

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: 05/15/2020

To: County Attorney's Office Attention: Maite Azcoitia, Office of County Attorney

From: Planning and Development Management Division

Subject: Vacation Petition No. 2019-V-06

Petitioner(s): Diplomat Golf Estates

Agent for Petitioner(s): Linda Strutt, AICP

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: 06/21/2019

Required Documentation:

- Vacation Petition Application Date Accepted: 06/07/2019
- File Fee (made payable to Broward County Board of Commissioners and deposited)
- Petitioner Notice of Intent Dates Published: 03/06/2019 and 03/13/2019
- Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: 2/10/2020
- Property Location Municipality of Hallandale Municipal Service District
- Certified Copy of Municipal Resolution: No: 2019-016 Date(s): 02/20/2019
- Sketch and Legal Description by: John Liptak, PSM #5664, Maser Consulting, PA
- 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: Pathman Lewis, LLP Date: 3/3/2020
- 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: 2020.06.26 02:46:56 -04'00'

Reviewed and Approved as to Form by: _____
Signature

Print Name: Deanna Kalil Date: 6/26/2020



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:
 6/7/2019

Application Number: 2019-V-06

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: Maltese Diplomat Owner LLC	Folio(s): 5142 26 11 0011
Address: 501 Diplomat Parkway	Phone: 305-747-6408
Address (cont'd):	Fax:
City, State Zip: Hallandale Beach, FL 33009	Email: aripearl@gmail.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: Linda C. Strutt, AICP	Phone 1: 954-426-4305
Address: 3 Linda Strutt Consulting, Inc.	Phone 2: 754-264-2184
Address (cont'd): 227 Goolsby Blvd.	Fax: 954-725-3342
City, State Zip: Deerfield Beach, FL 33442	Email: linda@struttconsulting.com
Note: Proof of Agent Authorization by Petitioners required.	

PROPERTY INFORMATION	
Vacation Requested: (brief description) Vacate portion of 40-foot platted drainage easement within Parcel B of Diplomat Golf Estates plat (approximately 440 feet long).	
Section: 26	Township: 51S Range: 42E
Approximate Street Address: 501 Diplomat Parkway	
Location: <input checked="" type="checkbox"/> Municipality	<input type="checkbox"/> Municipal Services District
Folio Number(s): 5142 26 11 0011	
Plat: Diplomat Golf Estates (Tract B)	
Surveyor/Mapper: Maser Consulting, P.A.	
Legal Description Attached: <input checked="" type="checkbox"/> Full <input checked="" type="checkbox"/> Short	Zoning: Planned Development Land Use: General Commercial
Reason for Vacation (be specific): Eliminate conflict with proposed commercial building. Facilities to be relocated within new easement.	
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: KCP 9, LLC (mortgagee)	Folio(s): 5142 26 11 0011
Address: 21500 Biscayne Blvd. Unit #700	Phone: 305-560-5292
Address (cont'd):	Fax: 305-560-5290
City, State Zip: Miami, Fl. 33180	Email: legal@kawa.com
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)

3.5.19 Maltese Diplomat Owner LLC
Date Petitioner

[Signature]

Witness
[Signature]

Witness

Ari Pearl

(print name)

By [Signature]

(signature)

Lewis Rivman

(Witness print name)

ALIOSA MAFTEI

(Witness print name)

2/26/19 KCP9 LLC
Date Petitioner

[Signature] Peter Cunha

Witness
[Signature] Tatjana Martin

Witness

(print name)

By [Signature]

(signature)

Daniel Ades

(print signer's name)

PETITIONER ACKNOWLEDGMENT (By Business or Government Entity)

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, Ari Pearl (name)
as Owner (Principal) (title)
of Maltese Diplomat Owner LLC (name of entity),
a Delaware limited liability company (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 5th day of March
2019 by Ari Pearl
who is personally known to me or has produced _____
as identification.

NOTARY
(SEAL)



Sviltana Fidler
Commission # GG207618
Expires: 8/16/2022
Bonded thru Aaron Hester

Notary Signature: [Signature]
Print Name: Sviltana Fidler
Notary Public in and for the County and State last aforesaid.
My Commission Expires: 8-6-22
Serial No., if any: GG 207618

PETITIONER ACKNOWLEDGMENT (By Business or Government Entity)

State Florida
County Miami-Dade

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Daniel Ades
_____ (name)
as Authorized Officer _____ (title)
of KCP9 LLC _____ (name of entity),
a Delaware limited liability company _____ (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 26th day of February
2014, by Daniel Ades
who is personally known to me or has produced _____
as identification.

NOTARY
(SEAL)



Notary Signature: [Signature]
Print Name: Brittany C Lara
Notary Public in and for the County and State last aforesaid.
My Commission Expires: 01/24/2023
Serial No., if any: GG294667

AFFIDAVIT TO AUTHORIZE PETITIONER(S) AGENT

I/We, Maltese Diplomat Owner LLC

_____, 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: 5142 26 11 0011
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: Linda Strutt Consulting, Inc.
 Address: 227 Goolsby Boulevard
 City, State Zip: Deerfield Beach, FL 33442
 Telephone: 954-426-4305
 Contact Person: Linda C. Strutt, AICP

Maltese Diplomat Owner LLC

Name of Petitioner/Owner(s)

By [Signature]
(signature)

Ari Pearl
(print name)

5th day of MARCH, 2019

State Florida

County Broward

The foregoing instrument was acknowledged before me this 5th day of MARCH 2019, by Ari Pearl who is personally known to me or has produced _____ as identification.

NOTARY
(SEAL)



Swilene Fidler
Commission # **GG207618**
Expires: **8/6/2022**
Bonded thru **Aaron Notary**

Notary Signature: [Signature]
Print Name: Swilene Fidler

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

My Commission Expires: 8-6-2022

Serial No., if any: # GG 207618

AFFIDAVIT TO AUTHORIZE PETITIONER(S) AGENT

I/We, KCP9 LLC

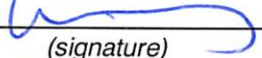
_____ mortgagee
_____, the property owner(s) of
property to be vacated in the subject Application for Vacation and Abandonment, being duly sworn, depose(s) and say(s):

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: 5142 26 11 0011
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: Linda Strutt Consulting, Inc.
 Address: 227 Goolsby Boulevard
 City, State Zip: Deerfield Beach, FL 33442
 Telephone: 954-426-4305
 Contact Person: Linda C. Strutt, AICP

KCP9 LLC

Name of Petitioner/Owner(s)

By 
 (signature)
Daniel Ades
 (print name)


26th day of February, 20 19

State Florida
 County Miami-Dade

The foregoing instrument was acknowledged before me this 26th day of February
 20 19, by Daniel Ades
 who is personally known to me or has produced _____
 as identification.

NOTARY
(SEAL)



Notary Signature: 
 Print Name: Brittany C Lara
 Notary Public in and for the County and State last aforesaid.
 My Commission Expires: 01/24/2023
 Serial No., if any: GG 294667