

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 – Existing West 12' 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 12' Utility Easement located along the Western portion of the proposed Lyons Exchange Center project.

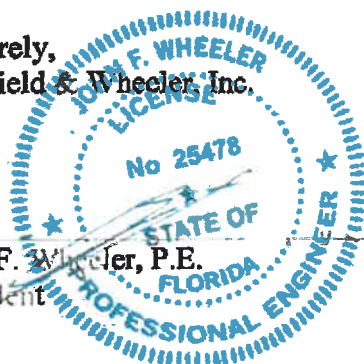
The abandonment of this existing utility easement should be approved based on the following:

- 1). The Owner has contacted Utility locates, and their site visit showed no existing utilities within this easement.
- 2). We have attached the resolutions and easement documents which were previously approved by the City.
- 3). There is an existing 8" water main located within these easements. The City has requested that this line be abandoned and relocated.
- 4). The abandonment and relocation of this existing line, has been shown on the submitted water and sewer plan. Easements have also been shown for the proposed facilities.

We appreciate your cooperation, and approval of this request.

Sincerely,
Caulfield & Wheeler, Inc.

John F. Wheeler, P.E.
President





Lyons Exchange Center

CWI Job #: 8281

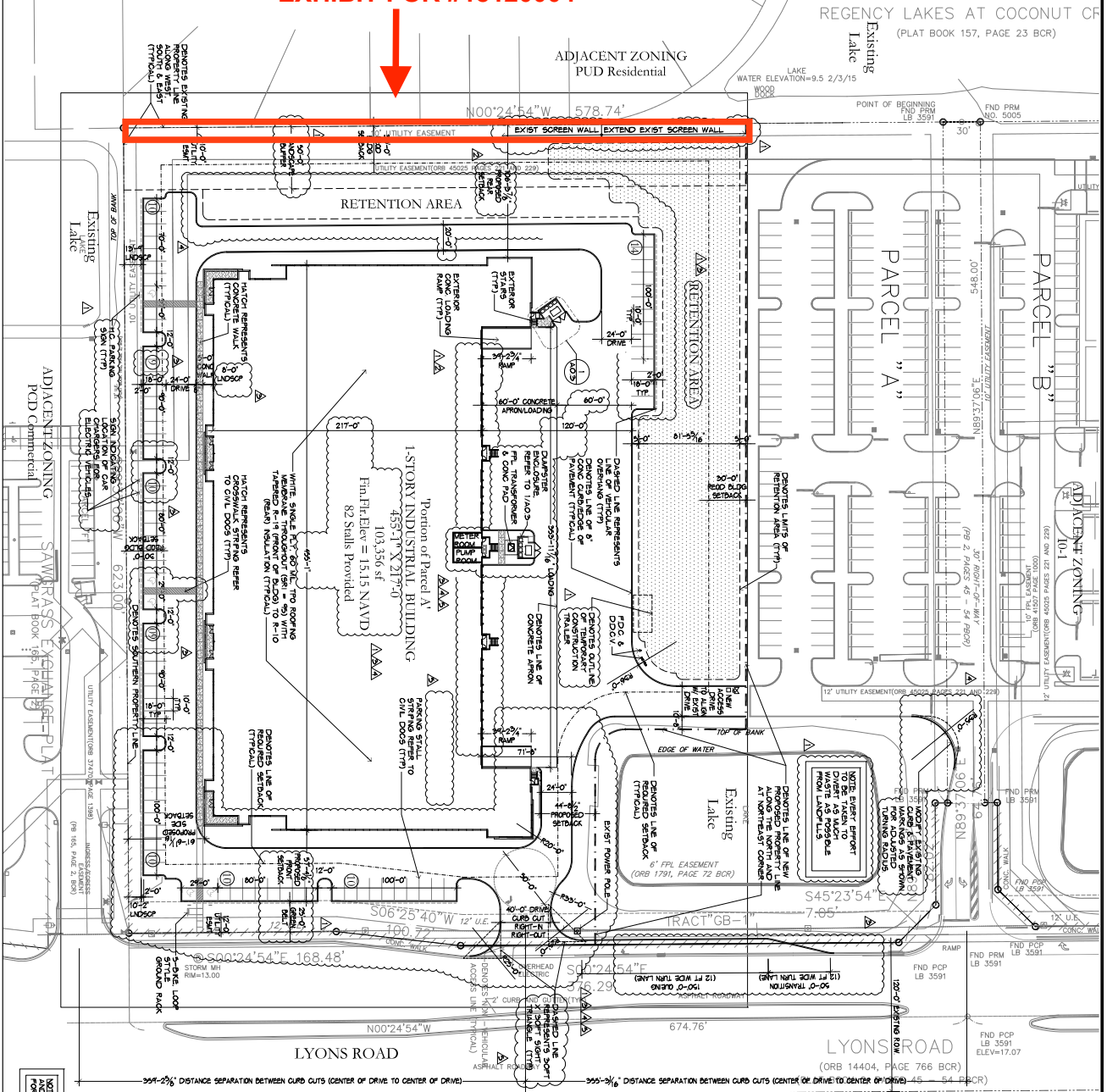
City #18120004

EXISTING 12' WESTERN UTILITY EASEMENT ABANDONMENT PACKAGE

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

Existing 12' Western Utility Easement
To Be Abandoned

EXHIBIT FOR #18120004



SEE SHEET A-0.2 FOR MORE INFORMATION

ADJACENT ZONING: PUD Residential

A-0.1

DATE: 2019-05-14
SCALE: 1" = 40'-0"



HNM
ARCHITECTURE

PROJECT: LYONS EXCHANGE CENTER
SHEET: A-0.1

Lyons Exchange Center
SPECULATIVE INDUSTRIAL BUILDING
6401 Lyons Road
Coconut Creek, Florida



April 2nd, 2019

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

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,

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



4/17/2019

To: John F. Wheeler, P.E.
Caulfield & Wheeler Inc.

RE: Abandonment of 12' Utility Easement
Lyons Exchange Center
6401 Lyons Road
Pompano Beach, FL 33073

From: TECO Peoples Gas

To whom it may concern:

Thank you for contacting TECO Peoples Gas Company regarding abandonment of utility easement at the above referenced address. After reviewing the documents provided, TECO-PGS has NO objection to this abandonment. In addition, TECO-PGS currently has no utilities in the area of this property.

If you have further questions, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joan Domning".

Joan Domning
Administrative Specialist, Senior
Peoples Gas
Distribution Engineering
8416 Palm River Road
Tampa, FL 33619
Office: 813-275-3783



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

Tuesday, May 14, 2019

John F. Wheeler, P.E.
President
Caulfield & Wheeler, Inc
7900 Glade Road ~ Suite 100
Boca Raton, FL 33486

Comcast No Objection Letter / Easement Abandonment
Lyons Exchange
6401 Lyons Road
Coconut Creek FL
Comcast muid_9959_B

Dear Mr. Wheeler, P.E.

Please be advised in reference to your request at:

6401 Lyons Road Coconut Creek FL

Comcast has *no objection nor conflicts* to this subject easement abandonment request from Comcast.

Comcast has no facilities within the limits of this request.

Should you have any further question, please feel free to call me at 1-754-221-1254 or e-mail at Leonard_Maxwell-Newbold@cable.comcast.com

Sincerely,

Leonard Maxwell-Newbold
Regional Permit Manager
Comcast / Central Division (RDC)

5/14/2019 2:32:18 PM

Cc: John Matonti / Comcast Area Construction Coordinator
File

AT&T

Joanne Forbes

From: John Wheeler
Sent: Wednesday, May 8, 2019 1:52 PM
To: Malcolm Butters; Alicia.Lewis@gmlaw.com
Cc: Andrew Beckwith (andrew@cwiasoc.com)
Subject: FW: AT&T - FW: Western Utility Easement Letter of No Objection
Attachments: 2019-4-2 - Western UE Exhibit.pdf; DRC Comments #2.pdf; 2019-4-2 - Western Easement Abandonment Letter ATT.PDF; DRC Comments #3 Engineering Hold.pdf

Here is our contact with A T & T. We're still waiting on a response for the 12' western easement. Please also check with you're a T & T contacts.

I'll also send the Comcast info. separately.

Thank you.

John F. Wheeler, P.E.

President

Caulfield & Wheeler, Inc.

7900 Glades Road, Suite 100

Boca Raton, Florida 33434

Ph. (561) 392-1991

Fax (561) 750-1452

From: Andrew Beckwith
Sent: Wednesday, May 08, 2019 12:21 PM
To: John Wheeler <john@cwiasoc.com>; Joanne Forbes <jforbes@cwiasoc.com>
Subject: AT&T - FW: Western Utility Easement Letter of No Objection

Here are my contacts with AT&T:

Doug Newlin

Mgr Osp Plng & Engrg Design

SE- Construction & Engineering

AT&T

8601 W.Sunrise Blvd, Plantation,FL. 33322

Office: 954-476-3141

Email: dn8767@att.com

Andrew L. Beckwith

Caulfield & Wheeler, Inc.

Consulting Engineers, Surveyors, and Landscape Architects

Address: 7900 Glades Road, Suite 100, Boca Raton, FL 33434

Cell: 305-680-8665

Office: 561-392-1991

Fax: 561-750-1452

Website: <https://cwi-assoc.com>

From: Andrew Beckwith
Sent: Tuesday, May 7, 2019 11:01 AM
To: NEWLIN, DOUGLAS J <DN8767@att.com>
Cc: John Wheeler (john@cwiasoc.com) <john@cwiasoc.com>; Joanne Forbes (jforbes@cwiasoc.com) <jforbes@cwiasoc.com>
Subject: FW: Western Utility Easement Letter of No Objection

Good Morning Doug,

Per our newly received DRC comments #3 attached here, the only HOLD on our Western Easement Abandonment for Site Plan Approval process is the pending Letters of No Conflict for any future use from all affected utilities, including Comcast.

Please let me know who I need to speak with to get this letter accomplished.

Address: 6401 Lyons Rd, Coconut Creek, FL

Thank you for your prompt assistance,

Andrew L. Beckwith

Caulfield & Wheeler, Inc.

Consulting Engineers, Surveyors, and Landscape Architects
Address: 7900 Glades Road, Suite 100, Boca Raton, FL 33434
Cell: 305-680-8665
Office: 561-392-1991
Fax: 561-750-1452
Website: <https://cwi-assoc.com>

From: Andrew Beckwith
Sent: Tuesday, April 23, 2019 3:21 PM
To: 'NEWLIN, DOUGLAS J' <DN8767@att.com>
Cc: John Wheeler <john@cwiasoc.com>; Joanne Forbes <jforbes@cwiasoc.com>
Subject: RE: Western Utility Easement Letter of No Objection

Good afternoon Doug,

Looking to check in on our request from Tuesday, April 2 for a Letter of No Objection to the abandonment of the Western Utility Easement.

Documents attached here again.

Thank you very much,

Andrew L. Beckwith

Caulfield & Wheeler, Inc.

Consulting Engineers, Surveyors, and Landscape Architects
Address: 7900 Glades Road, Suite 100, Boca Raton, FL 33434
Cell: 305-680-8665
Office: 561-392-1991
Fax: 561-750-1452
Website: <https://cwi-assoc.com>

From: Andrew Beckwith
Sent: Wednesday, April 17, 2019 3:41 PM
To: NEWLIN, DOUGLAS J <DN8767@att.com>
Cc: John Wheeler <john@cwiasoc.com>; Joanne Forbes <jforbes@cwiasoc.com>
Subject: RE: Western Utility Easement Letter of No Objection

Hello Again Doug,

I'd like to request a status update on our Letter of No Objection request below.

Let me know if you need to discuss on the phone.

Thank you very much,

Andrew L. Beckwith

Caulfield & Wheeler, Inc.

Consulting Engineers, Surveyors, and Landscape Architects
Address: 7900 Glades Road, Suite 100, Boca Raton, FL 33434
Cell: 305-680-8665
Office: 561-392-1991
Fax: 561-750-1452
Website: <https://cwi-assoc.com>

From: Andrew Beckwith
Sent: Thursday, April 11, 2019 2:56 PM
To: NEWLIN, DOUGLAS J <DN8767@att.com>
Cc: John Wheeler <john@cwiasoc.com>; Joanne Forbes <jforbes@cwiasoc.com>
Subject: Re: Western Utility Easement Letter of No Objection

Hello Douglas,

Can you provide me an update on this request, please?

Thank you very much,

Andrew L. Beckwith

Caulfield & Wheeler, Inc.

Consulting Engineers, Surveyors and Landscape Architects
Address: 7900 Glades Road, Suite 100, Boca Raton, FL 33434
Cell: 305-680-8665
Office: 561-392-1991
Fax: 561-750-1452
Website: <https://cwi-assoc.com>

From: Andrew Beckwith <andrew@cwiasoc.com>
Date: Tuesday, April 2, 2019 at 11:32 AM
To: Douglas Newlin <DN8767@att.com>
Cc: John Wheeler <john@cwiasoc.com>, Joanne Forbes <jforbes@cwiasoc.com>
Subject: FW: Western Utility Easement Letter of No Objection

Hello Mr. Newlin,

I'm writing to request a 2nd letter of no objection for our project at 8281 Lyons Rd in Coconut Creek.

Our original request was for the Southern Easement only. We will also need a letter for the Western Utility Easement. See attached.

Thank you for your attention to this matter,

Andrew L. Beckwith

Caulfield & Wheeler, Inc.

Consulting Engineers, Surveyors, and Landscape Architects
Address: 7900 Glades Road, Suite 100, Boca Raton, FL 33434
Cell: 305-680-8665
Office: 561-392-1991
Fax: 561-750-1452
Website: <https://cwi-assoc.com>

**FOR YOUR CONVENIENCE, WE NOW ACCEPT VISA, MASTERCARD, DISCOVER, AND AMERICAN EXPRESS.
PLEASE USE OUR SECURE WEBSITE <https://cwi-assoc.com> TO MAKE YOUR CREDIT CARD PAYMENT.**

Celebrating Over **Caulfield & Wheeler, Inc.**
35 years
Boca Raton Office
7900 Glades Road, Suite 100
Boca Raton, Florida 33434
Ph. (561) 392-1991
Fax (561) 750-1452
info@cwiassoc.com
<https://cwi-assoc.com>

EXHIBIT "A"

DESCRIPTION:

A PORTION OF THAT 12 FOOT UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 45025, PAGE 229 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN PARCEL "A", SPRINGS – MCKENZIE PLAT, AS RECORDED IN PLAT BOOK 165, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE N.00°24'54"W. ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 51.14 FEET; THENCE N.89°39'00"E., A DISTANCE OF 25.80 FEET TO THE POINT OF BEGINNING AND A POINT OF INTERSECTION WITH A BOUNDARY LINE OF SAID 10.00 FOOT UTILITY EASEMENT; THENCE N.00°01'22"W. ALONG SAID BOUNDARY LINE, A DISTANCE OF 430.00 FEET; THENCE N.89°58'38"E., A DISTANCE OF 12.00 FEET TO A POINT OF INTERSECTION WITH A BOUNDARY LINE OF SAID 10.00 FOOT UTILITY EASEMENT; THENCE S.00°01'22"E. ALONG SAID BOUNDARY LINE, A DISTANCE OF 429.93 FEET; THENCE S.89°39'00"W., A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,160 SQUARE FEET/0.1184 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 WEST 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 N00°24'54"W.
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.
6. ORB – DENOTES OFFICIAL RECORD BOOK

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 FEBRUARY 27, 2019. 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



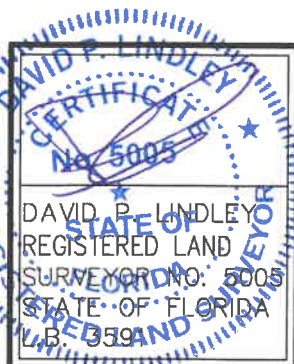
CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING – LAND PLANNING
LANDSCAPE ARCHITECTURE – SURVEYING

7900 GLADES ROAD – SUITE 100

BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452



DATE 2/27/19

DRAWN BY DL

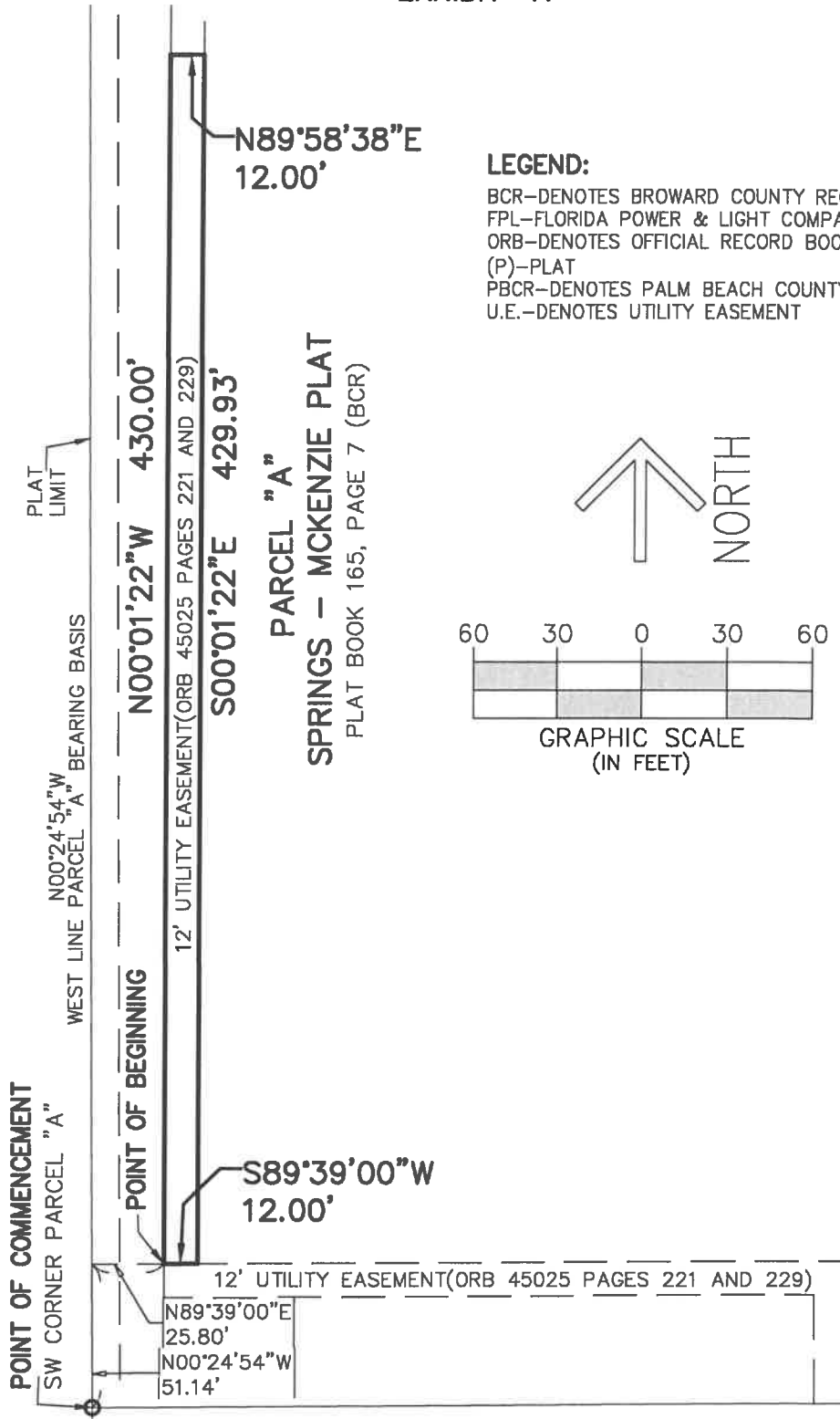
F.B./ PG. N/A

SCALE NONE

JOB NO. 8281 12UEAB

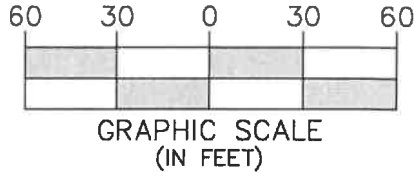
PARCEL "A" SPRINGS – MCKENZIE PLAT
12' UTILITY EASEMENT ABANDONMENT
SKETCH OF DESCRIPTION

EXHIBIT "A"



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

DATE	2/27/19
DRAWN BY	DL
F.B./ PG.	N/A
SCALE	1"=60'
JOB NO.	8281 12UEAB

PARCEL "A" SPRINGS - MCKENZIE PLAT
 12' UTILITY EASEMENT ABANDONMENT
 SKETCH OF DESCRIPTION

Lyons Exchange Center

6401 Lyons Road

Date – 5/15/19

Responses to City Vacation of Easement Comments # 3 dated 4/24/2019

(City Project # 18120004)

West 12' Utility Easement

BUILDING

APPROVED.

ENGINEERING

1). No conflict letters from FPL, TECO, & Comcast are attached. Letter request information for AT&T is attached.

FIRE

APPROVED.

LANDSCAPE ARCHITECTURE

APPROVED.

Planning & Zoning

General Comments

- 1). Power point presentation is being submitted with this package.
- 2). Easement Vacation application packages were submitted and acknowledged.
- 3). Dated photograph of the original posted sign showing 3/13/19 was given to the City per the attached email. Sign has since been removed, and needs to be reposted and new label package be provided once new meeting date is approved.

Vacation

- 4). Letters of no objection, and request information is attached.

POLICE

APPROVED