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: 08-20-2020		
To: County Attorney's Office Attention: Maite Azcoitia, Office of County Attorney		
From: Planning and Development Management Division		
Subject: Vacation Petition No. 2020-V-02		
Petitioner(s): Ventur a Pointe Apartments, LLC		
Agent for Petitioner(s): Catherine A. Down		
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: 01-30-20		
■ File Fee (made payable to Broward County Board of Commissioners and deposited)		
Petitioner Notice of Intent Dates Published: 12-30-19 and 01-06-20		
Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: 01-31-20		
■ Property Location ■ Municipality of Pembroke Pines □ Municipal Service District		
■ Certified Copy of Municipal Resolution: No: 2020-04, Resolution no: 3883 Date(s): 01-22-2020		
Sketch and Legal Description by: Raymond Young, PSM #5799, Craven Thompson & 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: Otis, Keeve Date: 12-09-2019		
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.		
Deanna Kalil Digitally signed by Deanna Kalil Date: 2020 10 20 11:14:07 -04'00'		
Reviewed and Approved as to Form by: Signature		
Print Name: Deanna Kalil Date: 10/20/2020		
Finit Name Date:		



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

Exhibit 1 Page 2 of 8

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.			

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PROPERTYINFORMATION			
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: Municipality	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: 🖊 Full 🗸 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? Yes V No If No, previous Application No: 2015-V-11			

ADDITIONAL PETITIONER INFORMATION		
Petitioner 2:	Folio(s):	
Address:	Phone:	
Address (cont'd):	Fax:	
City, State Zip:	Email:	
ADDITIONAL PETITIONE	RINFORMATION	
Petitioner 3:	Folio(s):	
Address:	Phone:	
Address (cont'd):	Fax:	
City, State Zip:	Email:	
ADDITIONAL PETITIONEI	R INFORMATION	
Petitioner 4:	Folio(s):	
Address:	Phone:	
Address (cont'd):	Fax:	
City, State Zip:	Email:	
ADDITIONAL PETITIONEI	R INFORMATION	
Petitioner 5:	Folio(s):	
Address:	Phone:	
Address (cont'd):	Fax:	
City, State Zip:	Email:	
ADDITIONAL PETITIONER	RINFORMATION	
Petitioner 6:	Folio(s):	
Address:	Phone:	
Address (cont'd):	Fax:	
City, State Zip:	Email:	
ADDITIONAL PETITIONER	RINFORMATION	
Petitioner 7:	Folio(s):	
Address:	Phone:	
dress (cont'd):		
City, State Zip:	Email:	
ADDITIONAL PETITIONER	RINFORMATION	
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	
110/20	limited liability company	Christopher C. Finlay, Chairman/CEO
Date	Petitioner	(print name) By
KA		(signature) Kozma Kumam'
5	Witness	(Witness print name)
	Witness	(Witness print name)
PETITIONER	/OWNER (2):	
Date	Petitioner	(print name)
		Ву
		(signature)
	Witness	(Witness print name)
	Witness	(Witness print name)

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 who is personally known to me or has produced as identification. **NOTARY Notary Signature:** (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	MIAMI-DADE		
I hereby cert acknowledgn Christopher	nents,	red before me, an officer duly authorized to administer	oaths and take (name)
as Manager			(title)
	A POINTE APARTMENTS LLC		(name of entity),
	Limited Liability Company	(type of corporation/partners	
	on behalf of the business or governr	who being first duly sworn by me this day, deposes and nent entity as Petitioner(s) in the foregoing Application	
20 20, by Ch	ristopher C. Finlay, Manager of Vent sonally known to me or	re me this 10 day of Tanuary ura Pointe Apartments, LLC, a Delaware Limited Liabil ced	ity Company
NOTARY (SEAL)		Notary Signature:	, , , , , , , , , , , , , , , , , , ,
		Print Name: SUZANNE L. WILDIER	
	Suzanne L. Wilder	Notary Public in and for the County and Sta	ate last aforesaid.
TO THE TOP	NOTARY PUBLIC STATE OF FLORIDA	My Commission Expires: 4/217	2022
	Comm# GG914491 Expires 4/25/2022	Serial No., if any:	4491

AFFIDAVIT TO AUTHORIZE PETITIONER(S) AGENT

I/We, C	Christopher C. Fin	lay, Manager of Ventura Pointe	Apartments, LLC, a Delawar	e Limited Liability Company
propert	ty to be vacated in	the subject Application for Vacation	on and Abandonment, being du	, the property owner(s) of ly sworn, depose(s) and say(s):
1,		the owner(s) and record title hold ber(s) is/are as follows:51411	er(s) of the lands that are to be 0140010	vacated and abandoned.
2.	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 Point	te Apartments, LLC		
	Name of Pe	titioner/Owner(s)		
	Ву			
	(si	gnature)		
	Christopher C.			
	(prii	nt name)		
	10 day of TAN	MARY , 20 20		
State	FLORID	Α		
County	MIAMI-E	DADE		
20 <u>20</u> , b who is ✓	y Christopher C. F personally known	ras acknowledged before me this inlay, Manager of Ventura Pointe to me or has produced	Apartments, LLC, a Delaware	Limited Liability Company
as identi	ification.			
	NOT		Notary Signature:	
	(SE	AL)	Print Name: Suzana	E 1 WILDER
	0	and I Mildon		
	NOTA	nne L. Wilder ARY PUBLIC		County and State last aforesaid. Y 25 2022
		E OF FLORIDA n# GG914491	My Commission Expires:	96914491
	.0	res 4/25/2022	Serial No., if any:	-10/-11/14/1



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

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