

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: 12/17/2019
To: County Attorney's Office Attention: Maite Azcoitia, Office of County Attorney
From: Planning and Development Management Division
Subject: Vacation Petition No. 2019-V-05
Petitioner(s): Lighthouse Point Development Partners, LLC
Agent for Petitioner(s): Dunay, Miskel, and Backman, LLP
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: March 21, 2019

Required Documentation:
 Vacation Petition Application Date Accepted: March 4, 2019
 File Fee (made payable to Broward County Board of Commissioners and deposited)
 Petitioner Notice of Intent Dates Published: January 19, 2019 and January 26, 2019
 Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: April 12, 2019
 Property Location Municipality of Lighthouse Point Municipal Service District
 Certified Copy of Municipal Resolution: No: 2018-2239 Date(s): November 27, 2018
 Sketch and Legal Description by: Richard E. Cousins, PSM No. 4188
 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: Coculluela & Marzano, P.A. Date: December 18, 2018
 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: Benjamin Crego Signature
Print Name: Benjamin D. Crego Date: 12/17/2019



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:
 3/4/2019

Application Number: 2019-V-05

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: Lighthouse Point Development Partners, LLC	Folio(s): 4843-17-03-0020
Address: 3870 NE 22 Way	Phone: 954-566-7400
Address (cont'd): N/A	Fax: 954-943-8550
City, State Zip: Lighthouse Point, FL 33064	Email: Adam@cavache.com
Important: Proof of Property Ownership required. Note: For Co-Petitioners/Owners, complete additional Petitioner/Owner Information page(s).	

AGENT INFORMATION

Agent for Petitioners: Dunay, Miskel, and Backman, LLP

Contact Person: Lauren Odom, Esq./Hope Calhoun, Esq.	Phone 1: 561-405-3351/561-405-3324
Address: 14 SE 4th St., Suite 36	Phone 2:
Address (cont'd): N/A	Fax: 561-409-2341
City, State Zip: Boca Raton, FL 33432	Email: lodom@dmbblaw.com/hcalhoun@dmbblaw.com
Note: Proof of Agent Authorization by Petitioners required.	

PROPERTY INFORMATION

Vacation Requested: (brief description)

Easement vacation on plat.

Section: 18	Township: 48	Range: 43
Approximate Street Address: 3870 NW 22 Way, Lighthouse Point, FL 33064		
Location:	<input checked="" type="checkbox"/> Municipality	<input type="checkbox"/> Municipal Services District
Folio Number(s): 4843-17-03-0020		
Plat: Venetian Isles 2nd Section - Plat Book 45 / Page 49		
Surveyor/Mapper: Cousins Surveyors and Associates, Inc.		
Legal Description Attached: <input checked="" type="checkbox"/> Full <input checked="" type="checkbox"/> Short	Zoning: RM-16	Land Use: Medium High Res. (25)
Reason for Vacation (be specific): Easement vacation so that property can be developed in accordance with the recently approved site plan.		
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:	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)

Lighthouse Point Development Partners, LLC

Lighthouse Point Development Partners, LLC
By: Cavache Properties, LLC, its manager
By: Adam Adache, its manager

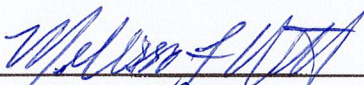
Date

Petitioner

(print name)

By

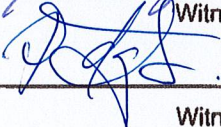
(signature)



Witness

Melissa Witt

(Witness print name)



Witness

adolph Selge:ro

(Witness print name)

Date

Petitioner

(print name)

By

(signature)

Witness

(print signer's name)

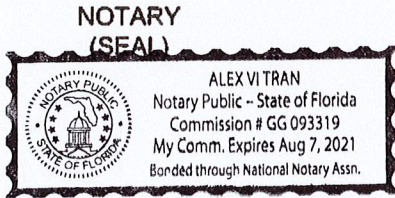
Witness

PETITIONER ACKNOWLEDGMENT (By Business or Government Entity)

State FLORIDA
County BEAWARE

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Adam Adache, as manager of Cavache Properties, LLC, a Florida limited liability company,
_____ (name)
as Manager _____ (title)
of Lighthouse Point Development Partners, LLC _____ (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 14th day of January
2014, by Adam Adache, as Manager of Cavache Properties, as Manager of Lighthouse Point Development Partners, LLC who is personally known to me or has produced _____ as identification.



Notary Signature: [Signature]
Print Name: Alex Tran
Notary Public in and for the County and State last aforesaid.
My Commission Expires: August 7th, 2021
Serial No., if any: _____

AFFIDAVIT TO AUTHORIZE PETITIONER(S) AGENT

I/We, Lighthouse Point Development Partners, LLC
By: Cavache Properties, LLC, its Manager
By: Adam Adache, its Manager

_____, 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: 4843-17-03-0020
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: Dunay, Miskel, and Backman, LLP
 Address: 14 SE 4th St., Suite 36
 City, State Zip: Boca Raton, FL 33432
 Telephone: 561-405-3351/561-405-3324
 Contact Person: Lauren Odom, Esq./Hope Calhoun, Esq.
Lighthouse Point Development Partners, LLC
By: Cavache Properties, LLC, its Manager
By: Adam Adache, its Manager

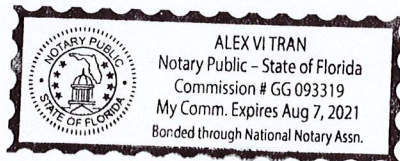
Name of Petitioner/Owner(s) _____
 By _____
 (signature)
Adam Adache
 (print name)

14th day of January, 2019

State FLORIDA
County BROWARD

The foregoing instrument was acknowledged before me this 14th day of January 2019, by Adam Adache, as Manager of Cavache Properties, as Manager of Lighthouse Point Development Partners, LLC who is personally known to me or has produced _____ as identification.

NOTARY
(SEAL)



Notary Signature: _____
 Print Name: Alex Tran
 Notary Public in and for the County and State last aforesaid.
 My Commission Expires: August 7th, 2021
 Serial No., if any: GG 093319

Short Legal Description

A portion of the 12' utility easement lying over a portion of Lots 1, 2, 3, 4, of Block 11, "Venetian Isles 2ND Section", according to the plat thereof, as recorded in Plat Book 45, Page 49 of the Public Records of Broward County, Florida.

Lighthouse Point Development Partners, LLC
3870 NE 22nd WAY
Easement Vacation Narrative

Lighthouse Point Development Partners, LLC, ("Applicant") is the owner of a +/- 0.91-acre vacant property located at 3870 NE 22 Way ("Property") within the municipality of Lighthouse Point ("City") in Broward County, Florida ("County"). The Property is identified by folio number 4843 17 03 0020. The Property's land use is designated as Residential Medium (16 du/acre) on the City's Future Land Use Map and is zoned RM-16. On June 5, 2018, the City approved the Applicant's site plan to construct a twelve (12) unit, two (2) story, townhome development on the Property ("Project"). The Property will be divided north to south by a gated, one-way driveway, which will provide through access for vehicles from NE 22 Way to NE 39 Street. The Project has three different rear-facing unit types (Type A Unit, Type B Unit and Type C Unit) which have private two (2) car garages, private balconies, private splash pools, and unit sizes ranging from 2,002 square feet, 2,276 SF square feet, and 2,480 square feet of livable floor area. A privacy fence will also be provided around the Property.

There is currently a 12-foot wide utility easement located on Lots 1, 2, 3, and 4, Block 11, Venetian Isles 2nd Section, according to the map or plat as recorded in Plat Book 45, Page 49, Public Records of Broward County, Florida ("Utility Easement") that conflicts with a proposed building on the Property. All appropriate franchised utility companies have been contacted and have no objection to the request to vacate the Utility Easement. Accordingly, in order to develop the Property with the Project, the existing Utility Easement must be vacated.