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: 1/21/2020					
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): Clarkson-Bergman Family Partnership, Ltd.					
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: Date Accepted: August 7, 2018					
■ Vacation Petition Application Date Accepted: August 7, 2018 ■ 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:					
Print Name: KRISTIN M. CARTER Date: 01 23 2020					



Public Works Department REAL PROPERTY SECTION

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

2018-V-24

Phone 954-357-6826 FAX 954-357-6292

Office Use Only

Date Application Accepted: 8-7-2018

Application Number:

APPLICATION FOR VACATION AND ABANDONMENT

- A. \(\tau \) Vacation of Plats, or any Portion Thereof (BCAC 25.99)
- B. X 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): 504208000057					
Petitioner 1:	Clarkson-Bergman Family Partnership, Ltd.	Folio(s): 504208000031, 504208000050,			
Address:	3100 North Course Lane #310	Phone: 954-344-7600			
Address (cont'd): Fax:					
City, State Zip: Pompano Beach, FL 33069 Email: cladd@barrondev.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 Pers	son: Nectaria Chakas, Esq.	Phone 1: 954-779-1123		
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 gran	ited to County	y that conf	licts with	proposed	redevelopment	of subject site.
Section: 8	Tow	nship: 5	os	Range:	42E	
Approximate Stre	et Address:	400 SW 2	27th Avenue			
Location:	Municipality	Ft. Lauderd	ale		☐ Unincor	porated Broward County
Folio Number(s):	504208000031,	50420800005	7, 504208080	00050		
Plat:	unplatted					
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				
Petitioner 2:	Folio(s):			
Address:	Phone:			
Address (cont'd):	Fax:			
City, State Zip:	Email:			
ADDITIONAL PETITIONER INF	ORMATION			
Petitioner 3:	Folio(s):			
Address:	Phone:			
Address (cont'd):	Fax:			
City, State Zip:	Email:			
ADDITIONAL PETITIONER INF	ORMATION			
Petitioner 4:	Folio(s):			
Address:	Phone:			
Address (cont'd):	Fax:			
City, State Zip:	Email:			
ADDITIONAL PETITIONER INF	ORMATION			
Petitioner 5:	Folio(s):			
Address:	Phone:			
Address (cont'd):	Fax:			
City, State Zip:	Email:			
ADDITIONAL PETITIONER INF	ORMATION			
Petitioner 6:	Folio(s):			
Address:	Phone:			
Address (cont'd):	Fax:			
City, State Zip:	Email:			
ADDITIONAL PETITIONER INF	ORMATION			
Petitioner 7:	Folio(s):			
Address:	Phone:			
Address (cont'd):	Fax:			
City, State Zip:	Email:			
ADDITIONAL PETITIONER INF	ORMATION			
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.

CLARKSON-BERGMAN FAMILY PARTNERSHIP, LTD., a Florida limited partnership

PETITIONER/	OWNER(S)	Florida limited partnership		
		By: Clarkson-Bergman, Inc., a Florida corporation, its general partner		
1/25/18		By: Carol Gross Clarkson, President		
Date	, Andrew Schein	Carol Sass Markson		
00	Witness	(signature)		
Make the	Elizabeth Uendez	Carol Gross Clarkson		
	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 appeared before acknowledgments,	ore me, an officer duly authorized to administer oaths and take
(name), who being first duly sworn by me this day, of Application for Vacation and Abandonment.	lepose and state that s/he is the Petitioner in the foregoing
The foregoing instrument was acknowledged before me t 20 , by	hisday of
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:

PETITIONER ACKNOWLEDGMENT (By Business or Government Entity)

State	Florida		
County	Broward		
acknowledg	ments, Carol Gross Clarkson, as F	peared before me, an officer duly authoresident of Clarkson-Bergman, Inc., a hip Ltd., a Florida limited partnership	orized to administer oaths and take Florida corporation, the general
		ty, who being first duly sworn by me this	
and Abando		vernment entity as Petitioner(s) in the	foregoing Application for Vacation
The foregoin 2018, by who is pe as identifica	core CAROL CAROLS CLARKSO	pefore me this <u>15</u> day of <u>JULY</u> oduced <u>DRIVERS</u> LICENSE CH	02-107-45-564-0
	NOTARY (SEAL)	Driet Names	
		Print Name: Stute	
- Teacher Back			County and State last aforesaid.
A	SELENA AMADO MY COMMISSION # FF 982249 EXPIRES: April 13, 2020	My Commission Expires: Serial No., if any:	APRIL 13, 2020
	Bonded Thru Notary Public Underwriters		

AFFIDAVIT TO AUTHORIZE PETITIONER(S) AGENT

I/We, C	arol Gross Clarkso	n, President of Clarkson-Be	rgman, Inc. a Florida corporat	ion, the general partner of
		v Partnership Ltd., a Florida in the subject Application fo		, the property owner(s) being duly sworn, depose(s) and say
1.			e holder(s) of the lands that are 14208000031, 5042080000	e to be vacated and abandoned.
2.			ent to act on my/our behalf in t Broward County Board of Co	
	Name:	Lochrie & Chakas, P.A.		
	Address:	1401 E. Broward Blvd.		
	City, State Zip:	Ft. Lauderdale, FL 33301		
	Telephone:	954-779-1123/954-426-43	05	
	Contact Person:	Nectaria Chakas/Robert L	ochrie/Linda Strutt	
State County	Name of Pe	an Family Partnership, Ltd. etitioner/Owner(s) MANA Clarks ignature) NDSS Clarks int name) , 20 Mark	, Prosider	
20 <u>≀8</u> , by who is[egoing instrument v y <u>CAPOL</u> C personally known ification.	was acknowledged before many cost control of the produced of t	DRIVERS LICENSE C	462-107-45-564-0
	NOT (SE	ARY		
1			Print Name:SELE	ENA AMADO
	MY CO	SELENA AMADO MMISSION # FF 982249	Notary Public in and for the	ne County and State last aforesaid.
	EXP	PIRES: April 13, 2020 u Notary Public Underwriters	My Commission Expires:	APRIL 13, 2020
3			Serial No., if any:	