



**Public Works Department
REAL PROPERTY SECTION**
115 South Andrews Avenue (Room 326)
Ft. Lauderdale, FL 33301
Phone 954-357-6826 FAX 954-357-6292

Office Use Only
Date Application Accepted:
11/04/15

Application Number: 2016-V-03

APPLICATION FOR VACATION AND ABANDONMENT

- A. Vacation of Plats, or any Portion Thereof (BCAC 25.99)
- B. Abandonment of Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 25.100)
- C. Release of Public Easements and Private Platted Easements or Interests (BCAC 25.101)

PETITIONER INFORMATION

Petitioners (Owners):

Petitioner 1:	144 CORAL SPRINGS LLC	Folio(s):	48 41 16 12 0010
Address:	9150 S DADELAND BLVD STE 1010	Phone:	
Address (cont'd):		Fax:	
City, State Zip:	MIAMI, FL 33156	Email:	

Important: Proof of Property Ownership required.
Note: For Co-Petitioners/Owners, complete additional Petitioner/Owner Information page(s).

AGENT INFORMATION

Agent for Petitioners:

Contact Person:	Mark Rickards, AICP	Phone 1:	561-404-7244
Address:	1690 S Congress Ave Suite #100	Phone 2:	561-404-7239
Address (cont'd):		Fax:	
City, State Zip:	Delray Beach, FL 33445	Email:	mark.rickards@kimley-horn.com

Note: Proof of Agent Authorization by Petitioners required.

PROPERTY INFORMATION

Vacation Requested: A forty (40) foot wide easement for roads, utilities and related purposes on a portion of Parcel B of the Mulvey Plat No. 1 B106 PG 15, located just East of the NW corner of W Sample Road and Coral Springs Drive in the City of Coral Springs. (removing cloud on title)

Section:	16	Township:	48S	Range:	41E
Approximate Street Address:	3401 CORAL SPRINGS DRIVE, CORAL SPRINGS FLORIDA				
Location:	<input checked="" type="checkbox"/> Municipality		<input type="checkbox"/> Unincorporated Broward County		
Folio Number(s):	4841 16 12 0010				
Plat:	MULVEY PLAT				
Surveyor/Mapper:	MCLAUGHLIN ENGINEERING CO.				
Legal Description Attached:	<input type="checkbox"/> Full <input checked="" type="checkbox"/> Short		Zoning:	Land Use: COMMERCIAL	
Reason for Vacation (be specific):	The 40' easement is a cloud on title that the tenant and owner wished removed, as the ultimate right of way does not require any additional land area.				
First Application?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, previous Application No:				

NOTE: Please type/print clearly. Application must be complete and accurate for acceptance.

ADDITIONAL PETITIONER INFORMATION	
Petitioner 2:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 3:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 4:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 5:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 6:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 7:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 8:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:

The undersigned Petitioner(s) has fully reviewed the Instructions concerning the Application for Vacation and Abandonment and understands that the Application must be complete and accurate prior to Broward County acceptance and review. The undersigned hereby petitions the Broward County Board of County Commissioners to vacate and abandon the property described herein. By signing as Petitioner(s), the undersigned certifies authenticity of ownership and, when applicable, authorizes the Agent to be its representative in this Application to Vacate and Abandon process.

PETITIONER/OWNER(S)

<u>8/15/16</u>	<u>144 CORAL SPRINGS LLC</u>	<u>144 EAST 24th ST CORP.</u>
Date	Petitioner	Its Managing Member
<u>[Signature]</u>		By <u>STEVEN RUOIN Vice President</u>
	Witness	(print name)
<u>[Signature]</u>		By <u>[Signature]</u>
	Witness	(signature)
		<u>STEVEN RUOIN</u>
		(print signer's name)
_____	_____	_____
Date	Petitioner	(print name)
_____	_____	By _____
	Witness	(signature)
_____	_____	_____
	Witness	(print signer's name)

PETITIONER ACKNOWLEDGMENT (By Individual)

State _____

County _____

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, _____

(name), who being first duly sworn by me this day, depose and state that s/he is the Petitioner in the foregoing Application for Vacation and Abandonment.

The foregoing instrument was acknowledged before me this ___ day of _____
20___, by _____
who is [] personally known to me or [] has produced _____
as identification.

NOTARY
(SEAL)

Print Name: _____

Notary Public in and for the County and State last aforesaid.

My Commission Expires: _____

Serial No., if any: _____

PETITIONER ACKNOWLEDGMENT (By Business or Government Entity)

State Florida
County Dade

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Steven Rudin (name)

as Vice President (title)

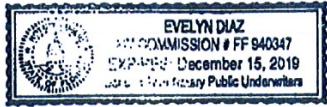
of 144 East 24th St Corp. A Managing Member of (name of entity),

a 144 Coral Springs, FL (type of corporation/partnership/government),

, on behalf of the business or government entity, who being first duly sworn by me this day, deposes and states that s/he is authorized on behalf of the business or government entity as Petitioner(s) in the foregoing Application for Vacation and Abandonment.

The foregoing instrument was acknowledged before me this 15 day of August
2016, by Steven Rudin
who is personally known to me or has produced _____
as identification.

NOTARY
(SEAL)



Print Name: *Evelyn Diaz*
Notary Public in and for the County and State last aforesaid.
My Commission Expires: _____
Serial No., if any: _____

AFFIDAVIT TO AUTHORIZE PETITIONER(S) AGENT

I/We, 144 CORAL SPRINGS LLC

_____, the property owner(s)
of property to be vacated in the subject Application for Vacation and Abandonment, 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 Number(s) is/are as follows:
2. That I/we do hereby appoint the following Agent to act on my/our behalf in the processing of the subject
Application for Vacation and Abandonment to Broward County Board of Commissioners:

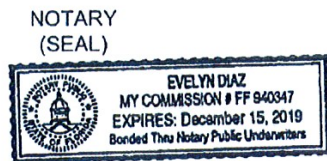
Name: Mark Rickards, AICP - Kimley-Horn
 Address: 1690 S Congress Ave. Suite #100
 City, State Zip: Delray Beach, FL 33445
 Telephone: 561-404-7244
 Contact Person: Mark Rickards, ACIP

144 CORAL SPRINGS LLC
 Name of Petitioner/Owner(s)
 By 144 East 24th St Coop As Managing Member
Steven Rudin, Vice President
 (signature)
Steven Rudin
 (print name)

15 day of August, 20 16

State Florida
 County Dade

The foregoing instrument was acknowledged before me this 15 day of August
 2016, by Steven Rudin
 who is personally known to me or has produced _____
 as identification.



Print Name: Evelyn Diaz
 Notary Public in and for the County and State last aforesaid.
 My Commission Expires: _____
 Serial No., if any: _____