

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: 10-14-2020

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

From: Planning and Development Management Division

Subject: Vacation Petition No. 2020-V-12

Petitioner(s): Crystal Lake Commerce Center, LLC/Quirino D' Alessandro

Agent for Petitioner(s): Kalis Kleiman and Wolfe

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: 08-31-2020

File Fee (made payable to Broward County Board of Commissioners and deposited)

Petitioner Notice of Intent                      Dates Published: 06-26-20 and 07-02-20

Certificate of Real Estate Taxes Paid [Revenue Collection Division]                      Date: 08-10-2020

Property Location  Municipality of Deerfield Beach                       Municipal Service District

Certified Copy of Municipal Resolution: No: XXXX                      Date(s): XXX

Sketch and Legal Description by: Ernest W. Duncan. PSM 5182

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: Neal R. Kalis, ESQ. Bar No. 186890                      Date: 08-10-20

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: Damaris Y. Henlon                      Digitally signed by Damaris Y. Henlon  
Date: 2020.11.17 13:50:04 -05'00'

**Signature**

Print Name: Damaris Y. Henlon                      Date: November 17, 2020

9/14



Application Number 2020-V-12

Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

## Development and Environmental Review Online Application

Project Information			
Owner/Applicant/Petitioner Name Crystal Lake Commerce Center, LLC/Quirino D'Alessandro Sr., Mgr.			
Address 4250 North Powerline Road	City Deerfield Beach	State FL	Zip 33073
Phone 954-874-3894	Email anthonyd@lanzo.org		
Agent for Owner/Applicant/Petitioner Kalis Kleiman & Wolfe		Contact Person Neal R. Kalis	
Address 7320 Griffin Road, Suite 109	City Davie	State FL	Zip 33314
Phone 954-791-0477	Email neal@kklaw.us		
Plat/Site Plan Name LANZO INDUSTRIAL CENTER PHASE II			
Plat/Site Number		Plat Book - Page (if recorded) PB 183/Pg 324 Broward County	
Folio(s) 484215000160			
Location East side of N. Powerline Rd. at/between/and NW 40th Court and/of NW 44th Court <small>north side/corner north street name street name / side/corner street name</small>			

Type of Application (this form required for all applications)
Please check all that apply (use attached <b>Instructions</b> for this form).
<input type="checkbox"/> Plat (fill out/PRINT <i>Questionnaire Form, Plat Checklist</i> )
<input type="checkbox"/> Site Plan (fill out/PRINT <i>Questionnaire Form, Site Plan Checklist</i> )
<input type="checkbox"/> Note Amendment (fill out/PRINT <i>Questionnaire Form, Note Amendment Checklist</i> )
<input checked="" type="checkbox"/> Vacation (fill out/PRINT <i>Vacation Continuation Form, Vacation Checklist</i> , use <i>Vacation Instructions</i> )
<input checked="" type="checkbox"/> Vacating Plats, or any Portion Thereof (BCCO 5-205)
<input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)
<input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)
<input checked="" type="checkbox"/> Vacation ( <i>Notary Continuation Form Affidavit</i> required, fill out <i>Business Notary</i> if needed)

Application Status			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input checked="" type="checkbox"/> N/A
What was the project number assigned by the Planning and Development Division?	Project Number	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name		<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
<b>If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.</b>			

Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
<b>If YES, please answer the following questions.</b>	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
<b>If YES, please answer the following questions.</b>	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	

School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>If the answer is "Yes" to any of the questions above</b>	
<b>RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.</b>	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Industrial	Land Use Plan Designation(s) Industrial
Zoning District(s) M-3c	Zoning District(s) M-3c

**Existing Land Use**

A credit against impact fees may be given for the site's current or previous use. **No credit will be granted for any demolition occurring more than eighteen (18) months and/or sixty (60) months for mobile homes of Environmental Review of construction plans.** To receive a credit, complete the following table. **Note:** If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within eighteen (18) months of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Are there any existing structures on the site?  Yes     No

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
N/A			YES   NO	YES   NO	HAS   WILL   NO
			YES   NO	YES   NO	HAS   WILL   NO
			YES   NO	YES   NO	HAS   WILL   NO

\*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building id defined by the definition in the Land Development Code.

**Proposed Use**

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
		Industrial	93,000 sf

**NOTARY PUBLIC: Owner/Agent Certification**

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

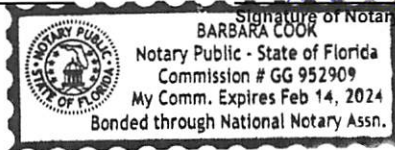
Owner/Agent Signature [Signature] Date 8/10/20

**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 10<sup>th</sup> day of August, 2020, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

Name of Notary Typed, Printed or Stamped \_\_\_\_\_ Signature of Notary Public - State of Florida [Signature]



Notary Seal (or Title or Rank) \_\_\_\_\_ Serial Number (if applicable) \_\_\_\_\_

**For Office Use Only**

Application Type <u>VACATION PER SEC. 5-205 BC CO</u>		
Application Date <u>8/27/2020</u>	Acceptance Date <u>8/31/2020</u>	Fee <u>\$1200</u>
Comments Due	Report Due <u>TBD</u>	CC Meeting Date <u>TBD</u>
Adjacent City or Cities <u>N/A</u>		
<input checked="" type="checkbox"/> Plats	<input checked="" type="checkbox"/> Surveys	<input checked="" type="checkbox"/> Site Plans
<input checked="" type="checkbox"/> City Letter	<input type="checkbox"/> Agreements	<input type="checkbox"/> Landscaping Plans
<input type="checkbox"/> Other:	<u>NOTICE OF INTENT AD</u>	
<input checked="" type="checkbox"/> Full Review	<input checked="" type="checkbox"/> Planning Council	<input checked="" type="checkbox"/> School Board
<input checked="" type="checkbox"/> Health Department	<input type="checkbox"/> Zoning Code Services (BMSD only)	<input type="checkbox"/> Land Use & Permitting
<input type="checkbox"/> Other:		
Received By <u>[Signature]</u> <u>JEAN-PAUL PEREZ</u>		



Application Number \_\_\_\_\_

**Vacation Submission Continuation Form**

Additional Petitioner Information	
Petitioner 2 U.S. Crane & Rigging, LLC	Folio(s)
Address 628 Coral Way	
City, State, Zip Fort Lauderdale, FL 33301	Phone 646-529-1196
Email tom@uscraneriggingllc.com	

Additional Petitioner Information	
Petitioner 3	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 4	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 5	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 6	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 7	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 8	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 9	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 10	Folio(s)
Address	
City, State, Zip	Phone
Email	

**AUTHENTICITY OF OWNERSHIP**

The undersigned Petitioner(s) has/have fully reviewed the instructions concerning the Application for Vacation and Abandonment and understand(s) 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 the Application to Vacate and Abandon process.

**PETITIONER**

08/17/2020  
Date

U.S. Crane & Rigging, LLC

Thomas Auringer, Manager

Print Name

Thomas Auringer  
Signature

Signature

**WITNESS**

Jamie Sanchez  
Print Name

Print Name

Jamie Sanchez  
Signature

Signature

**OWNER**

(If not petitioner)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

**WITNESS**

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

**NOTARY PUBLIC**

**STATE OF NEW YORK  
COUNTY OF ULSTER**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 17<sup>th</sup> day of August, 2020, by Thomas Auringer, Manager of U.S. Crane & Rigging, LLC, on behalf of U.S. Crane & Rigging, LLC.

He/she  is personally known to me |  has produced \_\_\_\_\_ as identification.

Timothy P. McCollgan  
Name of Notary **TIMOTHY P. MCCOLGAN**  
Notary Public, State of New York  
Reg. # 02MC6189308  
Qualified in Ulster County  
Commission Expires June 23, 2024

[Signature]  
Signature of Notary Public - State of New York

\_\_\_\_\_  
Notary Seal (or Title or Rank)

\_\_\_\_\_  
Serial Number (if applicable)



**AUTHENTICITY OF OWNERSHIP**

The undersigned Petitioner(s) has/have fully reviewed the instructions concerning the Application for Vacation and Abandonment and understand(s) 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 the Application to Vacate and Abandon process.

**PETITIONER**

Date \_\_\_\_\_ Print Name \_\_\_\_\_  
Signature \_\_\_\_\_

**WITNESS**

Print Name \_\_\_\_\_  
Signature \_\_\_\_\_

**OWNER**  
(if not petitioner)

Date 8/6/2020

Crystal Lake Commerce Center, LLC  
Quirino D'Alessandro, Sr.

Print Name \_\_\_\_\_  
Signature \_\_\_\_\_

**WITNESS**

Ann Zalewski  
Print Name \_\_\_\_\_  
Signature \_\_\_\_\_

**NOTARY PUBLIC**

STATE OF ~~FLORIDA~~ Michigan  
COUNTY OF ~~BROWARD~~ Macomb

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 6<sup>th</sup> day of August, 2020, by Quirino D'Alessandro Sr., Manager of Crystal Lake Commerce Center, LLC, on behalf of Crystal Lake Commerce Center, LLC.

He/she  is personally known to me |  has produced \_\_\_\_\_ as identification.

Helen Habuda

Helen Habuda

Name of Notary Typed, Printed or Stamped

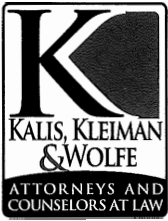
HELEN HABUDA

Signature of Notary Public - State of Florida Michigan

NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF MACOMB  
My Commission Expires May 22, 2026  
Acting in the County of Macomb

Notary Seal (or Title or Rank)

Serial Number (if applicable)



NEAL R. KALIS  
M. SCOTT KLEIMAN  
TAMI R. WOLFE

◆  
◆  
**MAIN OFFICE**  
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**TREASURE COAST OFFICE**  
P.O. Box 13075  
FORT PIERCE, FLORIDA 34979-3075  
E-MAIL INFO@KKLAW.US

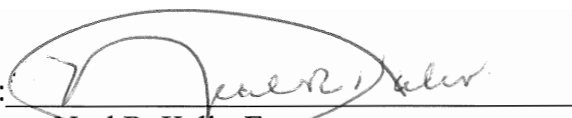
## NARRATIVE

### Crystal Lake Commerce Center, LLC/U.S. Crane and Rigging LLC

#### Vacation of 10' Utility Easement

#### Petition 2020-V-12

Petition 2020-V-12 is for the vacation of a portion of the 10' platted utility easement within Parcel A, of Lanzo Industrial Center Phase II Plat, as recorded in Plat Book 183, Page 324 of the Public Records of Broward County, Florida as more particularly depicted on the Sketch that accompanied the Petition. Letters of No Objection have been received from all effected utilities. The reason for the vacation is that the subject property (all of Parcel A), together with the adjacent property to the east, are being combined into one contiguous property for development as an industrial use facility and the 10' utility easement bisects the proposed building. The City of Deerfield Beach has previously approved both the Site Plan for this development and the vacation of a portion of the 10' utility easement.

By:   
\_\_\_\_\_  
Neal R. Kalis, Esq.  
Kalis Kleiman & Wolfe  
Agent for Crystal Lake Commerce Center, LLC  
and U.S. Crane and Rigging LLC