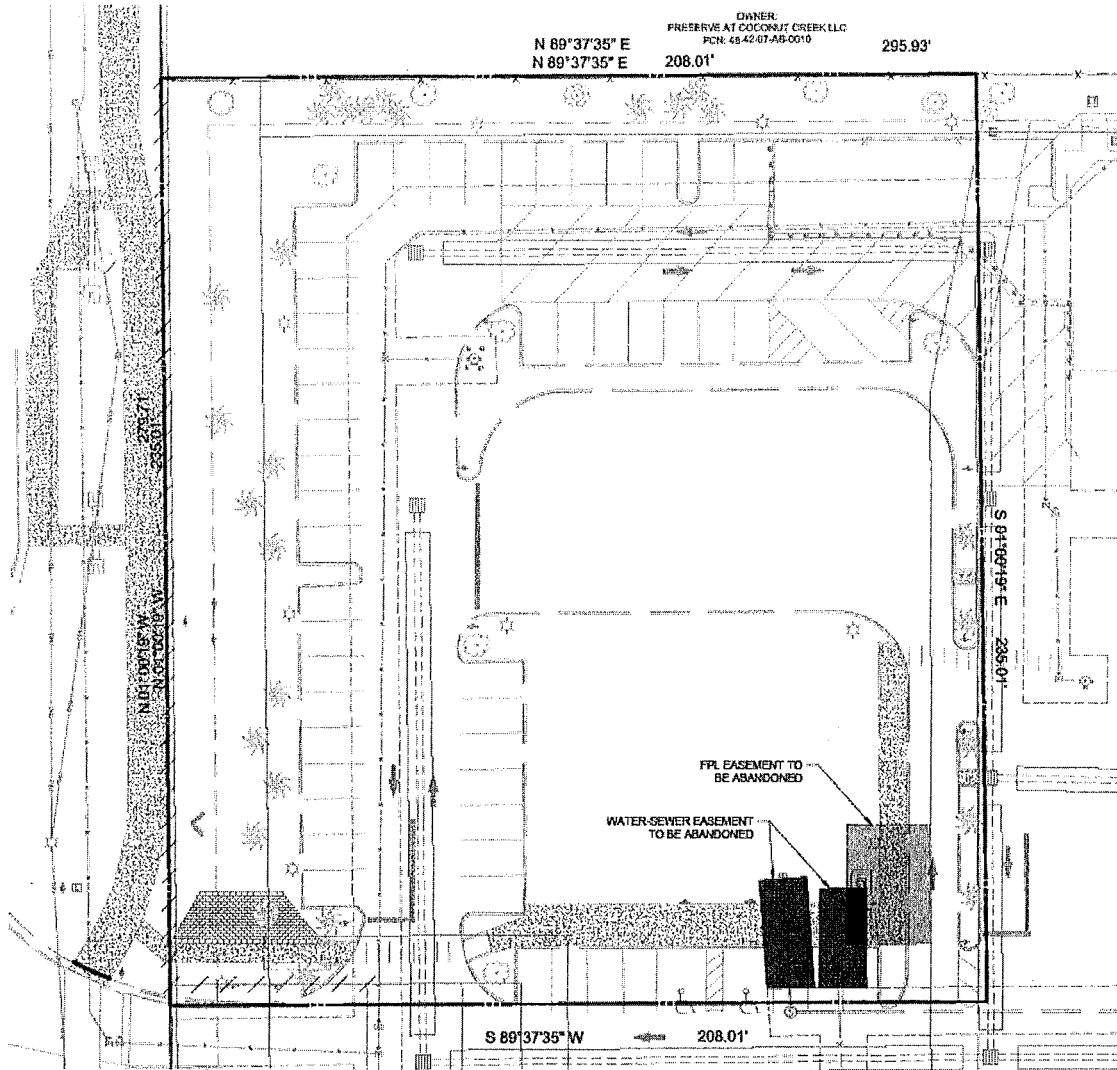
Chick-Fil-A, Inc ("applicant") is looking to develop the vacant parcel into a 4,151 square-foot restaurant with drive-thru. The site is currently encumbered by two easements that require partial vacation:

Water-sewer easement
(O.R.B. 45025, PG. 300; O.R.B. 47022, PG. 628; O.R.B. 48592, PG. 1809)

The applicant will modify the water and sewer easement to adapt the design to the proposed Chick-fil-A restaurant. Please see the enclosed sketch and legal description for the area that is being abandoned and the image below (highlighted in red) for the exact location of the easement portion to be vacated.

FPL Easement
(O.R.B. 45931, PG. 1976)

The site, although vacant, has an existing FPL transformer and easement on the southeast area of the site. This transformer is being relocated towards the northeast portion of the site, and a new easement will be proposed and coordinated with FPL for the new Chick-fil-A development. Please see the enclosed utility plan and site plan for the new transformer location, as well as the enclosed sketch and legal description for the area of the FPL to be vacated. The image below, in blue, also depicts the location of the FPL easement in question.



If you have any questions or require additional information, please do not hesitate to contact us,

Jenny Baez | Project Manager
Bowman Consulting

13450 W. Sunrise Blvd, Suite 320, Sunrise, FL 33323
 Office: 954-314-8480 | mobile: 954-682-9014
jbaez@bowmanconsulting.com | bowmanconsulting.com



November 26, 2019

Jenny Baez
Bowman Consulting

RE: Partial Easement Vacation Request for portion of FPL Easement O.R.B 45931, PG 1976

Per your request, FPL has no objection to the proposed site plan and the partial vacation of the FPL easement per O.R.B 45931, PG 1976, however, there is additional information and various forms required for the legal vacation of that easement along with fee of \$150.00 for this easement vacation. See enclosed forms. Please return these to me at your earliest convenience.

FPL does have existing facility on the site plan and these will need to be removed prior to demolition of the existing site and this will be at the customer's expense.

For the new construction project planned, the customer will need to provide any additional easement requirements needed by FPL. These easements will be provided by instrument and will be provided prior to construction or installation of FPL facilities.

Should any other FPL facilities need to be removed or relocated, then the applicant will pay for the total costs of any relocation or replacement of those FPL facilities as deemed necessary by FPL or requested by the applicant. Additionally, the applicant will pay for any relocation costs associated with any relocation of FPL facilities due to turn lanes, de-acceleration lanes, road right-of-way vacations etc.

FPL will require a complete set of plans prior to construction. These would include site, civil, landscape, and electrical. As the FPL engineering, design, and construction process encompasses about a four to six month schedule it is imperative that complete plans be provided well in advance of construction or demolition.

If I can be of assistance feel free to contact me at 954-956-2010 my fax is 954-956-2020.

Sincerely,

A handwritten signature in black ink that reads 'Akeem Bakare'.

Akeem Bakare
Customer Project Manager
Office 954-956-2010; Fax 954-956-2020
Akeem.Bakare@Fpl.com