



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT 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: 06/02/2021

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

From: Planning and Development Management Division

Subject: Vacation Petition No.: 2021-V-07

Petitioner(s): 6801 W Sunrise BLVD LLC, C/O Arvinder S. Baja

Agent for Petitioner(s): Linda Strutt Consulting, 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: 06/02/2021
- File Fee (made payable to **Broward County Board of County Commissioners** and deposited)
- Petitioner Notice of Intent Dates Published: 04/30/2021 and 05/07/2021
- Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: 04/06/2021
- Property Location Municipality of Plantation Municipal Service District
- Certified Copy of Municipal Resolution No: N/A Date(s): N/A
- Sketch and Legal Description by: Stoner & Associates, INC.
- 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: Doumar, Allsworth, Laystrom, Voigt, Adair and Dishowitz, LLP Date: 05-13-2021
- 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: Deanna Kalil Digitally signed by Deanna Kalil
Date: 2021.10.28 16:54:04 -04'00'

Print Name: Deanna Kalil Date: 10/28/2021



Application Number N/A

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Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Airpax Electronics, incorporated			
Plat/Site Number N/A		Plat Book - Page (if recorded) PB 64- Page 7	
Owner/Applicant/Petitioner Name 6801 W Sunrise Blvd, LLC c/o Arvinder S. Bajaj			
Address 6825 W. Sunrise Blvd.		City Sunrise	State FL
Zip 33313		Phone 954-791-6050	
Email amir@abdiversified.com		Agent for Owner/Applicant/Petitioner Linda Strutt Consulting, Inc.	
Contact Person Linda C. Strutt		Address 227 Goolsby Blvd.	
City Deerfield Beach		State FL	Zip 33442
Phone 954-426-4305		Email linda@struttconsulting.com	
Folio(s) 4941 34 10 0010			
Location north side of NW 16th St. at/between/and W. Sunrise Blvd. and/of NW 66th Ave. <small>north side/corner north street name street name / side/corner street name</small>			

<p>Type of Application (this form required for all applications)</p> <p>Please check all that apply (use attached Instructions for this form).</p> <p><input type="checkbox"/> Plat (fill out/PRINT <i>Questionnaire Form, Plat Checklist</i>)</p> <p><input type="checkbox"/> Site Plan (fill out/PRINT <i>Questionnaire Form, Site Plan Checklist</i>)</p> <p><input type="checkbox"/> Note Amendment (fill out/PRINT <i>Questionnaire Form, Note Amendment Checklist</i>)</p> <p><input checked="" type="checkbox"/> Vacation (fill out/PRINT <i>Vacation Continuation Form, Vacation Checklist</i>, use <i>Vacation Instructions</i>)</p> <p style="margin-left: 40px;"><input checked="" type="checkbox"/> Vacating Plats, or any Portion Thereof (BCCO 5-205)</p> <p style="margin-left: 40px;"><input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)</p> <p style="margin-left: 40px;"><input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)</p> <p><input checked="" type="checkbox"/> Vacation (<i>Notary Continuation Form Affidavit</i> required, fill out <i>Business Notary</i> if needed)</p>
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Application Status			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input checked="" type="checkbox"/> N/A
What was the project number assigned by the Planning and Development Division?	Project Number	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name		<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 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.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<u>If the answer is "Yes" to any of the questions above</u>	
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) Industrial	Land Use Plan Designation(s) same
Zoning District(s) I-LP Light Industrial	Zoning District(s) same

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?
General Industrial	51,907 sq. ft.	unknown	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
		General Industrial	102,913 sq. ft.

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.

Owner/Agent Signature _____ Date 5/10/2021

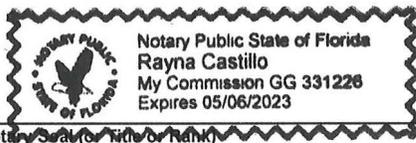
NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 10 day of May, 20 21, who is personally known to me | has produced B220-07-62-42-P as identification.

Rayna Castillo
Name of Notary Typed, Printed or Stamped

Rayna Castillo
Signature of Notary Public - State of Florida



Notary Seal (or Title or Name) _____ Serial Number (if applicable) _____

For Office Use Only

Application Type Vacation application

Application Date <u>05/10/21</u>	Acceptance Date <u>06/02/21</u>	Fee <u>\$ 1,200.00</u>
Comments Due <u>06/20/2021</u>	Report Due <u>N/A</u>	CC Meeting Date <u>N/A</u>

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 (BMSD only)
 Administrative Review

Other:

Received By Diego Penaloza



Application Number _____

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We 6801 W Sunrise Blvd, LLC
the property owner(s) 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:
4941 34 10 0010

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: Linda C. Strutt, AICP
Address: 227 Goolsby Blvd.
City, State, Zip: Deerfield Beach, FL 33442
Telephone: 954-426-4305
Contact Person: Linda C. Strutt

6801 W Sunrise Blvd, LLC
Name of Owner/Petitioner

5/10/2021
Date
[Signature]
Signature of Agent

Arvinder S. Bajaj
Name of Agent

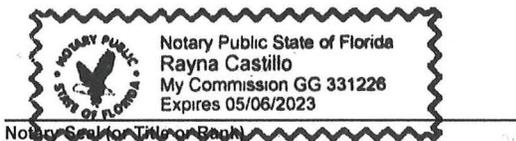
NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization,
this 10 day of may, 20 21, by Arvinder S. Bajaj
of manager, on behalf of 6801 W Sunrise Blvd, LLC
He/she is personally known to me | has produced B220-017-62-412-0 as identification.

Rayna Castillo
Name of Notary Typed, Printed or Stamped

Rayna Castillo
Signature of Notary Public - State of Florida



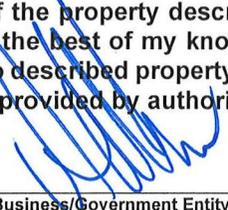
Serial Number (if applicable)



Application Number _____

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.



Agent Signature for Business/Government Entity

5/10/2021

Date

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 10 day of may, 20 21, by Arvinder S. Bajaj, the Manager, on behalf of 6801 W. Sunrise Blvd, LLC, a Florida limited liability company.

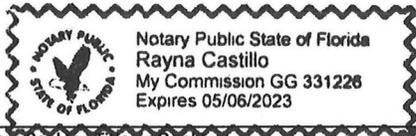
He/she is personally known to me | has produced B220-017-762-442-0 as identification.

Rayna Castillo

Name of Notary Typed, Printed or Stamped

Rayna Castillo

Signature of Notary Public - State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)



227 goolsby boulevard . deerfield beach . florida . 33442

phone 954 426 4305
fax 954 725 3342

www.struttconsulting.com

Ms. Josie Sesodia, AICP, Director
Broward County Environmental Protection and Growth
Management Department
Planning and Development Management Division
1 North University Drive
Box 102-A
Plantation, FL 33324

**Airpax Electronics, incorporated
6801 West Sunrise Blvd, Plantation
Request to Vacate Platted Easements**

Dear Ms. Sesodia:

The applicant is seeking to vacate the 10-foot wide utility easement granted by the *Airpax Electronics, incorporated* plat which extends north-south within the site and the perimeter 5-foot wide sidewalk easement granted by the same plat.

FPL and Comcast have utilized a portion of the subject utility easement to service the existing building. The building has been vacant for a number of years. The applicant intends to demolish the building and replace it with another industrial building the location of which conflicts with the subject utility easement. The applicant is working with FPL and Comcast to remove their existing facilities within the easement.

The City has indicated during site plan review that the platted sidewalk easements adjacent to NW 16th St. and NW 66th Avenue, city rights-of-way, are no longer needed in the platted location. There is no easement adjacent to the County right-of-way Sunrise Blvd.

A formal application has been submitted to the City of Plantation as well as a certified letter of intent. Once the City Commission approves the vacation resolution it will be provided to the County. All of the franchise utilities as well as the City Utilities Department have provided letters of no objection to the proposed vacation.

Please do not hesitate to contact me if you have any questions regarding the proposed vacation.

Sincerely,

Linda C. Strutt

Cc: Arvinder S. Bajaj