

Environmental Protection and Growth Management Department
Planning and Development Management Division
1 North University Drive, Room 102A • Plantation, Florida 33324 • 954-357-6666

REVIEW AND APPROVAL OF VACATION PETITION APPLICATION

Date: 03-10-20
To: County Attorney's Office Attention: Maite Azcoitia, Office of County Attorney
From: Planning and Development Management Division
Subject: Vacation Petition No. 2019-V-16
Petitioner(s): Silver Shores Section of Lauderdale by the sea Unit A
Agent for Petitioner(s): Hunter I. Sundberg
Type: ☒ Chapter 25.99 – Vacate Plat or any Portion Thereof
☐ Chapter 25.100 – Abandon Street, Alleyway, Road or Other Travel Place
☐ Chapter 25.101 – Release Public Easement or Private Platted Easement
Project: ☒ Easement ☐ Right-of-Way ☐ Other

Pursuant to Florida Statute Chapter 177.101 and Broward County Administrative Code Chapters 25.99, 25.100 and 25.101, 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: 01-07-20
- ☒ File Fee (made payable to Broward County Board of Commissioners and deposited)
- ☒ Petitioner Notice of Intent Dates Published: 08-15-19 and 08-22-19
- ☒ Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: 07-02-19
- ☒ Property Location ☒ Municipality of Lauderdale ☐ Municipal Service District
- ☒ Certified Copy of Municipal Resolution: No: 2019-12 Date(s): 07-25-19
- ☒ Sketch and Legal Description by: Accurate Land Surveys 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: _____ Date: _____
- ☐ Documentation of all reviewers responding "no objection/no comment"
- ☐ Waivers of Objection by Utility Companies
- ☐ Affidavit of Posting of Notice of Vacation Signage
- ☐ Draft Resolution to Set Public Hearing
- ☐ Draft Resolution of Adopted Vacation

Comments: 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:

Damaris Henlon

Digitally signed by Damaris
Henlon
Date: 2020.06.15 17:00:30 -04'00'

Signature

Print Name: DAMARIS HEN LON

Date: June 15, 2020



**Public Works Department
REAL PROPERTY SECTION**
115 South Andrews Avenue (Room 326)
Ft. Lauderdale, FL 33301
Phone 954-357-6826 FAX 954-357-6292

Office Use Only
Date Application
Accepted:

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:	230 Tropical Shores Development LLC	Folio(s):
Address:	1800 W. Broward Blvd.	Phone: 954-295-6564
Address (cont'd):		Fax:
City, State Zip:	Fort Lauderdale, Florida 33312	Email: gorandragoslavic@yahoo.com

Important: Proof of Property Ownership required.

Note: For Co-Petitioners/Owners, complete additional Petitioner/Owner Information page(s).

AGENT INFORMATION

Agent for Petitioners:

Contact Person:	Hunter I. Sundberg	Phone 1:	954-467-2200
Address:	100 NE Third Avenue, Suite 1000	Phone 2:	
Address (cont'd):		Fax:	954-467-2210
City, State Zip:	Fort Lauderdale, Florida 33301	Email:	hsundberg@mbhlawyer.com

Note: Proof of Agent Authorization by Petitioners required.

PROPERTY INFORMATION

Vacation Requested: Vacate a portion of a 10' utility easement within Lots 2 and 3 of Block 6 (see attached for full legal description), where existing improvements are now located.

Section:	18	Township:	49S	Range:	43E
Approximate Street Address:	236-238 Garden Court, Lauderdale by the Sea, Florida 33308				
Location:	<input checked="" type="checkbox"/> Municipality Lauderdale by the Sea		<input type="checkbox"/> Unincorporated Broward County		
Folio Number(s):	494318270200, 494318270210				
Plat:	Silver Shores Section of Lauderdale by the Sea - Unit A Plat Book 28 Page 39				
Surveyor/Mapper:	John O Brendla (Plat) / Cousins Surveyors & Associates, Inc. (Survey)				
Legal Description Attached:	<input checked="" type="checkbox"/> Full	<input type="checkbox"/> Short	Zoning:	RD-10	Land Use: 00
Reason for Vacation (be specific):	Requesting release of a portion of a platted utility easement that is no longer in use. Existing structure is now located on top of portion of easement to be vacated.				
First Application?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, previous Application No:				

NOTE: Please type/print clearly. Application must be complete and accurate for acceptance.

ADDITIONAL PETITIONER INFORMATION	
Petitioner 2: Charles M. Kelsey III Revocable Trust dated 6-14-2002	Folio(s): 4943 18 27 0200
Address: 236 Garden Court	Phone:
Address (cont'd):	Fax:
City, State Zip: Lauderdale By The Sea, FL 33308	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 3: Michael Ferrara and Lisa Ferrara, husband and wife	Folio(s): 4943 18 27 0210
Address: 238 Garden Court	Phone:
Address (cont'd):	Fax:
City, State Zip: Lauderdale By The Sea, FL 33308	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)

9-28-20 Michael Ferrara
Date Petitioner
[Signature]
Witness
Debra Aurand
Witness

Michael Ferrara
(print name)
By Kate Bankert
(signature)
Debra Aurand
(print signer's name)

9-28-20 Lisa S. Ferrara
Date Petitioner
[Signature]
Witness
Debra Aurand
Witness

Lisa S. Ferrara
(print name)
By Kate Bankert
(signature)
Debra Aurand
(print signer's name)

PETITIONER ACKNOWLEDGMENT (By Individual)

State Florida
County Broward

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Michael Ferrara

(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 28th day of September 2020, by Michael Ferrara
who is ☐ personally known to me or ☒ has produced Florida Drivers License as identification.

NOTARY
(SEAL)



Print Name: Debra Aurand
Notary Public in and for the County and State last aforesaid.
My Commission Expires: _____
Serial No., if any: _____

PETITIONER ACKNOWLEDGMENT (By Individual)

State Florida
County Broward

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Lisa Ferrara

(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 28th day of September 2020, by Lisa Ferrara who is ☐ personally known to me or ☒ has produced Florida Drivers License as identification.

NOTARY
(SEAL)



Print Name: Debra Aurand

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	Broward County

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Goran Dragoslavic

as _____ (name)
as Authorized Member of 230CO, LLC, a FL limited liability company, as Manager of 230 Tropical Shores _____ (title)
of Development LLC, a Florida limited liability company _____ (name of entity),
a _____
_____ (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 ____ day of _____, 20____, by _____, who is ☐ personally known to me or ☐ has produced _____ as identification.

NOTARY
(SEAL)

Print Name: _____

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

My Commission Expires: _____

Serial No., if any:

AFFIDAVIT TO AUTHORIZE PETITIONER(S) AGENT

I/We, Michael Ferrara, 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:
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: Mombach, Boyle, Hardin & Simmons, P.A.
Address: 100 NE 3rd Avenue, Suite 1000
City, State Zip: Ft. Lauderdale, Florida 33301
Telephone: 954-467-2200
Contact Person: Hunter I. Sundberg, Esq.

Michael Ferrara
Name of Petitioner/Owner(s)
By [Signature]
(signature)

(print name)

28 day of September, 20 20

State Florida
County Broward

The foregoing instrument was acknowledged before me this 28th day of September
2020 by Michael Ferrara
who is ☐ personally known to me or ☒ has produced Florida Drivers License
as identification.

NOTARY
(SEAL)



Print Name: Debra Aurand

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

My Commission Expires: _____

Serial No., if any: _____

AFFIDAVIT TO AUTHORIZE PETITIONER(S) AGENT

I/We, Lisa S. Ferrara, 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:
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: Mombach, Boyle, Hardin & Simmons, P.A.
Address: 100 NE 3rd Avenue, Suite 1000
City, State Zip: Ft. Lauderdale, Florida 33301
Telephone: 954-467-2200
Contact Person: Hunter I. Sundberg, Esq.

Name of Petitioner/Owner(s)
By [Signature]
(signature)
Lisa S. Ferrara
(print name)

28 day of September, 2020

State Florida
County Broward

The foregoing instrument was acknowledged before me this 28th day of September
2020, by Lisa S. Ferrara
who is ☐ personally known to me or ☒ has produced Florida Drivers License
as identification.

NOTARY
(SEAL)



Print Name: Debra Aurand
Notary Public in and for the County and State last aforesaid.
My Commission Expires: _____
Serial No., if any: _____