

# SKETCH AND DESCRIPTION

OF A PORTION OF A UTILITY EASEMENT TO BE ABANDONED

**DESCRIPTION:**

A PORTION OF A 12.0 FOOT WIDE UTILITY EASEMENT LYING WITHIN PARCEL "A", "LYONS CORPORATE PARK" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 153, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID 12.0 FOOT WIDE UTILITY EASEMENT RECORDED IN OFFICIAL RECORD BOOK 35243, PAGE 1340 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A";  
 THENCE NORTH 00°24'54" WEST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 257.34 FEET;  
 THENCE SOUTH 89°36'21" WEST, A DISTANCE OF 540.92 FEET;  
 THENCE NORTH 00°02'11" EAST, A DISTANCE OF 40.81 FEET;  
 THENCE NORTH 89°36'25" EAST, A DISTANCE OF 31.05 FEET;  
 THENCE NORTH 00°23'29" WEST, A DISTANCE OF 12.00 FEET;  
 THENCE SOUTH 89°36'24" WEST, A DISTANCE OF 30.89 FEET;  
 THENCE NORTH 00°18'04" WEST, A DISTANCE OF 84.87 FEET TO THE POINT OF BEGINNING;  
 THENCE NORTH 89°36'25" EAST, A DISTANCE OF 27.12 FEET;  
 THENCE NORTH 00°23'29" WEST, A DISTANCE OF 12.00 FEET;  
 THENCE SOUTH 89°36'29" WEST, A DISTANCE OF 26.89 FEET;  
 THENCE SOUTH 00°42'24" WEST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY FLORIDA, CONTAINING 324 SQUARE FEET MORE OR LESS.

SHEET 1 OF 2

**CERTIFICATION:**  
 I HEREBY CERTIFY THAT THE ABOVE SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 472 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS AMENDED.

DATED: 9/27/19

*(Signature)*  
 PAUL E. BREWER  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA REGISTRATION NO. 3240

**NOTE:**

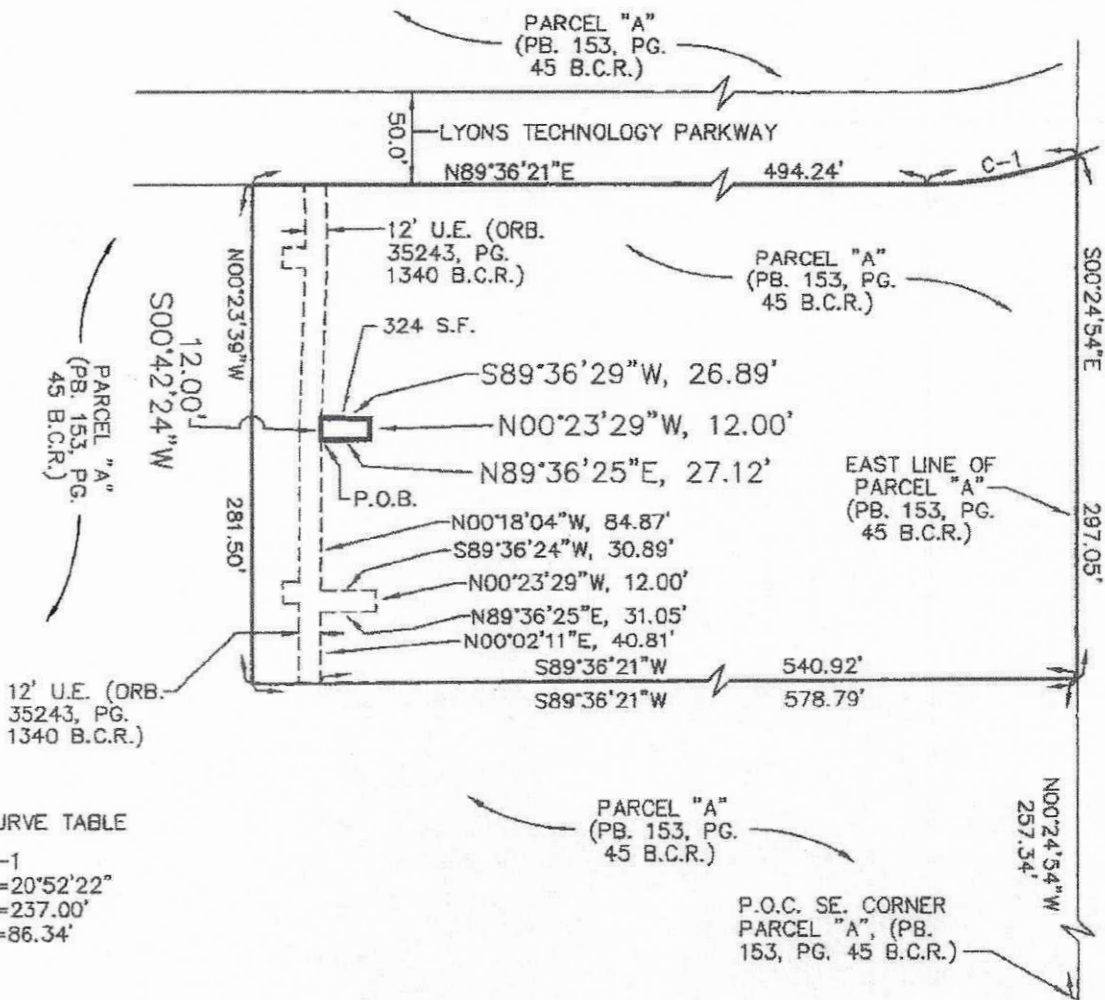
THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD



**PAUL E. BREWER & ASSOCIATES, INC.**  
 12321 N.W. 35th Street  
 Coral Springs, FL 33065  
 PH: (954) 753-5210  
 FAX: (954) 753-9813  
 brewer1n@bellsouth.net

	SCALE:	N/A	REVISIONS	DATE	BY	CKD	FB/PG
	FB/PG:	N/A					
	DRAWN BY:	W.D.K.					
	CKD BY:	<i>(Signature)</i>					
	JOB NO:	1B-90-ABANDON					

# SKETCH AND DESCRIPTION OF A PORTION OF A UTILITY EASEMENT TO BE ABANDONED



**CURVE TABLE**

C-1  
 D=20°52'22"  
 R=237.00'  
 L=86.34'

**LEGEND:**

U.E. = UTILITY EASEMENT  
 ORB. = OFFICIAL RECORD BOOK  
 S.F. = SQUARE FEET  
 PB. = PLAT BOOK  
 PG. = PAGE  
 D = CENTRAL ANGLE  
 R = RADIUS  
 L = ARC LENGTH  
 B.C.R. = BROWARD COUNTY RECORDS  
 P.O.C. = POINT OF COMMENCEMENT  
 P.O.B. = POINT OF BEGINNING

**NOTES:**

1. THIS IS A SKETCH AND DESCRIPTION AND NOT A MAP OF BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF PARCEL "A", LYONS CORPORATE PARK (PB. 153, PG. 45 B.C.R.) N00°24'54"W
3. THIS SKETCH AND DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.

SHEET 2 OF 2



**PAUL E. BREWER & ASSOCIATES, INC.**  
 12321 N.W. 35th Street  
 Coral Springs, FL 33065  
 PH: (954) 753-5210  
 FAX: (954) 753-9813  
 brewer.in@bellsouth.net

SCALE:	1"=100'	REVISIONS	DATE	BY	CKD	FB/PG
FB/PG:	N/A					
DRAWN BY:	W.D.K.					
CKD. BY:	<i>[Signature]</i>					
18-90-ABANDON						
JOB NO:						





Larry Hickman  
Mgr OSP Planning & Design  
SE- Construction & Engineering

AT & T Florida  
8601 W Sunrise Blvd  
Plantation, FL 33322

Office 954.476.2928  
Fax 954-476-7481  
lh3247@att.com

December 6, 2019

Paul E. Brewer  
& Associates, INC

**Subject: Vacation/Easements**

To Whom It My Concern:

AT&T has reviewed your proposed Intent to Vacate Parcel A Lyons Corporate Park, PLAT BOOK 153, PAGE 45, BROWARD COUNTY, FLORIDA, 4700 LYONS TECHNOLOGY PARK, per your request AT&T has NO OBJECTION or conditions.

In the event, any existing facilities will need to be relocated, you will be responsible for the incurred costs (upfront) to complete such work.

Any additional information required, please contact me at 954-476-2928

Sincerely,  
Larry Hickman  
Mgr OSP Planning & Design SE/FL  
SE Construction & Engineering

**UTILITIES & ENGINEERING DEPARTMENT  
ENGINEERING DIVISION**

5295 JOHNSON ROAD  
COCONUT CREEK, FLORIDA 33073

**OSAMA ELSHAMI, PE, CFM**  
DEPARTMENT DIRECTOR

9/28/2020

Paul E. Brewer, P.L.S  
12321 NW 35<sup>th</sup> St  
Coral Springs, FL 33065

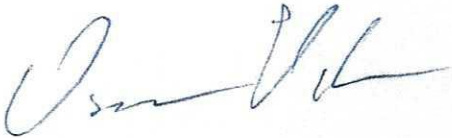
RE: Letter of No Objection for partial vacation of twelve (12) feet Utility Easement on Parcel A of the Lyons Corporate Park Plat

To Whom It May Concern:

As part of the Willis Lease project, the City of Coconut Creek has no objection to the partial vacation of the twelve (12) feet utility easement on Parcel A of the Lyons Corporate Park Plat, as shown on the attached sketch.

If you need any additional information, please feel free to contact us at 954-973-6786

Sincerely,



Osama Elshami, PE, CFM  
Director of Utilities and Engineering

Attachment: Sketch and Legal



October 24, 2019

Paul E. Brewer, P.L.S  
12321 NW 35<sup>th</sup> St  
Coral Springs, FL 33065

RE: Easement Vacation Request for Parcel "A", Lyons Corporate Park

Per your request, FPL has no objection with stipulation to the proposed site plan and the vacation of the FPL easement at Parcel "A", Lyons Corporate Park, Plat Book 153 Page 45, Coconut Creek, Florida.

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 plans. 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

**From:** [Paul Brewer](#)  
**To:** [Aguiar, Lizet](#)  
**Cc:** [Edwards, Amy](#)  
**Subject:** Re: Willis Lease  
**Date:** Tuesday, November 17, 2020 9:46:12 AM

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THIS E-MAIL IS CONFIRMING THAT THE CURRENT ANTICIPATED VACATION APPLICATION COMPLETES THE PROJECT AS PART OF THE ORIGINAL SITE PLAN FOR WILLIS LEASE AND THUS THE CURRENT SIGN POSTING AND MAILED NOTICES AS IDENTIFIED BY CUTRO AND ASSOCIATES EXPANDS UPON THE ORIGINAL PUBLIC PARTICIPATION EFFORT.

THANK YOU,  
PAUL E. BREWER, P.L.S.

PAUL E. BREWER & ASSOCIATES, INC.  
Land Surveying - Land Planning  
& Land Development Consultants  
12321 N.W. 35th. Street  
Coral Springs, Fl 33065  
Ph. (954) 753-5210  
Fax (954) 753-9813  
E-mail [brewerin@bellsouth.net](mailto:brewerin@bellsouth.net)

On Tuesday, November 17, 2020, 08:42:48 AM EST, Aguiar, Lizet <[laguiar@coconutcreek.net](mailto:laguiar@coconutcreek.net)> wrote:

Good morning Paul

Thank you for providing us with the notification information as requested during the DRC review. As requested, attached is the "original" report submitted during the site plan approval for Willis Lease.

**Please reply to all on this email**, confirming that the current anticipated vacation application completes the project as part of the original site plan for Willis Lease and thus the current sign posting and mailed notices as identified by Cutro and Associates expands upon the original Public Participation effort.

Thank you.

**Liz Aguiar**

Principal Planner

Urban Design and Development

City of Coconut Creek

4800 W. Copans Road



23. Final site plan revisions to be completed within seven days of Planning and Zoning Board meeting. Failure to comply may result in a delinquent fee, per item, per week of \$100.00 unless otherwise noted by staff. Building permit will not be issued until outstanding DRC items are addressed and fees have been paid.
24. The City has retained professional services to conduct landscape review of all Development Review Applications. Consistent with Section 13-80(b) of the City's Land Development Code, the cost for this landscape review service including analysis of tree mitigation plans shall be billed to the applicant on a cost recovery basis. Applicant shall provide contact information for the person(s) and/or department(s) responsible for payments to the City.
25. If an address is required, a request letter shall be submitted to the Department of Sustainable Development along with an 11"x17" site plan and \$100.00 filing fee. Addresses, subject to City and Post Office approval, will only be assigned upon site plan approval by the City Commission.
26. Additional comments may be provided at DRC meeting and/or upon review of any revised plans.
27. Sec.13-81(14)b. – Any DRC application continued or inactive for more than six (6) months may be considered null and void and treated as a new application with applicable fees.

### **Public Participation**

28. Applicant shall ensure public participation as part of this project including meetings with adjacent property owners to provide information regarding proposed development. Applicant shall submit a meeting report to the Sustainable Development Department **prior to being scheduled** for the Planning and Zoning Board meeting.

The meeting report shall include:

- (1) Copy of e-mailed/mailed notice;
- (2) Date, location and copy of sign-in sheets and meeting notes;
- (3) Digital copy of all content shown at the meeting.

### **Public Art & Impact Fees**

29. DIVISION 5, IMPACT FEES, SECTION 13-118 THRU 13-126. PURSUANT TO ORDINANCE 2006-017, ALL NEW DEVELOPMENT SHALL ASSUME A FAIR SHARE COST OF PROVIDING POLICE AND FIRE/RESCUE FACILITIES. FEE, BASED ON USE AND BUILDING SQUARE FOOTAGE, MUST BE PAID PRIOR TO BUILDING PERMIT ISSUANCE.



**Proof of email notifications sent to neighboring owners**

## Ainur Marquez

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**From:** Ainur Marquez  
**Sent:** Friday, June 22, 2018 2:40 PM  
**To:** jeffstro (jeffstro@aol.com)  
**Cc:** Sara Prieto (SPrieto@butters.com)  
**Subject:** Tradewinds Site Expansion Meeting Notice  
**Attachments:** 2018\_06\_22\_14\_20\_20.pdf

Good afternoon Jeff,

Attached please find the notice of the Public Notification Meeting in regards to the expansion of the Tradewinds Site.

Kindly advise if you would be able to attend the meeting. Thank you.

Kind regards,

Ainur Marquez  
Assistant Property Manager  
Butters Realty and Management, LLC  
6820 Lyons Technology Circle, Suite 100  
Coconut Creek FL 33073  
Cell: 954-464-5169 | Direct: 754-227-5025  
E-mail: [amarquez@butters.com](mailto:amarquez@butters.com)

## Ainur Marquez

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**From:** Ainur Marquez  
**Sent:** Friday, June 22, 2018 2:38 PM  
**To:** Elsie Ortiz (EOrtiz@Butters.com)  
**Cc:** Patricia Jablonowitz  
**Subject:** Tradewinds Site Expansion Meeting Notice  
**Attachments:** 2018\_06\_22\_14\_20\_20.pdf

Good afternoon Elsie,

Attached please find the notice of the Public Notification Meeting in regards to the expansion of the Tradewinds Site.

Kindly advise if you would be able to attend the meeting. Thank you.

Kind regards,

Ainur Marquez  
Assistant Property Manager  
Butters Realty and Management, LLC  
6820 Lyons Technology Circle, Suite 100  
Coconut Creek FL 33073  
Cell: 954-464-5169 | Direct: 754-227-5025  
E-mail: [amarquez@butters.com](mailto:amarquez@butters.com)

## Ainur Marquez

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**From:** Ainur Marquez  
**Sent:** Friday, June 22, 2018 2:33 PM  
**To:** Sara Prieto (SPrieto@butters.com)  
**Cc:** Ainur Marquez  
**Subject:** Tradewinds Site Expansion Meeting Notice  
**Attachments:** 2018\_06\_22\_14\_20\_20.pdf

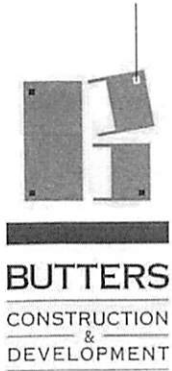
Good afternoon Sara,

Attached please find the notice of the Public Notification Meeting in regards to the expansion of the Tradewinds Site.

Kindly advise if you would be able to attend the meeting. Thank you.

Kind regards,

Ainur Marquez  
Assistant Property Manager  
Butters Realty and Management, LLC  
6820 Lyons Technology Circle, Suite 100  
Coconut Creek FL 33073  
Cell: 954-464-5169 | Direct: 754-227-5025  
E-mail: [amarquez@butters.com](mailto:amarquez@butters.com)



June 22, 2018

Dear Property Owner:

The purpose of this letter is to inform you that a Public Notification meeting is scheduled to review and solicit public input of the request for Project Number 18030008 Phase II Expansion of the Tradewinds Site by Butters Construction & Development. As a neighboring property owner, you are invited to attend this meeting to learn more about the request and make your own opinions known. The Public Notification Meeting will be held:

**Date:** Tuesday, June 26, 2018  
**Time:** 3:00PM  
**Place:** Butters Construction & Development, Conference Room  
**Location:** 6820 Lyons Technology Circle, Suite 100  
Coconut Creek, FL 33073

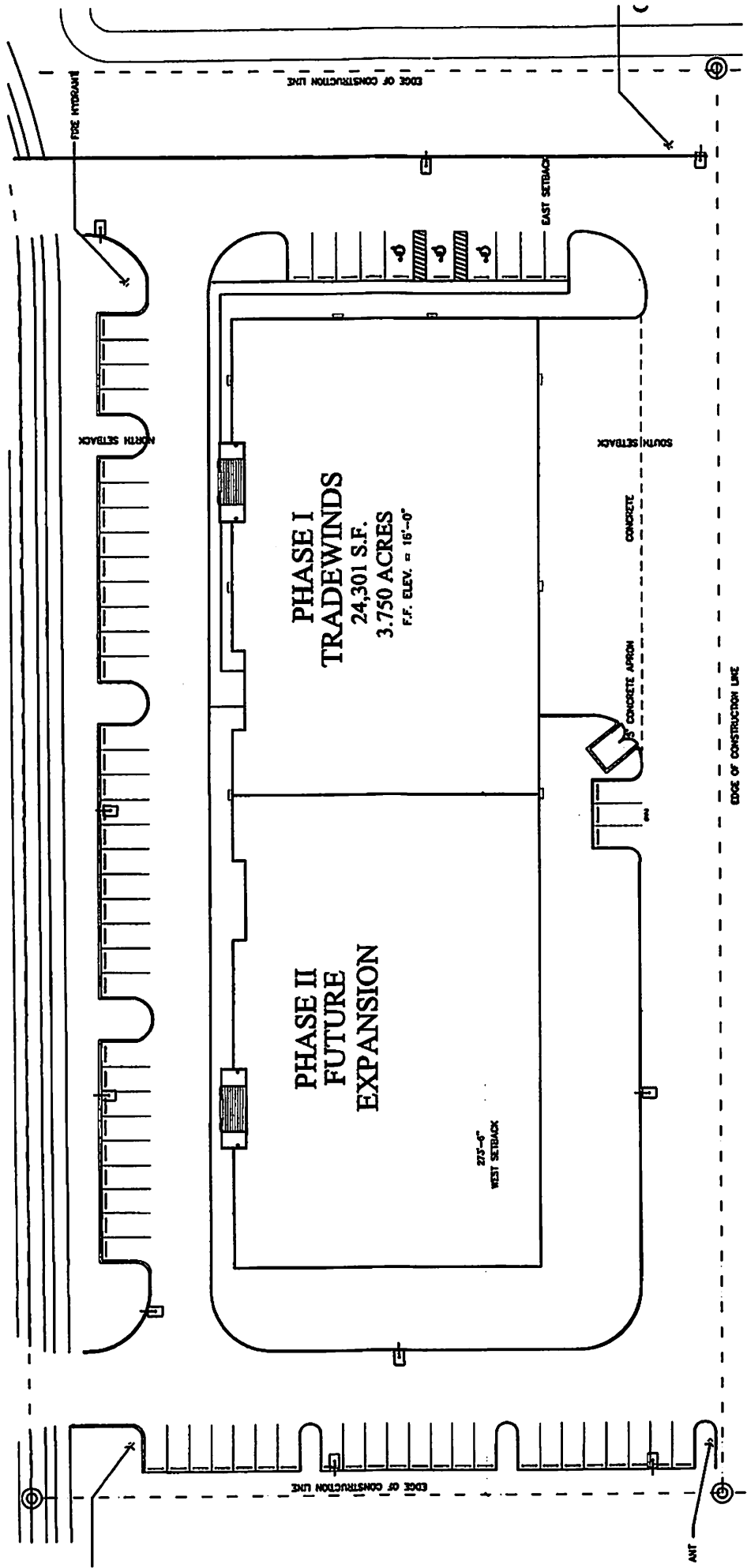
Attached, for your review, is a copy of the site plan with the proposed location of the development. If you have any questions, please feel free to contact me at (954) 234-4116.

Sincerely,  
BUTTERS CONSTRUCTION & DEVELOPMENT

A handwritten signature in black ink, appearing to read "SPD", with a long horizontal line extending to the right.

Sara Prieto  
Sr. Property Manager

6820 LYONS  
TECHNOLOGY CIRCLE  
SUITE 100  
COCONUT CREEK,  
FLORIDA 33073  
TEL.954.570.8111  
FAX.954.570.8844  
BUTTERS.COM



PHASE I  
TRADE WINDS  
24,301 S.F.  
3.750 ACRES  
F.F. ELEV. = 16'-0"

PHASE II  
FUTURE  
EXPANSION

275'-0"  
WEST SETBACK

CONCRETE APRON

CONCRETE

SOUTH SETBACK

EAST SETBACK

NORTH SETBACK

FIRE INTAKE

EDGE OF CONSTRUCTION LINE

EDGE OF CONSTRUCTION LINE

EDGE OF CONSTRUCTION LINE

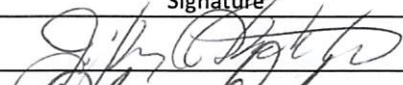
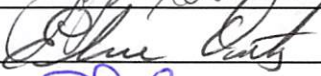

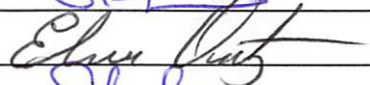
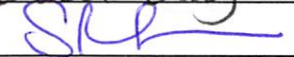
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**Sign-In Sheet, Agenda, Content Provided and Meeting Minutes**

Butters Construction & Development  
Phase II Expansion of the Tradewinds Site  
Project# 18030008  
**PUBLIC NOTIFICATION MEETING**

**Meeting Date:** Tuesday, June 26, 2018  
**Time:** 3:00PM  
**Place:** Butters Construction & Development, Conference Room  
**Location:** 6820 Lyons Technology Circle, Suite 100  
Coconut Creek, FL 33073

**Neighboring Property Owners - Sign In Sheet**

Owner	Representative Name (Print)	Signature
Elite Aluminum	Jeffrey SYMONCKEN	
Lyons Tech I	Elsie Ortiz	
Lyons Tech III	Sara Prieto	
Lyons Tech IV	Elsie Ortiz	
Lyons Corporate Park Master Association	Sara Prieto	



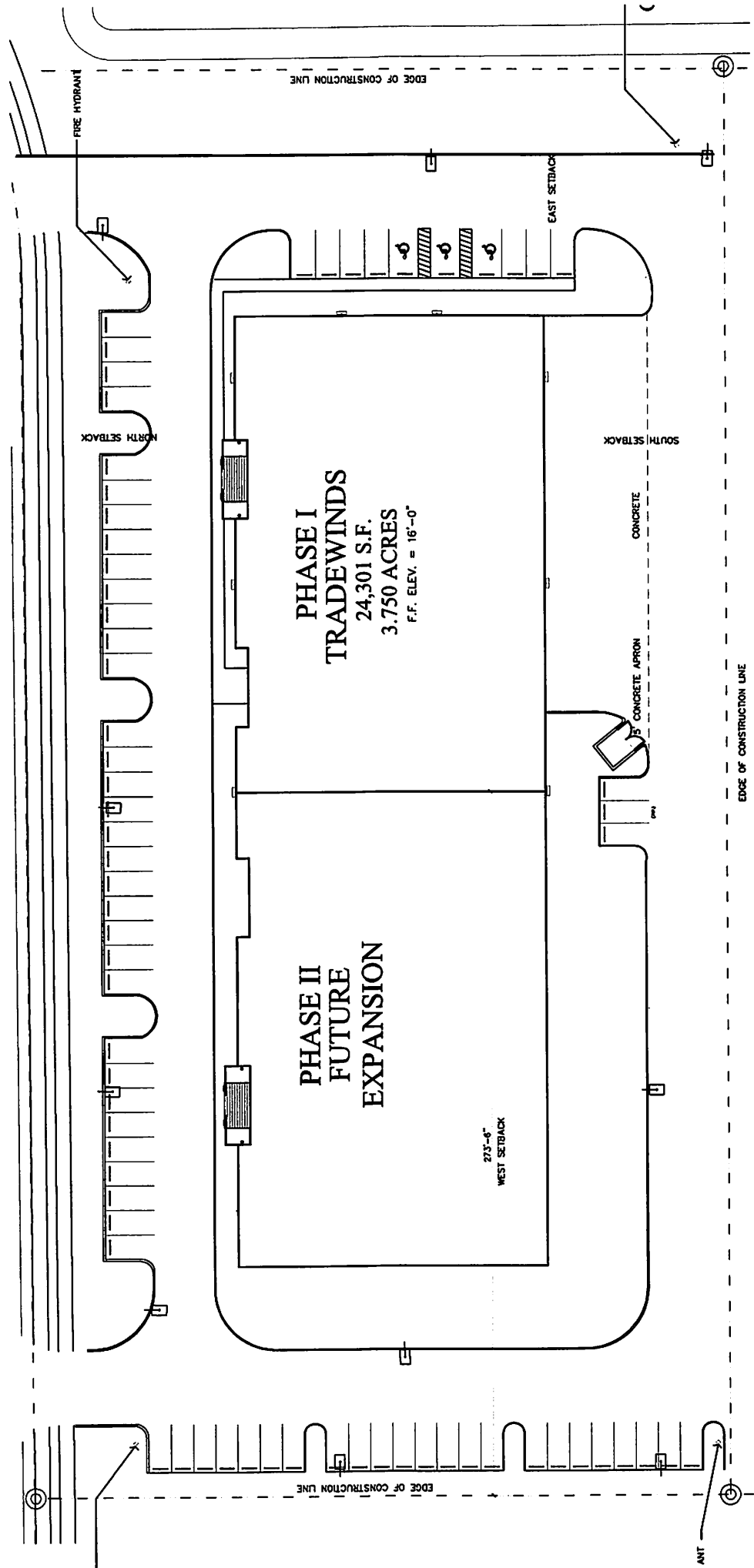
**Butters Construction & Development  
Phase II Expansion of the Tradewinds Site  
Project# 18030008  
PUBLIC NOTIFICATION MEETING**

**Meeting Date:** Tuesday, June 26, 2018  
**Time:** 3:00PM  
**Place:** Butters Construction & Development, Conference Room  
**Location:** 6820 Lyons Technology Circle, Suite 100  
Coconut Creek, FL 33073

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**Agenda**

- Discuss the development/expansion of the Tradewinds site
- Review siteplan
- Address questions/concerns



PHASE I  
TRADEWINDS  
24,301 S.F.  
3.750 ACRES  
F.F. ELEV. = 16'-0"

PHASE II  
FUTURE  
EXPANSION

275'-6"  
WEST SETBACK

CONCRETE APRON

CONCRETE

FIRE HYDRANT

EDGE OF CONSTRUCTION LINE

EAST SETBACK

NORTH SETBACK

SOUTH SETBACK

EDGE OF CONSTRUCTION LINE

EDGE OF CONSTRUCTION LINE

ANT

Butters Construction & Development  
Phase II Expansion of the Tradewinds Site  
Project# 18030008  
**PUBLIC NOTIFICATION MEETING**

**Meeting Date:** Tuesday, June 26, 2018  
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**Place:** Butters Construction & Development, Conference Room  
**Location:** 6820 Lyons Technology Circle, Suite 100  
Coconut Creek, FL 33073

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**MEETING MINUTES**

Mark Butters with Buters Construction presented the site plan and discussed the future development of the site.  
Positive comments from Aluminum Elite regarding property values were made and discussed.  
All neighboring owners and owner reps were in approval with the development.