

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:	12-17-2020				
To:	County Attorney's Office Attention: Maite Azcoitia, Office of County Attorney				
From:	Planning and Development Management Division				
Subject:	Vacation Petition No.: 2020-V-13				
	Petitioner(s): CRAVEN THOMPSON & ASSOCIATES, INC				
	Agent for Petitioner(s): Julian Bobilev				
	Type: ☐ 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) Project: □ Right-of-Way □ Other				
Pursuant to	o Florida Statute Chapter 177.101 and the above sections of the Broward County Administrative Code and Code of				
Ordinance	s, 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:				
Require	ed Documentation				
	/acation Petition Application Date Accepted: 11/10/2020				
	File Fee (made payable to Broward County Board of County Commissioners and deposited)				
	Petitioner Notice of Intent Dates Published: 06/03/2022 and 06/10/20222				
	Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: 02/09/2022				
	Property Location ☑ Municipality of Plantation ☐ Municipal Service District				
	Certified Copy of Municipal Resolution No: R-12973 Date(s): 05/11/2022				
	Sketch and Legal Description by: Raymond Young, Surveyor and Mapper No. 5799, Licensed Business No.271				
	ocation Map (Created by County Surveyor)				
× F	Plat, if applicable ☐ Certified ☒ Copy				
□ V	Written Consent of All Abutting Owners in Plat, ifapplicable				
×	Certificate or Opinion of Title by: PARAMOUNT TITLE SERVICES, INC, Search No.: 20-805-23 Date: 09-17-20				
	Documentation of all reviewers responding "no objection/no comment"				
	Waivers of Objection by Utility Companies				
	Oraft Resolution to Set Public Hearing				
×	Draft Resolution of Adopted Vacation				
Approv	val and the second seco				
	subject to the Office of the County Attorney's receipt, review, and approval of a Title Certificate dated within 45 days				
	e Public Hearing. Deanna Kalil Digitally signed by Deanna Kalil Date: 2022.07.28 16:27.55				
	d and Approved as to Point by.				
Print Nan	me: Deanna Kalil Date: 7/28/2022				



Application Number: 2020-V-13

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Development and Environmental Review Online Application

Project Information					
Owner/Applicant/Petitioner Name					
Address		City	State	Zip	
Phone	Email				
Agent for Owner/Applicant/Petitioner		Contact Person			
Address		City	State	Zip	
Phone	Email				
Plat/Site Plan Name	•				
Plat/Site Number		Plat Book - Page (if recorded)			
		l l l l l l l l l l l l l l l l l l l			
Folio(s)					
Location					
Location					
side ofat north side/corner north street name	t/between/and	street name / side/corner	street na	ame	
Type of Application (this form red	guired for al	l applications)			
Please check all that apply (use attached	•	• • • • • • • • • • • • • • • • • • • •			
☐ Plat (fill out/PRINT Questionnaire Fo					
, ,		,			
☐ 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, o	-	·		2.07.00)	
	☐ Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)				
_		Private Platted Easements or Int	•	C 27.30)	
☐ Vacation (Notary Continuation Form	n Affidavit require	ed, till out <u>Business Notary</u> if needed	d)		

Application Status						
Has this project been previously submitted?	□ Yes	□ No			□ Don't	Know
This is a resubmittal of: Entire Project	☐ Portion o	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	□ N	0		□ Don't	Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	□ Yes	□ N			□ Don't	
If yes, consult Policy 13.01.10 of the Land Use	Plan. A compati	ibility dete	rminatio	n 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	er the following	questions				
Project Name of underlying approved and/or recorded plat			Project N	umber		
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, Re	plats and Site	e Plan S	ubmiss	sions)		
Does this application contain any residential units? (If	"No," skip the r	emaining	questior	ns.)	□ Yes	□ No
If the application is a replat, is the type, number, or be changing?	droom restriction	on of the r	esidenti	al units	□ Yes	□No
If the application is a replat, are there any new or adthe replat's note restriction?	ditional residen	tial units t	peing ac	ded to	□ Yes	□No
Is this application subject to an approved Declaratio Agreement entered into with the Broward County Scho		Covenar	nts or T	ri-Party	□ Yes	□No
If the answer is "Yes" to						
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				PROP	OSED	
Land Use Plan Designation(s)		Land Use	Plan Designat	ion(s)		
Zoning District(s)		Zoning Di	strict(s)			
Existing Land Use						
A credit against impact fees may be given for the site's current or previous use. No credit will be granted fo 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 of 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 not shown on e (3) years of this		
Are there any existing structures on the site?					□ Yes	□ No
				EX	ISTING STU	CTURE(S)
Land Use	Gross E sq. ft Dwellin	.* or	Date Last Occupied	Remain the Same?	Change Use?	Has been or will be Demolished?
				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					
RESIDEN	ITIAL USES	NON-RESIDENTIAL USES			
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area		

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.			
Watthew R. Elge 7/28/22 Owner/Agent Signature Date			
NOTARY PUBLIC			
STATE OF FLORIDA COUNTY OF BROWARD			
The foregoing instrument was acknowledged before me by means of \square physical presence $ \square $ online notarization, this 224 day of 20 , who \square is personally known to me $ \square $ has produced			
as identification. Catherine A. Donn Name of Notary Typed, Printed or Stamped Signature of Notary Public – State of Florida			
CATHERINE A DONN Commission # GG 213413 Expires August 29, 2022 Bonded Thru Budget Notary Services GG 213413			
Notary Seal (or Title or Rank) Serial Number (if applicable)			
For Office Use Only			
Application Type Viriation Application Application			
Application Date Acceptance Date Fee 1200.00			
Comments Due Report Due CC Meeting Date NA . Adjacent City or Cities			
☐ Plats ☐ Surveys ☐ Site Plans ☐ Landscaping Plans ☐ Lighting Plans			
☐ City Letter ☐ Agreements			
Other: ()ian auto Salas Salas			
Jeans 301064.			
Distribute To Full Review			
Distribute To			
Distribute To Planning Council School Board Land Use & Permitting			



Application Number 2020-V-13

Vacation Submission Continuation Form

Additional Petitioner Information			
Petitioner 2	Folio(s)		
Address	I		
City, State, Zip	Phone		
Email			
Additional Petitio	ner Information		
Petitioner 3	Folio(s)		
Address			
City, State, Zip	Phone		
Email			
Additional Petitio	ner Information		
Petitioner 4	Folio(s)		
Address			
City, State, Zip	Phone		
Email			
Additional Petitio	oner Information		
Petitioner 5	Folio(s)		
Address	1		
City, State, Zip	Phone		
Email			

Additional Petitioner Information			
Petitioner 6	Folio(s)		
Address	,		
City, State, Zip	Phone		
Email	,		
Additional Petition	oner Information		
Petitioner 7	Folio(s)		
Address			
City, State, Zip	Phone		
Email			
Additional Petition P	Policies		
Address			
City, State, Zip	Phone		
Email	,		
Additional Petition	oner Information		
Petitioner 9	Folio(s)		
Address	<u> </u>		
City, State, Zip	Phone		
Email	<u> </u>		
Additional Petition P	oner Information Folio(s)		
T GRADIO 10	1.000(0)		
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	9 14 2020 Date	Print Name			
	WITNESS	Signature Print Name			
OWNER	(WITNESS)	Signature Simon			
(if not petitioner)	Date	Print Name Signature			
	WITNESS	Print Name			
		Signature			
	NOTAR	Y PUBLIC			
STATE OF FLOR	OWARD PALM BEACH				
The foregoing instrur		by means of □ physical presence □ online notarization,			
this <u>J4</u> day of	11	0 by Anthur FALCONE			
	opuent UC, on behalf o				
He/she is persona Cora DiFior	lly known to me □ has produced on the line of the l	town tuy			
MY COI EX Bonded TI	CORA DIFIORE MMISSION # GG 191150 PIRES: May 7, 2022 hru Notary Public Underwriters	Signature of Notary Public – State of Florida			
Notary Seal (or Title or Rank) Serial Number (if applicable)					

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	9/18/20 Date	John Chiste Print Name Signature
	WITNESS	REBECCA KOEC
OWNER (if not petitioner)	Date	Signature Shannon Goodrow Print Name Signature
	WITNESS	Signature Print Name
		Signature
		NOTARY PUBLIC
STATE OF FLO		
this 18th day o	of September	d before me by means of ☑ physical presence ☐ online notarization,
	nally known to me has	
Steven Doughert	ty	Stabe
Nota Co	EVEN DOUGHERTY ry Public-State of Florida mmission # GG 91239 y Commission Expires April 96, 2021	Signature of Notary Public – State of Florida
Notary Seal (or Title or Ra	ink)	Serial Number (if applicable)



Application	Number	
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AFFIDAVIT	TO AUTHORIZE PETITIONER'S AGENT				
_{I/We} Plantati	ion Walk Properties LLC				
the property ov	vner(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.				
	folio number(s) is/are as follows: 04470020				
2. That I/\	we do hereby appoint the following Agent to act on my/our behalf in the processing of the subject of				
the App Name:	plication to the Broward County Board of County Commissioners. Craven Thompson & Associates, Inc.				
Addres	ss: 3563 NW 53rd Street				
City, Sa	ate, Zip: Fort Lauderdale, FL, 33309				
Teleph	one: (954)739-6400 x379				
Contac	t Person: Julian Bobilev				
Plantation Walk Properties, LLC Name of Owner/Petitioner Name of Agent Signature of Agent					
	NOTARY PUBLIC				
STATE OF F	FLORIDA F BROWARD				
The foregoing instrument was acknowledged before me by means of physical presence on inner notarization, this day of September, 20 20, by Toth CHISTE, of Plantaton WAK PROPERTION behalf of					
He/she ☐ is pe	rsonally known to me 🗖 has produced as identification.				
Steven Dougherty Signature of Nature Public State of Florida					
Name of Notary Public - State of Florida STEVEN DOUGHERTY Notary Public-State of Florida Commission # GG 91239 My Commission Expires April 06, 2021					
Notary Seal (or Title	or Rank) Serial Number (if applicable)				



Application	Number	
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NOTARY PUBLIC: Business/Government Ent	tity Certification
This is to certify that I am the authorized acting as owner/agent of the property described in this applica and correct to the best of my knowledge. By signing allow access to described property at reasonable time of information provided by authorized acting agent of	ation and that all information supplied herein is true this application, owner/agent specifically agrees to s by County personnel for the purpose of verification
Agent Signature for Business/Government Entity	Date
NOTARY	PUBLIC
STATE OF FLORIDA COUNTY OF BROWARD	
The foregoing instrument was acknowledged before me be this 164h day of September, 20 20 the Authorized Agent, on behind	y means of physical presence □ online notarization, _, by
FLORIDA CORPORATION)	alf of <u>CRAVEN THOMPSON</u> + ASSOCIATES a
He/she is personally known to me □ has produced	as identification.
PATRICIA A. GILBERT	Patring - Gilat
Name of Notary Typed, Printed on Attituded RICLA A. GILBERT SHOW EXTENSION	Signature of Notary Public – State of Florida Serial Number (if applicable)
Sonded Mills Sonded Mills Sold Sold Sold Sold Sold Sold Sold Sold	Serial Harrises (ii applicable)



Application	Number	
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AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT		
I/We Plantation Walk Properties LLC		
the property owner(s) of the property to be vacated in the si	ubject of the Application, being duly sworn, depose(s)	
and say(s):		
That I/we am/are the owner(s) and record title holder	r(s) of the lands that are to be vacated and abandoned.	
My/our folio number(s) is/are as follows: 504104470020		
That I/we do hereby appoint the following Agent to a	act on my/our behalf in the processing of the subject of	
the Application to the Broward County Board of Cou	-	
Name: Craven Thompson & Associat 3563 NW 53rd Street	es, inc.	
Fort Loudendele El 22200		
(054)720 C400 ×270		
Telephone: (954)739-6400 x379 Contact Person: Julian Bobilev		
Contact i cison.		
Plantation Walk Properties, LLC Name of Owner/Petitioner	7-11-2020 Date	
JOHN CHISTE		
Name of Agent	Signature of Agent	
NOTARY P	UBLIC	
STATE OF FLORIDA		
COUNTY OF BROWARD		
The foregoing instrument was acknowledged before me by means of dephysical presence de		
this 1th day of September, 20 20, by John CHISTE,		
of Plantaton WALK PROPERTIES behalf of		
He/she ☑ is personally known to me ☐ has produced as identification.		
Steven Dougherty Steven		
Name of Notary Typed, Printed or Stamped STEVEN DOUGHERTY Notary Public-State of Florida Commission # GG 91239 My Commission Expires April 06, 2021	Signature of Notary Public – State of Florida	
Notary Seal (or Title or Rank)	Serial Number (if applicable)	



er	Number	Application
er	Number	Application

NOTARY PUBLIC: Business/Government Entitle	ity Certification
This is to certify that I am the authorized acting ag owner/agent of the property described in this application and correct to the best of my knowledge. By signing allow access to described property at reasonable times of information provided by authorized acting agent of the second secon	tion and that all information supplied herein is true this application, owner/agent specifically agrees to by County personnel for the purpose of verification
Agent/Signature for Business/Government Entity	Date
/	DUDUG
NOTARY	PUBLIC
STATE OF FLORIDA COUNTY OF BROWARD	
The foregoing instrument was acknowledged before me by	means of physical presence online notarization,
this 16th day of September , 20 20	
the AUTHORITED AGENT on beha FLORIDA CORPORATION	of CRAVEN THOMPSON + ASSOC., a
He/she ☑ is personally known to me ☐ has produced	as identification.
PATRICIA A. GILBERRATION Name of Notary Typed, Printed or Stamped A. G.	Signature of Notary Public - State of Florida
Notary Seal (or Title or Rank)	Serial Number (if applicable)
THE COLIC STATE OF	
4//////////////////////////////////////	

September 30, 2020

Mr. Jean-Paul Perez Environmental Protection and Growth Management Department Planning and Development Management Division 1 North University Drive, Plantation, FL 33324

E: Jacaranda Parcel 761 Plat (PB 113-45)
Drainage Easement Vacation
City of Plantation
CT&A PROJECT NO. 15-0058-102-01

Dear Jean-Paul:

This narrative describes the rationale behind our request to vacate a portion of the drainage easement recorded in the Jacaranda Parcel 761 plat (PB 113-45). The drainage easement is within the former Plantation Fashion Mall site, which is now being redeveloped into the Plantation Walk mixed-use community.

This drainage easement was originally dedicated in 1982, and the entire southern two-thirds of it were vacated in 1987 per ORB 14654, PG 983, BCR. The remaining northern one-third is the subject of this proposed vacation. As the site is being entirely redeveloped, most of the easements no longer serve any purpose.

The southwestern corner of this remnant easement encroaches upon the proposed location of one of the residential buildings. Upon commencing the redevelopment, the owner of the site was informed by the Old Plantation Water Control District (OPWCD) that the easement was no longer needed as they are able to access their drainage facilities via other means. This easement does not have any pipes within it. The waterway has been reconfigured with OPWCD approval, maintaining pre-development requirements for conveyance.

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

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.

JULIAN BOBILEV, AICP

Planner

CREVEN 1HOMPSON



& ASSOCIATES INC.

Engineers Planners Surveyors Landscape Architects

3563 N.W. 53rd Street Fort Lauderdale, FL 33309-6311 (954)739-6400 Fax (954) 739-6409