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: 2/28/2020		
To: County Attorney's Office Attention: Maite Azcoitia, Office of County Attorney		
From: Planning and Development Management Division		
Subject: Vacation Petition No. 2018-V-24		
Petitioner(s): Riverland Owner, LLC		
Agent for Petitioner(s): Nectaria Chakas, Esq.,		
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: December 13, 2019		
Required Documentation:		
Vacation Petition Application Date Accepted: August 7, 2018 Sile Fee (mode payable to Browned County Board of Commissioners and deposited)		
File Fee (made payable to Broward County Board of Commissioners and deposited)		
Petitioner Notice of Intent Dates Published: and		
Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date:		
Property Location ■ Municipality of Fort Lauderdale □ Municipal Service District		
Certified Copy of Municipal Resolution: No: Date(s):		
Sketch and Legal Description by: Marisha Kreitman, PSM #6555, Avirom & Associates, 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: Paramount Title Services, Inc. Date: August 15, 2019		
■ 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: Signature		
Print Name: KRISTIN CARTER Date: 03/02/2020		



Public Works Department REAL PROPERTY SECTION

115 South Andrews Avenue (Room 326) Ft. Lauderdale, FL 33301

Application Number: 2018 - V-24

Phone 954-357-6826

FAX 954-357-6292

Exhibit 1 Page 2 of 7 Office Use Only

Date Application Accepted:

817/2018

APPLICATION FOR VACATION AND ABANDONMENT

- A. \(\tau \) 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. F Release of Public Easements and Private Platted Easements or Interests (BCAC 25.101)

PETITIONER INFORMATION		
Petitioners (C	Owners):	
Petitioner 1:	Riverland Öwner, LLC	Folio(s): 504208350010
Address:	2750 NW 3rd Avenue	Phone: (954) 451-1620 (Hugo Pacanins)
Address (cont'd):	Suite 2	Fax:
City, State Zip:	Miami, FL 33127	Email: HugoP@morgangroup.com
Important: Proof of Property Ownership required. Note: For Co-Petitioners/Owners, complete additional Petitioner/Owner Information page(s).		

AGENT INFORMATION Agent for Petitioners:		
Address:	Lochrie & Chakas, P.A.	Phone 2:
Address (con	nt'd): 1401 E. Broward Blvd. Suite 303	Fax:
City, State Zi	p: Ft. Lauderdale, FL 33301	Email: nchakas@lochrielaw.com
Note: Proof of A	Agent Authorization by Petitioners required.	

PROPERTY INFORMATION		
Vacation Requested: (brief description) Vacate portion of unused 25-ft. deeded right-of-way		
easement granted to County that conflicts with proposed	redevelopment of subject site.	
Section: 8 Township: 50S Range:	42E	
Approximate Street Address: 400 SW 27th Avenue		
Location: Municipality Ft. Lauderdale	☐ Unincorporated Broward County	
Folio Number(s): 504208350010		
Plat: Pearl Riverland PB 183 Pg 328		
Surveyor/Mapper: Avirom & Associates, Inc.		
Legal Description Attached: ⋉ Full ┌ Short Zoning: MHP Land Use: Residential MH 25		
Reason for Vacation Vacate unused right-of-way easement to eliminate conflict with proposed redevelopment of site.		
(be specific):		
First Application? X Yes No If No, previous Application No:		

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

ADDITIONAL PETITIONER INFORMATION		
ADDITIONAL PETITIONER INFORMATION		

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)

2/3/2020	Riverland Owner, LLC	HUGO BACANINS, UP
Date 2	Petitioner	By Heller (print name)
	Witness	(signature)
		HUGU RATA-NINS
	Witness	(print signer's name)
Date	Petitioner	(print name)
		Ву
	Witness	(signature)
	Witness	(print signer's name)

PETITIONER ACKNOWLEDGMENT (By Individual)

State	
County	
I hereby certify that on this day personally appear acknowledgments,	ed before me, an officer duly authorized to administer oaths and take
(name), who being first duly sworn by me this Application for Vacation and Abandonment.	day, depose and state that s/he is the Petitioner in the foregoing
The foregoing instrument was acknowledged befor 20, by	
NOTARY (SEAL)	
	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	
I hereby certify that on this day personally appea acknowledgments,	ared before me, an officer duly authorized to administer oaths and take
Hugo Pacanins	(name)
as Vice President	(title)
of Riverland Owner, LLC	(name of entity),
a Delaware limited liability company	(type of corporation/partnership/government),
	who being first duly sworn by me this day, deposes and states that s/he nment entity as Petitioner(s) in the foregoing Application for Vacation
The foregoing instrument was acknowledged before 20%, by Hugo Pacanins who is personally known to me or has produ	ore me this <u>03</u> day of <u>fe by vary</u>
as identification.	
JOSE URDANETA Notary Public - State of Florida Commission # GG 915241 My Comm. Expires Sep 22, 2023 Bonded through National Notary Assn.	Print Name: Notary Public in and for the County and State last aforesaid. My Commission Expires: Serial No., if any:
Constitute of the second	
	JOSE URDANETA OTALY PUBLIC - State of Florids Commission & GG 915341 Commission & GG 91541 Commissio

AFFIDAVIT TO AUTHORIZE PETITIONER(S) AGENT

I/We, Riverland Ov	vner, LLC		
		, the property owner(s)	
of property to be var(s):	cated in the subject Application for	Vacation and Abandonment, being duly sworn, depose(s) and say	
	m/are the owner(s) and record title o Number(s) is/are as follows: 50	e holder(s) of the lands that are to be vacated and abandoned.	
		ent to act on my/our behalf in the processing of the subject Broward County Board of Commissioners:	
Name:	Lochrie & Chakas, P.A.	glor Jawi pured own, yand to lindayon va reserved by to them, and	
Address:	Address: 1401 E. Broward Blvd.		
City, State	City, State Zip: Ft. Lauderdale, FL 33301		
Telephone	954-779-1123/954-426-430	15	
Contact Pe	erson: Nectaria Chakas/Linda Str	utt (1) and on enviral problem and passed and property and	
By VSV day of State Flori	(print name) (day Min), VP (print name) (da	Plant Non All Commission & GG 915241 My Commis	
County Dad	e		
2078 by HUSO	ment was acknowledged before me Pacanin 5 known to me or has produced _	e this <u>03</u> day of <u>Fo bruch</u> Y	
	NOTARY (SEAL)	Print Name: Cuulluu	
My (JOSE URDANETA tary Public - State of Florida Commission # GG 915241 Comm. Expires Sep 22, 2023 Grough National Notary Assn.	Notary Public in and for the County and State last aforesaid. My Commission Expires: 500 22nd 2023 Serial No. if any:	