



Resilient Environment Department
URBAN DIVISION
1 N. University Drive, Box 102 · Plantation, FL 33324
T: 954-357-6666 F: 954-357-6521
Broward.org/Planning

Review and Approval of Vacation Petition Application

Review

Date: 04/21/2022

To: County Attorney's Office **Attention:** Maite Azcoitia, Office of County Attorney

From: Planning and Development Management Division

Subject: Vacation Petition No.: 2022-V-01

Petitioner(s): City of Oakland Park

Agent for Petitioner(s): Craven Thompson & Associates, Inc.

Type: ☒ Vacating Plats, or any Portion Thereof (**BCCO 5-205**)
 ☐ Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (**BCAC 27.68**)
 ☐ Releasing Public Easements and Private Platted Easements or Interests (**BCAC 27.69**)

Project: ☒ Easement ☐ Right-of-Way ☐ Other

Pursuant to Florida Statute Chapter 177.101 and the above sections of the Broward County Administrative Code and Code of Ordinances, the following determined that the requested vacation petition would not affect the ownership or right of convenient access of persons owning other parts of the subdivision:

Designated Review Agencies and Organizations

Date: _____

Required Documentation

- ☒ Vacation Petition Application Date Accepted: 04/21/2022
- ☒ File Fee (made payable to **Broward County Board of County Commissioners** and deposited)
- ☒ Petitioner Notice of Intent Dates Published: 04/06/2022 and 04/13/2022
- ☒ Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: 03/30/2022
- ☒ Property Location ☒ Municipality of City of Oakland Park ☐ Municipal Service District
- ☒ Certified Copy of Municipal Resolution No: R-2022-041 Date(s): 04/06/2022
- ☒ Sketch and Legal Description by: Raymond Young, Surveyor No 5799
- ☒ Location Map (Created by County Surveyor)
- ☐ Aerial Photograph and Section Map (No longer provided; advise if needed for review)
- ☒ Plat, if applicable ☐ Certified ☒ Copy
- ☐ Written Consent of All Abutting Owners in Plat, if applicable
- ☒ Certificate or Opinion of Title by: Donald J Doody Date: 04/18/2022
- ☐ Documentation of all reviewers responding "no objection/no comment"
- ☒ Waivers of Objection by Utility Companies
- ☒ Draft Resolution to Set Public Hearing
- ☒ Draft Resolution of Adopted Vacation

Approval

Approved subject to the Office of the County Attorney's receipt, review, and approval of a Title Certificate dated within 45 days prior to the Public Hearing.

Reviewed and Approved as to Form by: _____

ALEXIS MARRERO-KORATICH
Digitally signed by ALEXIS MARRERO-KORATICH
Date: 2022.06.13 12:50:48 -04'00'

Print Name: Alexis I. Marrero Koratich

Date: June 13, 2022



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Application Number 2022-V-01

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Patterson Park			
Plat/Site Number		Plat Book - Page (if recorded) PB 39-33	
Owner/Applicant/Petitioner Name City of Oakland Park			
Address 250 NE 56 Court		City Oakland Park	State FL
Zip 33334			
Phone (954) 630-4273	Email Ana Alvarez - anaa@oaklandparkfl.gov		
Agent for Owner/Applicant/Petitioner CRAVEN THOMPSON & ASSOCIATES, INC		Contact Person Catherine Donn	
Address 3563 NW 53 STREET		City FORT LAUDERDALE	State FL
Zip 33309			
Phone (954) 739-6400 X 379	Email cdonn@craventhompson.com		
Folio(s) 494210010390			
Location <u>WEST</u> side of <u>NE 2 TER</u> at/between/and <u>NE 57 ST</u> and/of <u>NE 56 CT</u> <i>north side/corner north</i> <i>street name</i> <i>street name / side/corner</i> <i>street name</i>			

Type of Application (this form required for all applications)

Please check all that apply (use attached **Instructions** for this form).

- ☐ **Plat** (fill out/PRINT **Questionnaire Form, Plat Checklist**)
- ☐ **Site Plan** (fill out/PRINT **Questionnaire Form, Site Plan Checklist**)
- ☐ **Note Amendment** (fill out/PRINT **Questionnaire Form, Note Amendment Checklist**)
- ☒ **Vacation** (fill out/PRINT **Vacation Continuation Form, Vacation Checklist**, use **Vacation Instructions**)
 - ☐ **Vacating Plats, or any Portion Thereof** (**BCCO 5-205**)
 - ☐ **Abandoning Streets, Alleyways, Roads or Other Places Used for Travel** (**BCAC 27.29**)
 - ☒ **Releasing Public Easements and Private Platted Easements or Interests** (**BCAC 27.30**)
- ☒ **Vacation** (**Notary Continuation Form Affidavit** required, fill out **Business Notary** if needed)

Application Status

Has this project been previously submitted? ☐ Yes ☒ No ☐ Don't Know

This is a resubmittal of: ☐ Entire Project ☐ Portion of Project ☐ N/A

What was the project number assigned by the Urban Planning Division? ☐ Project Number ☒ N/A ☐ Don't Know

Project Name ☒ N/A ☐ Don't Know

Are the boundaries of the project exactly the same as the previously submitted project? ☐ Yes ☐ No ☐ Don't Know

Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan? ☐ Yes ☐ No ☐ Don't Know

If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

Replat Status

Is this plat a replat of a plat approved and/or recorded after March 20, 1979? ☐ Yes ☒ No ☐ Don't Know

If YES, please answer the following questions.

Project Name of underlying approved and/or recorded plat

Project Number

Is the underlying plat all or partially residential? ☐ Yes ☐ No ☐ Don't Know

If YES, please answer the following questions.

Number and type of units approved in the underlying plat.

Number and type of units proposed to be deleted by this replat.

Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.

School Concurrency (Residential Plats, Replats and Site Plan Submissions)

Does this application contain any residential units? (If "No," skip the remaining questions.) ☐ Yes ☒ No

If the application is a replat, is the type, number, or bedroom restriction of the residential units changing? ☐ Yes ☒ No

If the application is a replat, are there any new or additional residential units being added to the replat's note restriction? ☐ Yes ☒ No

Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board? ☐ Yes ☒ No

If the answer is "Yes" to any of the questions above

RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) LM - Low-Medium Density Residential (up to 10 du/ac)	Land Use Plan Designation(s) LM - Low-Medium Density Residential (up to 10 du/ac)
Zoning District(s) CF - Community Facilities	Zoning District(s) CF - Community Facilities

Existing Land Use

A credit against impact fees may be given for the site's current or previous use. **No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans.** To receive a credit, complete the following table. **Note:** If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within three (3) years of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Are there any existing structures on the site?

☒ Yes ☐ No

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
CF - Community Center	5335 SF	mid-2021	YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO

*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building id defined by the definition in the Land Development Code.

Proposed Use

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
		CF-Community Center	5989 SF

NOTARY PUBLIC: Owner/Agent Certification

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

[Signature]
Owner/Agent Signature

1 June 2022
Date

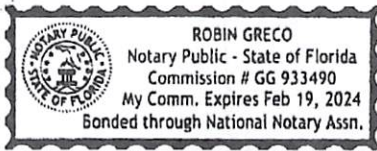
NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 1 day of June, 2022, who ☒ is personally known to me | ☐ has produced _____ as identification.

ROBIN GRECO
Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public - State of Florida



Notary Seal (or Title or Rank)

GG 933490
Serial Number (if applicable)

For Office Use Only

Application Type
Vocation Application

Application Date
04/19/2022

Acceptance Date
4/21/22

Fee
\$1200.00

Comments Due
5/12/22

Report Due
N/A

CC Meeting Date
TBD.

Adjacent City or Cities

☒ Plats ☐ Surveys ☐ Site Plans ☐ Landscaping Plans ☐ Lighting Plans
☒ City Letter ☐ Agreements

☐ Other:

Distribute To
☒ Full Review ☐ Planning Council ☐ School Board ☐ Land Use & Permitting
☐ Health Department ☐ Zoning Code Services (BMSSD only) ☐ Administrative Review

☐ Other:

Received By
[Signature]



Application Number 2022-V-01

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We, City of Oakland Park, the property owner(s) ("Affiant") of the property to be vacated in the subject of the Application, 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:

494210010390

2. That I/we do hereby appoint the following Agent to act on my/our behalf in the processing of the subject of the Application to the Broward County Board of County Commissioners.

Name: Craven Thompson & Associates, Inc.

Address: 3563 NW 53 St

City, State, Zip: Fort Lauderdale, FL 33309

Telephone: 954-739-6400

Contact Person: Catherine A. Donn

Michael E. Craven, Mayor
Name of Owner/Petitioner

Date

6-1-22

Michael E. Craven
Signature of Owner/Petitioner (requires notarization)

I, Catherine A. Donn, hereby accept the appointment as Agent to the above listed owner/petitioner.

Craven Thompson & Assoc.c/o Catherine Donn

Name of Agent

5/18/22

Date

Catherine A. Donn

Signature of Agent

Digitally signed by Catherine A. Donn
Date: 2022.05.18 15:44:59 -04'00'

NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by the Affiant by means of

☒ physical presence | ☐ online notarization, this 1 day of June, 2022,

by Michael E. Craven, of Mayor, on behalf of

City of Oakland Park

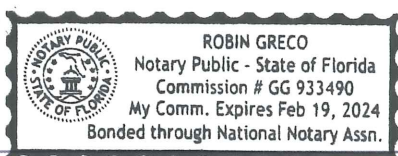
He/she ☒ is personally known to me | ☐ has produced _____ as identification.

Robin Greco

Name of Notary Typed, Printed or Stamped

Robin Greco

Signature of Notary Public - State of Florida



Notary Seal (or Title or Rank)

GG 933490

Serial Number (if applicable)



Application Number 2022-V-01

NOTARY PUBLIC: Business/Government Entity Certification

This is to certify that I am the authorized acting agent of the business/government entity that is the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by authorized acting agent of the business/government entity.

Joseph Handley

Digitally signed by Joseph
Handley
Date: 2022.05.18 16:32:58 -04'00'

05/18/2022

Agent Signature for Business/Government Entity

Date

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of ☐ physical presence | ☒ online notarization,
this 18th day of May, 20 22, by Joseph Handley,
the Authorized Acting Agent, on behalf of Croven Thompson & Assoc., Inc., a
a Florida corporation.

He/she ☒ is personally known to me | ☐ has produced _____ as identification.

Catherine A. Donn

Name of Notary Typed, Printed or Stamped

Catherine A. Donn

Signature of Notary Public - State of Florida



CATHERINE A DONN
Commission # GG 213413
Expires August 29, 2022
Bonded Thru Budget Notary Services

Notary Seal (or Title or Rank)

GG 213413

Serial Number (if applicable)



Application Number 2022-V-01

Vacation Submission Continuation Form

Additional Petitioner Information	
Petitioner 2	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 3	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 4	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 5	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 6	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 7	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 8	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 9	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 10	Folio(s)
Address	
City, State, Zip	Phone
Email	

AUTHENTICITY OF OWNERSHIP

The undersigned Petitioner(s) has/have fully reviewed the instructions concerning the Application for Vacation and Abandonment and understand(s) 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 the Application to Vacate and Abandon process.

PETITIONER

4-6-22
Date

Michael E. CAEN, Mayor
Print Name

[Signature]
Signature

WITNESS

Renee Skoat
Print Name

[Signature]
Signature

OWNER

(if not petitioner)

4/6/22
Date

Brynt Johnson
Print Name

[Signature]
Signature

WITNESS

Michelle V. Fletcher
Print Name

[Signature]
Signature

NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

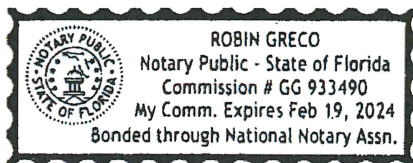
The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 6 day of April, 20 22, by Michael E. CAEN of Mayor, on behalf of City of Oakland Park. He/she ☒ is personally known to me | ☐ has produced _____ as identification.

Robin Greco

Name of Notary Typed, Printed or Stamped

[Signature]

Signature of Notary Public - State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

April 15, 2022

Ms. Josie P. Sesodia, Director
Resilient Environment Department
Urban Planning Division
1 N. University Drive, Suite 102A
Plantation, FL, 33324

RE: Patterson Park Plat (PB 39-33)
Utility Easement Vacation
City of Oakland Park
CT&A PROJECT NO. 19-0059-001-05

Dear Ms. Sesodia:

CRAVEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

This narrative describes the rationale behind our request to vacate a portion of the 12-foot-wide utility easement dedicated per the Patterson Park plat (PB 39-33). The portion we request to vacate is within the North Andrews Gardens Community Center site, folio #494210010390, comprising Lots 1, 2, 3, 26, 27, and 28 of said plat.

The utility easement runs directly through the center of the site and the existing community center is just to the north of it. A new community center will be constructed, replacing the old one, and the easement location conflicts with the proposed design.

A replacement easement has been granted to FP&L per Resolution No. R-2021-003. No other utilities are in the easement.

Please call me at (954) 739-6400 ext. 379 if you have any questions.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.

JULIAN BOBILEV, AICP
Planner