

Resilient Enviroment 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

Date: 08/01/2022 To: County Attorney's Office Attention: Maite Azcoitia, Office of County Attorney							
To: County Attorney's Office Attention: Maite Azcoitia, Office of County Attorney From: Planning and Development Management Division Subject: Vacation Petition No.: 2022-V-06 Petitioner(s): Sunrise FTL Ventures, LLLP Agent for Petitioner(s): Linda Strutt Consulting Inc. Type:	Review						
From: Planning and Development Management Division Subject: Vacation Petition No.: 2022-V-06 Petitioner(s): Sunrise FTL Ventures, LLLP Agent for Petitioner(s): Linda Strutt Consulting Inc. Type:	Date:	08/01/2022					
Subject: Vacation Petition No.: 2022-V-06 Petitioner(s): Sunrise FTL Ventures, LLLP Agent for Petitioner(s): Linda Strutt Consulting Inc. Type:	To:						
Petitioner(s): Sunrise FTL Ventures, LLLP Agent for Petitioner(s): Linda Strutt Consulting Inc. Type:	From:	Planning and Development Management Division					
Agent for Petitioner(s): Linda Strutt Consulting Inc. Type:	Subject:	Vacation Petition No.: 2022-V-06					
Type:		Petitioner(s): Sunrise FTL Ventures, LLLP					
Type:		Agent for Petitioner(s): Linda Strutt Consulting Inc.					
Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.69) Project: Easement							
Project: Easement							
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: Petitioner Potition Application Date Accepted: 08/01/2022 Date:							
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: Date:	Pursuant t	•					
Required Documentation Vacation Petition Application Date Accepted: 08/01/2022	Ordinance	, the following determined that the requested vacation petition would not affect the ownership or right of convenient					
Required Documentation ☑ Vacation Petition Application Date Accepted: 08/01/2022 ☑ File Fee (made payable to Broward County Board of County Commissioners and deposited) ☑ Petitioner Notice of Intent Dates Published: June 19, 2022 and June 26, 2022 ☑ Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: June 15, 2022 ☑ Property Location ☑ Municipality of City of Fort Lauderdale ☐ Municipal Service District ☑ Certified Copy of Municipal Resolution No: 22-120 Date(s): 06/07/2022 ☑ Sketch and Legal Description by: Jacob Gomis, Surveyor No 6231 ☑ 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: Michael J. Pardo Date: 06/24/2022 ☐ 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	access of						
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Approval	×C	aft Resolution of Adopted Vacation					
Approvai							
Approved subject to the Office of the County Atternov's receipt, review, and approved of a Title Cortificate dated within 45 days							
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: 2022.10.19 15:30:08 -04'00'							
Print Name: Deanna Kalil Date: October 19, 2022	l						



Project Information

Application Nu	mber 2022-V-06

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

Development and Environmental Review Online Application

Owner/Applicant/Petitioner Name					
Sunrise FTL Ventures, LLLP					
Address		City	State	Zip	
150 SE 2nd Ave., Suite 800	Email	Miami	FL	33131	
305-774-0110		aroEl com (Poul Drumm	andl		
Agent for Owner/Applicant/Petitioner	raulwinteg	graFL.com (Paul Drumm	ona)		
Linda Strutt Consulting, Inc.		Linda C. Strutt			
Address		City State Zip			
227 Goolsby Blvd.		Deerfield Beach	FL	33442	
Phone	Email				
954-426-4305	linda@strut	tconsulting.com			
Plat/Site Plan Name					
Seabridge					
Plat/Site Number		Plat Book - Page (if recorded)			
N/A Folio(s)		21-46			
5042 01 14 0060					
Location					
north side side of NE 9th Ct.	between/and N. I	Birch Road and/of	Intracoasta	al Waterway	
north side/corner north street name street name street name street name					
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	☐ Portio	n of Project		⊠ N/A		
What was the project number assigned by the Planning and Development Division?	Project Number			⊠ N/A	□ Don't	Know
Project Name		200		⊠ N/A	□ Don't	Know
Are the boundaries of the project exactly the same as the previously submitted project?	□ Yes	□ N	o		□ Don't	Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	☐ Yes	□ N	0		□ Don't	Know
If yes, consult Policy 13.01.10 of the Land Use	Plan. A comp	atibility dete	rminatio	n may be	required.	
Replat Status						
Is this plat a replat of a plat approved and/or recorded	d after March	20, 1979?	☐ Yes	⊠ No	□ Don'	t Know
If YES, please answ	ver the following	ng questions				
Project Name of underlying approved and/or recorded plat			Project Nu	mber		
Is the underlying plat all or partially residential?			☐ Yes	⊠ No	□ Don'	t Know
If YES, please answ	er the following	ng 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 S	Site Plan S	ubmiss	ions)		
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?						
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)	Land Use Plan Designation(s)			
CB-RAC (Central Beach Regional Activity Center)	same			
Zoning District(s)	Zoning District(s)			
SLA (Sunrise Lane Area)	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 eighteen (18) months and/or sixty (60) months for mobile homes 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 eighteen (18) months 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

	-1	Date Last Occupied	EXISTING STUCTURE(S)			
Land Use	Gross Building sq. ft.* or Dwelling Units		Remain the Same?	Change Use?	Has been or will be Demolished?	
Affected lot is open parking lot		Armen de	YES NO	YESINO	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	TIAL USES	NON-RES	SIDENTIAL USES
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
High-rise	54	Hotel	122,815 GFA
		Commercial Use (within hotel)	4,698 GFA
		٥	
*Proposed uses are for full site			

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				
Owner/Agent Signature Date				
NOTARY PUBLIC				
STATE OF FLORIDA COUNTY OF BROWARD				
The foregoing instrument was acknowledged before me by means of ☑ physical presence ☐ online notarization,				
this 23rd day of June , 20 22 , who ☑ is personally known to me ☐ has produced				
as identification.				
0 1 1 / 1				
Sabrina Valdivia Name of Notary Typed, Printed or Stamped Signature of Notary Public - State of Florida				
SABRINA VALDIVIA Notary Public - State of Florida Commission # HH 202292				
My Comm. Expires Nov 28. 2025				
Notary Seal (or Title or Rank) Serial Number (if applicable)				
For Office Use Only				
Application Type Vacation Application				
Application Date Acceptance Date Fee \$1200.00				
8 22 2022 Report Due CC Meeting Date				
Adjacent City or Cities NA				
Plats				
City Letter				
Other: Signed & Sealed Survey				
Distribute To Planning Council				
☐ Health Department ☐ Zoning Code Services (BMSD only) ☐ Administrative Review				
□ Other:				
Presided D.				
Received By DRyo Alnalo7a.				



Application Number 2022-V-06

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT					
I/We Sunrise FTL Ventures, LLLP					
""" _		the property to be vacated in the subject of the Application, being duly sworn, depose(s)			
		the property to be vacated in the subject of the Application, being duly sworn, depose(s)			
and say					
1.		the owner(s) and record title holder(s) of the lands that are to be vacated and abandoned.			
	5042 01 14 006	per(s) is/are as follows: 60			
2.	That I/we do here	by appoint the following Agent to act on my/our behalf in the processing of the subject of			
	the Application to Name:	the Broward County Board of County Commissioners. Linda C. Strutt, Linda Strutt Consulting, Inc.			
	Address:	227 Goolsby Blvd.			
	City, Sate, Zip:	Deerfield Beach, FL 33442			
	Telephone:	954-426-4305			
	Contact Person:	Linda C. Strutt			
Sunrise FTL Ventures, LLLP Name of Owner/Petitioner Victor Ballestas Name of Agent NOTARY PUBLIC					
	E OF FLORIDA	第二十十十十十十十十十十十十十十十十十十十十十十十十十十十十十十十十十十十十			
The fore	egoing instrument	was acknowledged before me by means of ☑ physical presence ☐ online notarization,			
this 23rd day of June , 2022, by Victor Ballestas ,					
of <u>Sunrise</u> FTL Ventures LUP, on behalf of the corporation.					
He/she ☑ is personally known to me ☐ has produced as identification.					
Salo Name of N		Stamped Signature of Notary Public – State of Florida NA VALDIVIA State of Florida			
Notary Sea	Commission My Comm. Ex	pires Nov 28, 2025 Serial Number (if applicable)			



Application Number ______2022-V-06

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	6/23/2L				
NOTARY P	UBLIC				
STATE OF FLORIDA COUNTY OF BROWARD					
The foregoing instrument was acknowledged before me by rethis 23rd day of June, 2022	by Victor Ballestas				
the <u>manager</u> , on behalf Florida Corporation	of <u>sunrise</u> FTL Ventures LLLP, a				
He/she ☑ is personally known to me □ has produced	as identification.				
Sabrina Valdivia Name of Notary Typed, Printed or Stamped	Signature of Notary Public – State of Florida				
SABRINA VALDIVIA Notary Public - State of Florida Commission # HH 202292 My Comm. Expires Nov 28, 2025					
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

July 5, 2022

Ms. Josie Sesodia, AICP, Director Broward County Resilient Environment Department Urban Planning Division 1 North University Drive Box 102-A Plantation, FL 33324

Lot 7 Block BA Seabridge Sunrise FTL Ventures, LLLP Request to Vacate Platted Sewer Easement

Dear Ms. Sesodia:

The applicant is seeking to vacate the 3-foot wide sewer easement granted by the Seabridge plat which extends north-south within Lot 7, Block BA of the plat.

Lot 7 is currently a parking lot serving adjacent retail structures which are proposed for redevelopment. The easement is not being used and no utilities are located within the easement area. Because the 3-foot easement conflicts with the proposed redevelopment, the applicant is seeking to vacate the subject easement.

The easement was specifically dedicated as a "sewer easement" on the face of the plat. This easement is not serving any properties nor does it contain any facilities as confirmed by the franchise and municipal utilities.

A formal application for vacation was submitted to the City of Fort Lauderdale. On June 7, 2022 the City Commission adopted Resolution No. 22-120 approving the easement vacation. The resolution states that affected utility companies and the City Engineer have indicated no objection to the vacation.

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

Sincerely.

Linda C. Strutt

Cc: Victor Ballestas
Paul Drummond

Nectaria Chakas, Esq.