



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: 10/07/2022
To: County Attorney's Office **Attention:** Maite Azcoitia, Office of County Attorney
From: Planning and Development Management Division
Subject: Vacation Petition No.: 2022-V-11

Petitioner(s): Maria Lozano
Agent for Petitioner(s): William Laystrom, Doumar Allsworth, et al.

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:** 10/07/2022
- File Fee (made payable to **Broward County Board of County Commissioners** and deposited)
- Petitioner Notice of Intent **Dates Published:** 08/16/2022 and 08/23/2022
- Certificate of Real Estate Taxes Paid [Revenue Collection Division] **Date:** 03/16/2022
- Property Location Municipality of City of Pembroke Pines Municipal Service District
- Certified Copy of Municipal Resolution **No:** 2021-R-20 **Date(s):** 06/02/2021
- Sketch and Legal Description by: Robert L. Thompson, Surveyor No. 3869
- 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: William J. Laystrom, Esq. Bar No. 1025527 **Date:** 08/05/2022
- 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: 2022.12.06 11:49:32 -05'00'

Print Name: Alexis I. Marrero Koratich **Date:** 12/6/2022



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102A · Plantation, FL 33324 · T: 954-357-6634 · F: 954-357-6521 · Broward.org/Planning

Application Number 071-MP-93

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Big Sky Plat			
Plat/Site Number 071-MP-93		Plat Book - Page (if recorded) Plat Book 158 Page 11	
Owner/Applicant/Petitioner Name Maria Lozano			
Address 19186 NW 23rd Street		City Pembroke Pines	State FL
		Zip 33029	
Phone 954-540-0721		Email mhcm24@hotmail.com	
Agent for Owner/Applicant/Petitioner Doumar, Allsworth et al.		Contact Person William Laystrom	
Address 1177 SE 3rd Avenue		City Fort Lauderdale	State FL
		Zip 33316	
Phone 954-762-3439		Email wlaystrom@sflalaw.com	
Folio(s) 513912130950			
Location <div style="display: flex; justify-content: space-between; align-items: center;"> <u>West</u> side of <u>NW 184 Ave</u> at/between/and <u>NW 23rd St</u> and/of <u>NW 22nd St</u> </div> <div style="display: flex; justify-content: space-between; align-items: center; font-size: small; margin-top: 5px;"> <i>north side/corner north</i> <i>street name</i> <i>street name / side/corner</i> <i>street name</i> </div>			

Type of Application (this form required for all applications)	
Please check all that apply (use attached Instructions for this form).	
<input type="checkbox"/> Plat (fill out/PRINT <i>Questionnaire Form, Plat Checklist</i>)	
<input type="checkbox"/> Site Plan (fill out/PRINT <i>Questionnaire Form, Site Plan Checklist</i>)	
<input type="checkbox"/> Note Amendment (fill out/PRINT <i>Questionnaire Form, Note Amendment Checklist</i>)	
<input checked="" type="checkbox"/> Vacation (fill out/PRINT <i>Vacation Continuation Form, Vacation Checklist</i> , use <i>Vacation Instructions</i>)	
<input checked="" type="checkbox"/> Vacating Plats, or any Portion Thereof (BCCO 5-205)	
<input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)	
<input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)	
<input checked="" type="checkbox"/> Vacation (<i>Notary Continuation Form Affidavit</i> required, fill out <u>Business Notary</u> if needed)	

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 Urban Planning Division?	Project Number	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name	19186 NW 23rd Street, Pembroke Pines, FL 33029	<input 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 checked="" 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 type="checkbox"/> No	<input checked="" 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 type="checkbox"/> No <input checked="" 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 type="checkbox"/> No <input checked="" 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
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) Low (2) Residential	Land Use Plan Designation(s) N/A
Zoning District(s) PUD	Zoning District(s) N/A

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?
single family dwelling	1 unit	currently	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
Low (2) Residential	1 unit	N/A	N/A

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] _____ Date 10/5/22 _____
Owner/Agent Signature

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 5th day of Oct., 2022, who is personally known to me | has produced _____ as identification.

Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public – State of Florida



LORNA ESTONY GOLDFARB
Commission # HH 255971
Expires May 13, 2025

Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only		
Application Type <u>Vacation Application</u>		
Application Date <u>10/6/22</u>	Acceptance Date <u>10/7/22</u>	Fee <u>\$1200.00</u>
Comments Due <u>10/27/22</u>	Report Due <u>NIA</u>	CC Meeting Date <u>TBD</u>
Adjacent City or Cities <u>NIA</u>		
<input checked="" type="checkbox"/> Plats <input checked="" type="checkbox"/> Surveys <input type="checkbox"/> Site Plans <input type="checkbox"/> Landscaping Plans <input type="checkbox"/> Lighting Plans <input checked="" type="checkbox"/> City Letter <input type="checkbox"/> Agreements		
<input type="checkbox"/> Other:		
Distribute To		
<input checked="" type="checkbox"/> Full Review	<input type="checkbox"/> Planning Council	<input type="checkbox"/> School Board
<input type="checkbox"/> Health Department	<input type="checkbox"/> Zoning Code Services (BMSD only)	<input type="checkbox"/> Land Use & Permitting
<input type="checkbox"/> Administrative Review		
<input type="checkbox"/> Other:		
Received By <u>Diego Penaloza</u>		

LAW OFFICES
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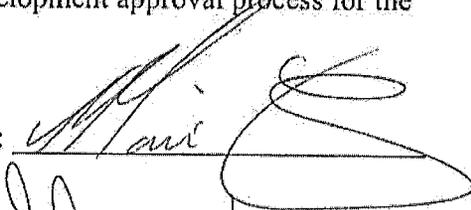
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OF COUNSEL
JODIE M. SIEGEL, P.A.
JEFFREY S. WACHS, P.A.

April 6, 2022

Re: Letter of Authorization – Vacation of Easement for 19186 NW 23rd Street,
Pembroke Pines, FL 33029

Dear Broward County Representative,

The purpose of this letter is to authorize William J. Laystrom, Esq. of Doumar, Allsworth, Laystrom, Voigt, Adair, And Dishowitz, LLP, to act on our behalf as our agent for submitting and processing development applications and permits, meeting with municipal staff and officials, and to otherwise represent us throughout the development approval process for the above-referenced property.

Signature: 

Print Name: Maria Lozano

Title: Property Owner

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this April 6, 2022 by Maria Lozano, who is personally known to me or who has produced FL DL as identification.


Notary Public, State of Florida

My Commission:



KIMBERLY L THOMAS
Commission # GG 288902
Expires October 14, 2022
Bonded Through Budget Notary Services

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October 4, 2022

Re: Written Narrative – Vacation of Easement for 19186 NW 23rd Street, Pembroke Pines, FL 33029

Dear Broward County Representative,

The applicant, Maria Lozano, the property owner, whose address is 19186 NW 23rd Street, Pembroke Pines, FL 33029, (Property Folio ID: 513912130950) is requesting the vacation of 74.45 square feet of a ten-foot utility easement in order to resolve title issues that have arisen due to a swimming pool that was constructed and encroaches six feet into the easement. The utility easement was dedicated as part of the Big Sky Plat along the south property line, which is recorded in Plat Book 158, Page 11 of the Broward County Records.

The property owner was unaware that the pool encroached into the easement until attempting to sell the property. In addition, Neither the City of Pembroke Pines nor any utility company have plans to use this utility easement and as such the request to vacate the platted easement will have no negative impacts on the city, county, or community as a whole.

Wherefore, the applicant requests vacation of 74.45 square feet of a ten-foot utility easement.

Respectfully,



William J. Laystrom, Esq.