

Celebrating

years

CAULFIELD & WHEELER, INC.

Consulting Engineers • Surveyors & Mappers

Engineering EB0003591
Surveying LB0003591
Landscape Architecture LC0000318

December 10th, 2018

Liz Aguiar, Principal Planner
City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

**Subject: Vacation Easement Justification – South 10' Utility Easement
Lyons Exchange Center
Coconut Creek, FL
City Project No. 18080001
CWI Project # 8281**

Dear Ms. Aguiar,

We respectfully request approval to vacate the existing 10' Utility Easement located along the South Property line of the proposed Lyons Exchange Center project.

The abandonment of this existing utility easement should be approved based on the following:

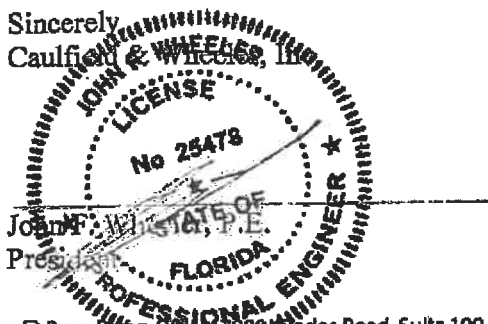
- 1). The Owner has contacted Utility locates, and their site visit showed no existing utilities within this easement.
- 2). We have reviewed As-built information on existing water and sewer lines, and there are no water or sewer mains running parallel within the existing easement.
- 3). There are four existing water and sewer stubs from the Sawgrass Exchange project which cross the existing easement. Three of these stubs are being connected to by the Lyons Exchange Center project for looping of the water system; and sewer connection to an existing manhole.

The water and sewer connections within the Lyons Exchange Center project have been located within paved areas; and easements are being provided to allowed ease of operation and maintenance of the lines by the City. There are existing easements over the lines within the Sawgrass Exchange project, which allow access to the lines by the City.

- 4). Letters of no objection received for the easement abandonment, are attached.

We appreciate your cooperation, and approval of this request.

Sincerely,
Caulfield & Wheeler, Inc.





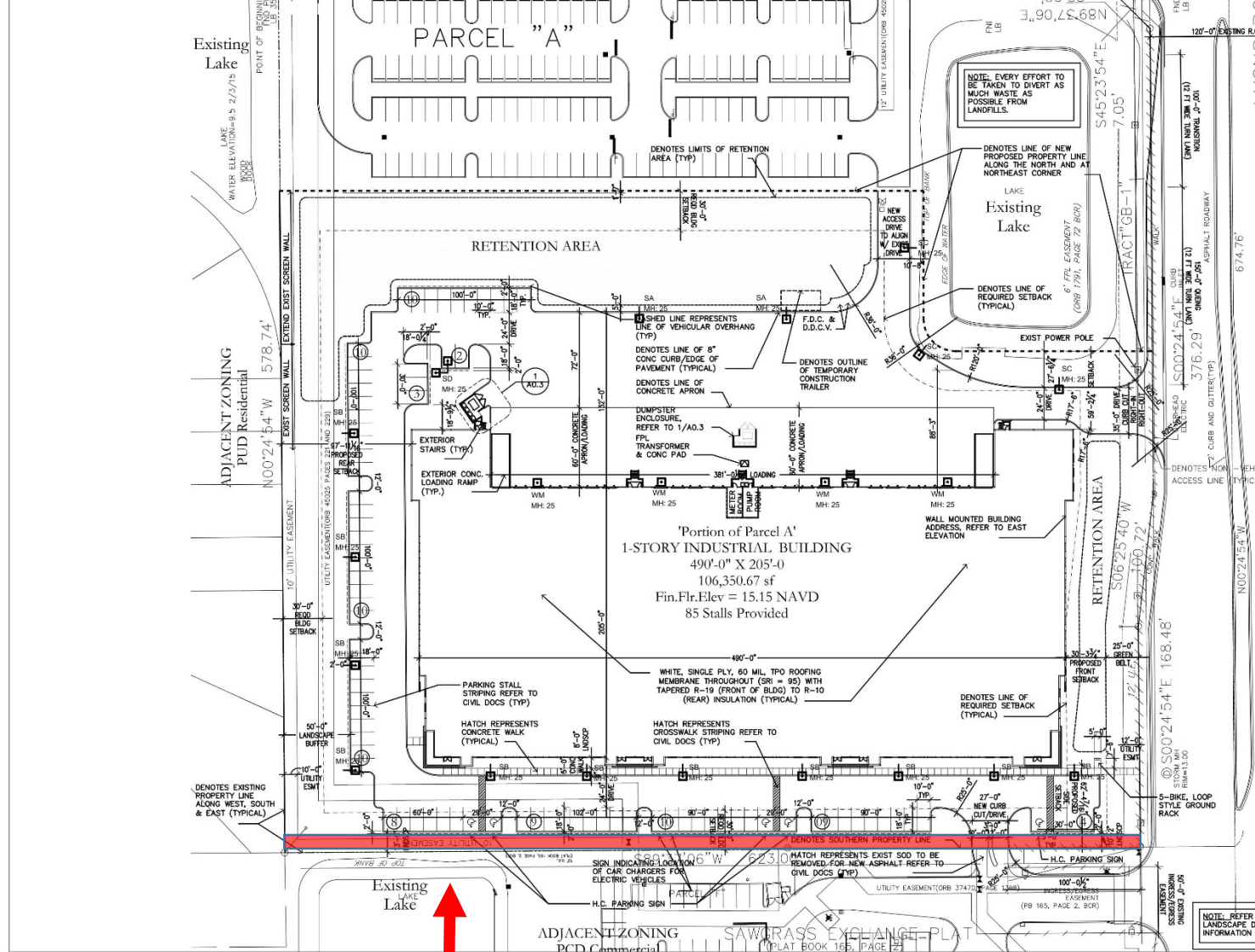
Lyons Exchange Center

CWI Job #: 8281

City #18120001

EXISTING 10' SOUTHERN UTILITY EASEMENT ABANDONMENT PACKAGE

PREPARED BY:
CAULFIELD & WHEELER, INC.
7900 GLADES RD, SUITE 100
BOCA RATON, FL 33434



EXISTING SOUTH 10' UTILITY EASEMENT TO BE ABANDONED.

EXHIBIT

EXHIBIT "A"

DESCRIPTION:

THE 10 FOOT UTILITY EASEMENT, LYING ALONG THE SOUTH LINE OF PARCEL "A" AND TRACT "GB-1", ALSO BEING THE SOUTH 10 FEET OF SAID PARCEL "A" AND TRACT "GB-1", SPRINGS - MCKENZIE PLAT, AS RECORDED IN PLAT BOOK 165, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE N89°37'06"E, ALONG THE SOUTH LINE OF SAID PARCEL "A" AND TRACT "GB-1", A DISTANCE OF 648.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "GB-1"; THENCE, ALONG THE EAST LINE OF SAID TRACT "GB-1", N00°24'54"W, A DISTANCE OF 10.00 FEET TO A POINT OF INTERSECTION WITH A LINE 10 FOOT NORTH OF AND PARALLEL WITH THE SAID SOUTH LINE OF PARCEL "A" AND "GB-1", ALSO BEING THE NORTH LINE OF THE SOUTH 10 FEET OF SAID PARCEL "A" AND TRACT "GB-1"; THENCE, ALONG SAID NORTH LINE S89°37'06"W, A DISTANCE OF 648.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID PARCEL "A"; THENCE, ALONG SAID WEST LINE, S00°24'54"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,480 SQUARE FEET OR 0.1488 ACRES MORE OR LESS.

SAID LANDS LYING IN SECTIONS 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF PARCEL "A", SPRINGS - MCKENZIE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGES 6 AND 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEARING N89°37'06"E.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON NOVEMBER 5, 2018. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 2



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

DATE 11/05/18

DRAWN BY DLS

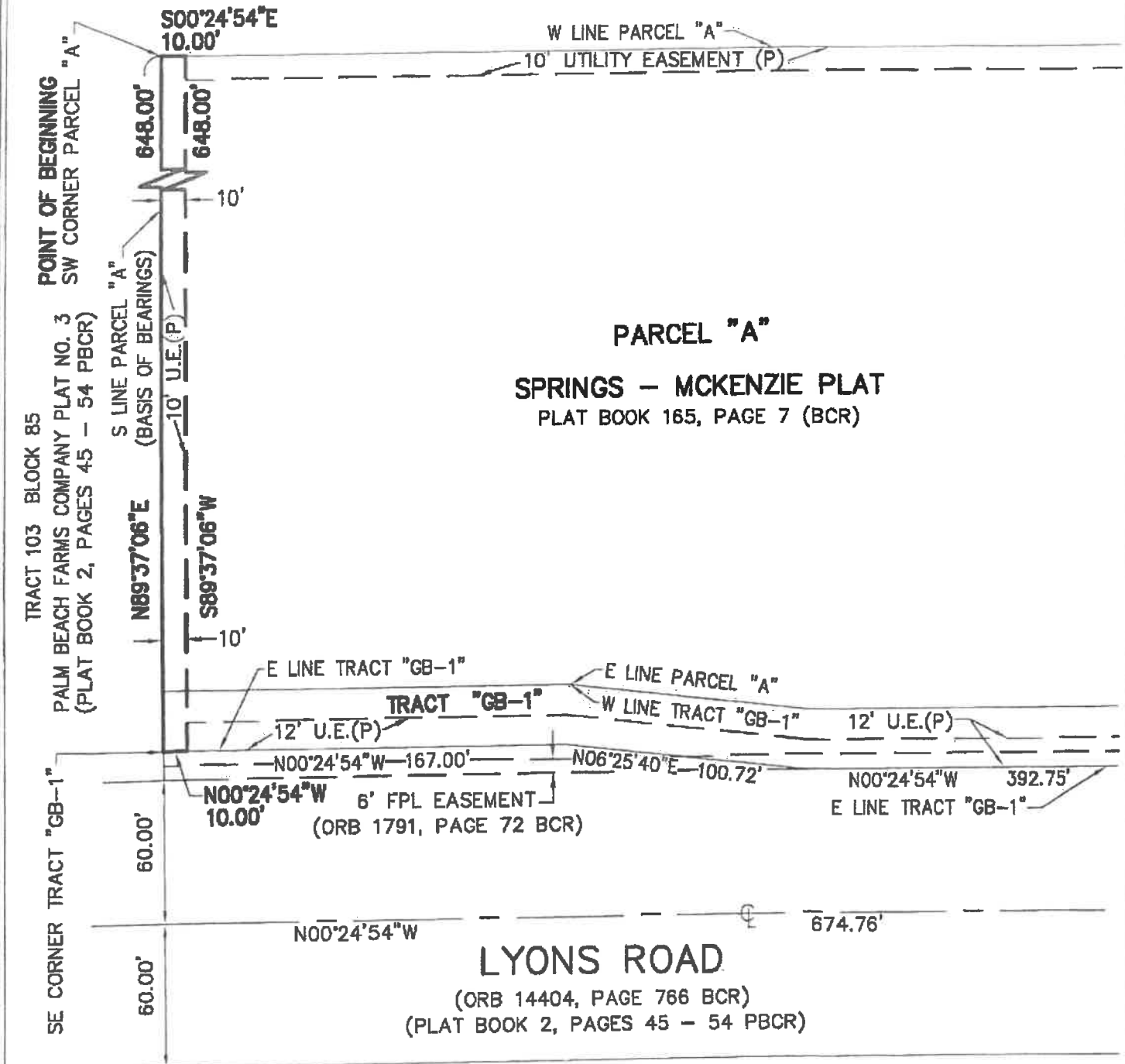
F.B./ PG. N/A

SCALE NONE

JOB NO. 8281-10UES

**PARCEL "A" SPRINGS - MCKENZIE PLAT
SOUTH 10' UTILITY EASEMENT
SKETCH OF DESCRIPTION**

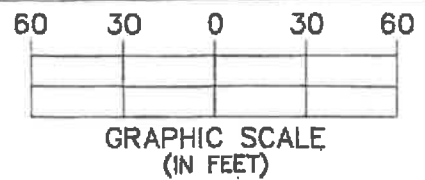
EXHIBIT "A"



PARCEL "A"
SPRINGS - MCKENZIE PLAT
 PLAT BOOK 165, PAGE 7 (BCR)

LEGEND:

- BCR—DENOTES BROWARD COUNTY RECORDS
- FPL—FLORIDA POWER & LIGHT COMPANY
- ORB—DENOTES OFFICIAL RECORD BOOK
- (P)—PLAT
- PBCR—DENOTES PALM BEACH COUNTY RECORDS
- U.E.—DENOTES UTILITY EASEMENT

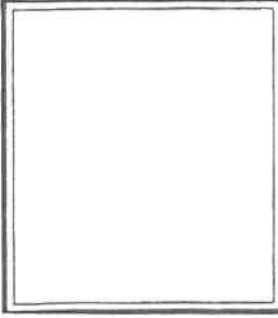


SHEET 2 OF 2



CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

PARCEL "A" SPRINGS - MCKENZIE PLAT
SOUTH 10' UTILITY EASEMENT
SKETCH OF DESCRIPTION



DATE	11/05/18
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	1"=60'
JOB NO.	8281-10UES

Date: 11/27/2018

City of Coconut Creek
ATTN: Mr. Osama Elshami, PE, CFM, Director of Utilities & Engineering
4800 W. Copans Road
Coconut Creek, FL 33063

RE: Petitioner intends to vacate the 10' Southern utility easement in Springs Mackenzie Plat, as shown on the attached sketches. Proposed project is Lyons Exchange Center, located at 6401 Lyons Road, Coconut Creek, FL, 33703.

Dear Board Members:

The petitioner/owner intends to submit an Application for Vacation and Abandonment to the City of Coconut Creek and Broward County for the above referenced property located within the boundaries of the City of Coconut Creek.


Please complete the following on company letterhead, and return the signed and dated form to:

John F. Wheeler, P.E., President
Caulfield & Wheeler, Inc.
7900 Glades Road, Suite 100
Boca Raton, FL 33434
john@cwiassoc.com

1. We have no objections to the vacation.
2. We have no objections to the vacation if the following is satisfied:
3. We have an objection as follows:

Name: JEAN DUPUIS

Date: 12/31/18

Signature: 

Title: Assistant Director

Phone: 954-973-6786

Company: City of Coconut Creek



Date: 11/27/2018

TECO People's Gas
ATTN: Mr. Max J. Chamorro, Regional Project Manager
5101 NW 21 Avenue, Suite 460
Fort Lauderdale, FL 33309

RE: Petitioner intends to vacate the 10' Southern utility easement in Springs Mackenzie Plat, as shown on the attached sketches. Proposed project is Lyons Exchange Center, located at 6401 Lyons Road, Coconut Creek, FL, 33703.

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7900 Glades Road, Suite 100
Boca Raton, FL 33434
john@cwassoc.com

- 1. We have no objections to the vacation.
- 2. We have no objections to the vacation if the following is satisfied:
- 3. We have an objection as follows:

Name: Max J. Chamorro
 Date: 11-27-2018
 Signature: [Handwritten Signature]
 Title: PROJECT MANAGER
 Phone: 954-234-1030
 Company: TECO Peoples Gas



330 SW 12th Ave Pompano Beach, FL 33069

November 28th, 2018

City of Coconut Creek Development Services
6401 Lyons Rd
Coconut Creek, FL 33073
Re: Lyons Exchange Center

Per your request, FPL has no objection to the proposed easement abandonment for Lyons Exchange Center with these stipulations.

It appears FPL does have several locations with existing overhead and underground facilities that serve or are adjacent to the existing site.

Should any 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 costs associated with any relocation of FPL facilities due to requests to relocate any overhead facilities to underground, new 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 six to eight month schedule it is imperative that complete plans be provided well in advance of construction.

For the new construction project planned for this site 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.

If I can be of assistance feel free to contact me at 954-956-2022 my fax is 954-956-2020.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicholas Panzo", written over a horizontal line.

Nicholas Panzo
Associate Engineer
Office 954-956-2022; Fax 954-956-2020



**Engineering – Design Department
2601 SW 145th Ave Miramar, FL 33027**

Wednesday, December 05, 2018

**John F. Wheeler, P.E., President
Caulfield & Wheeler, Inc.
7900 Glades Road, Suite 100
Boca Raton, FL 33434
john@cwiassoc.com**

**Comcast No Objection / 10' Easement Abandonment
Lyons Exchange Center,
6401 Lyons Road,
Coconut Creek, FL, 33703.
[Comcast muid_9789_B](#)**

Petitioner intends to vacate the 10' Southern utility easement in Springs Mackenzie Plat, as shown on the attached sketches. Proposed project is Lyons Exchange Center, located at 6401 Lyons Road, Coconut Creek, FL, 33703.

Dear Board Members:

The petitioner/owner intends to submit an Application for Vacation and Abandonment to the City of Coconut Creek and Broward County for the above referenced property located within the boundaries of the City of Coconut Creek.

Please complete the following on company letterhead, and return the signed and dated form to:

1. We have no objections to the vacation.
2. We have no objections to the vacation if the following is satisfied:
3. We have an objection as follows:



AT&T Florida
8601 W Sunrise Blvd
Plantation, FL 33322
Dn8767@att.com

Office: 954.476.3141

November 27th. 2018

Andrew Beckwith
Caulfield & Wheeler, INC.
7900 Glades Road, Suite 100
Boca Raton, FL. 33434

RE: Letter of no objection for abandonment of Easement at 6401 Lyons Road

Andrew,

AT&T has no objection to the ABANDONMENT OF THE Utility Easement as shown on the attached plan. Currently AT&T has NO buried facilities in the Utility Easement in question. Please contact 811 prior to the start of this project to ensure our facilities are located properly.

If you require additional information please contact me at 954-476-3141.

Sincerely,

Doug Newlin
AT&T Florida
Manager Outside Plant Planning & Design
(954)476-3141
Dn8767@att.com

Lyons Exchange Center

6401 Lyons Road

Responses to City Vacation of Easement Comments dated 1/02/2019

South 10' Utility Easement

BUILDING

Approved

ENGINEERING

1). No Conflict Letters from Utilities are attached.

Easements and line extensions have been provided.

FIRE

Approved.

LANDSCAPE ARCHITECTURE

1). Site Plan exhibit showing extents of easement abandonment, and sketch and legal is attached.

Planning & Zoning

1). Power point presentation is being submitted by Architect.

2 A). Both U.E. Vacation application packages are attached.

2 B). DRC Responses are attached.

3). Corrected plans are attached.

4). Acknowledged.

5). Sign will be provided.

Vacation

6). Revised Sketch and legal is attached.

7). Attached Easement Exhibit is consistent with legal.

8). Site plan exhibit is attached.

9). Letters of no objection are attached.

POLICE

Approved