

Environmental Protection and Growth Management Department

Planning and Development Management Division

1 N. University Drive, Suite 102-A, Plantation, FL 33324
Phone 954-357-6666 FAX 954-357-6521

Office Use Only

Date Application Accepted:
03/19/2019

Application Number:

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: Ventura Pointe Apartments, LLC	Folio(s): 514110140010
Address: c/o Suzanne L. Wilder, Lloyd Jones	Phone: 305-878-2798
Address (cont'd): 1001 Brickell Bay Drive, Suite 1504	Fax: N/A
City, State Zip: Miami, FL 33131	Email: swilder@lloydjonesllc.com>
Important: Proof of Property Ownership required. Note: For Co-Petitioners/Owners, complete additional Petitioner/Owner Information page(s).	

AGENT INFORMATION

Agent for Petitioners: CRAVEN THOMPSON & ASSOCIATES, INC.

Contact Person: JULIAN BOBILEV	Phone 1: 954-739-6400 x 379
Address: 3563 NW 53 STREET	Phone 2:
Address (cont'd):	Fax: N/A
City, State Zip: FT LAUDERDALE, FL 33309-6311	Email: jbobilev@craventhompson.com
Note: Proof of Agent Authorization by Petitioners required.	

PROPERTY INFORMATION

Vacation Requested: (brief description) Vacate a portion of existing platted road and utility easement per Solomon Office Park, PB 121-12, BCR

Section: 10	Township: 51 S	Range: 41 E
Approximate Street Address: 7850 PASADENA BOULEVARD, PEMBROKE PINES, FL 33024		
Location: <input checked="" type="checkbox"/> Municipality		<input type="checkbox"/> Unincorporated Broward County
Folio Number(s): 514110140010		
Plat: Solomon Office Park, PB 121-12, BCR		
Surveyor/Mapper: CRAVEN THOMPSON & ASSOCIATES, INC. (for easement vacation purposes)		
Legal Description Attached: <input checked="" type="checkbox"/> Full <input checked="" type="checkbox"/> Short	Zoning: R-4, Apartment	Land Use: Medium-High (25) Residential
Reason for Vacation (be specific): To allow for construction of new residential buildings. We are vacating a portion of existing easements deemed not necessary by Broward County Water and Wastewater Services Division.		
First Application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, previous Application No: 2015-V-11		

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):** Lloyd Jones LLC, a Florida limited liability company, Manager of Lloyd Jones Manager, LLC, a Florida limited liability company, Manager of Ventura Pointe Apartments, LLC, a Delaware limited liability company

4/10/20

Date

Petitioner

Christopher C. Finlay, Chairman/CEO

(print name)

By

(signature)

Kozma Kumari

(Witness print name)

Dennis Leach

(Witness print name)

Witness

Witness

PETITIONER/OWNER (2):

Date

Petitioner

(print name)

By

(signature)

(Witness print name)

Witness

(Witness print name)

Witness

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)

Notary Signature: _____

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 MIAMI-DADE

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Christopher C. Finlay (name)
as Manager (title)
of VENTURA POINTE APARTMENTS LLC (name of entity),
a Delaware Limited Liability Company (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 10 day of JANUARY
2020, by Christopher C. Finlay, Manager of Ventura Pointe Apartments, LLC, a Delaware Limited Liability Company
who is personally known to me or has produced _____
as identification.

NOTARY
(SEAL)



Suzanne L. Wilder
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG914491
Expires 4/25/2022

Notary Signature: [Handwritten Signature]

Print Name: SUZANNE L. WILDER

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

My Commission Expires: 4/25/2022

Serial No., if any: GG914491

AFFIDAVIT TO AUTHORIZE PETITIONER(S) AGENT

I/We, Christopher C. Finlay, Manager of Ventura Pointe Apartments, LLC, a Delaware Limited Liability Company

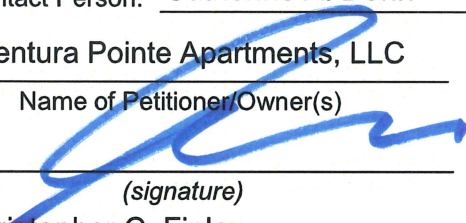
_____, the property owner(s) of property to be vacated in the subject Application for Vacation and Abandonment, being duly sworn, depose(s) and say(s):

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: 514110140010
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: CRAVEN THOMPSON & ASSOCIATES, INC.
 Address: 3563 NW 53 STREET
 City, State Zip: FORT LAUDERDALE, FL 33309-6311
 Telephone: 954-739-6400
 Contact Person: Catherine A. Donn

Ventura Pointe Apartments, LLC

 Name of Petitioner/Owner(s)

By 

 (signature)
Christopher C. Finlay

 (print name)

10 day of JANUARY, 20 20


State FLORIDA
 County MIAMI-DADE

The foregoing instrument was acknowledged before me this 10 day of JANUARY 2020, by Christopher C. Finlay, Manager of Ventura Pointe Apartments, LLC, a Delaware Limited Liability Company who is personally known to me or has produced _____ as identification.

NOTARY
(SEAL)



Suzanne L. Wilder
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# GG914491
 Expires 4/25/2022

Notary Signature: 
 Print Name: SUZANNE L. WILDER
 Notary Public in and for the County and State last aforesaid.
 My Commission Expires: 4/25/2022
 Serial No., if any: GG914491



LLOYD JONES
MULTIFAMILY INVESTMENT

January 10, 2020

RE: Ventura Pointe Apartments - Application for Vacation and Abandonment

Dear Sir or Madam,

This letter shall confirm the authority of Christopher C. Finlay to sign on behalf of the owner of Ventura Pointe Apartments, which is Ventura Pointe Apartments, LLC, a Delaware limited liability company. Mr. Finlay is the Chairman/CEO of Lloyd Jones LLC, which is the Manager of Lloyd Jones Manager, LLC, which is the Manager of Ventura Pointe Apartments, LLC.

Please feel free to contact me with any questions.

Regards,

A handwritten signature in blue ink, appearing to read 'Suzanne L. Wilder', with a large loop at the end.

Suzanne L. Wilder, Esq.
Corporate Counsel
Lloyd Jones LLC
swilder@lloydjonesllc.com
305-878-2798