





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

Resilient Environment Department  
Urban Planning 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			
Address	City	State	Zip
Phone	Email		
Agent for Owner/Applicant/Petitioner		Contact Person	
Address	City	State	Zip
Phone	Email		
Plat/Site Plan Name			
Plat/Site Number	Plat Book - Page (if recorded)		
Folio(s)			
Location			
<div style="display: flex; justify-content: space-between; align-items: center;"> <span>_____ side of _____</span> <span style="border: 1px solid red; border-radius: 50%; padding: 2px;">at/between</span> <span>and _____</span> <span style="border: 1px solid red; border-radius: 50%; padding: 2px;">and</span> <span>of _____</span> </div> <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 5px;"> <span><i>north side/corner north</i></span> <span><i>street name</i></span> <span><i>street name / side/corner</i></span> <span><i>street name</i></span> </div>			

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

<b>Application Status</b>			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input 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 type="checkbox"/> N/A
What was the project number assigned by the Planning and Development Division?	Project Number	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name		<input 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>			

<b>Replat Status</b>	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input type="checkbox"/> Yes <input 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.	

<b>School Concurrency (Residential Plats, Replats and Site Plan Submissions)</b>	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input type="checkbox"/> Yes <input 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 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 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 type="checkbox"/> No
<b><u>If the answer is "Yes" to any of the questions above</u></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)	Land Use Plan Designation(s)
Zoning District(s)	Zoning District(s)

Existing Land Use					
<p>A credit against impact fees may be given for the site's current or previous use. <b>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.</b> To receive a credit, complete the following table. <b>Note:</b> If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated <u>within</u> 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.</p>					
<p>Are there any existing structures on the site? <span style="float: right;"><input type="checkbox"/> Yes    <input type="checkbox"/> No</span></p>					
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?
			YES   NO	YES   NO	HAS   WILL   NO
			YES   NO	YES   NO	HAS   WILL   NO
			YES   NO	YES   NO	HAS   WILL   NO
<p>*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.</p>					

Proposed Use			
RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area





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

**AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT**

I/We Deerfield Development Resources, LLC  
the property owner(s) of the property to be vacated in the subject of the Application, 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:

See Attached Document

2. That I/we do hereby appoint the following Agent to act on my/our behalf in the processing of the subject of the Application to the Broward County Board of County Commissioners.

Name: Joshua Horning / Liam Sargent

Address: 1615 S Congress Avenue

City, State, Zip: Delray Beach, FL 33445

Telephone: 561.484.5257

Contact Person: Liam Sargent

Deerfield Development Resources

04/06/2022

Name of Owner/Petitioner

Date

Joshua Horning

Joshua Horning

Name of Agent

Signature of Agent

**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 17th day of June, 2022, by Christopher Partridge, of \_\_\_\_\_, on behalf of \_\_\_\_\_.

He/she  is personally known to me |  has produced Drivers License as identification.

Monica Diaz  
Name of Notary Typed, Printed or Stamped

[Signature]  
Signature of Notary Public - State of Florida



Serial Number (if applicable)



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

**NOTARY PUBLIC: Business/Government Entity Certification**

This is to certify that I am the authorized acting agent of the business/government entity that is 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 authorized acting agent of the business/government entity.

Joshua Horning  
Agent Signature for Business/Government Entity

04/06/2022  
Date

**NOTARY PUBLIC**

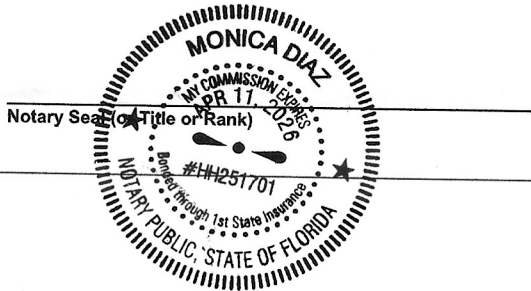
**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 17 day of June, 2022, by Chris Perdomo, the \_\_\_\_\_, on behalf of \_\_\_\_\_, a \_\_\_\_\_.

He/she  is personally known to me |  has produced Divers License as identification.

Monica Diaz  
Name of Notary Typed, Printed or Stamped

[Signature]  
Signature of Notary Public - State of Florida



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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
DEERFIELD DEVELOPMENT RESOURCES LLC

### Filing Information

**Document Number** L17000133823  
**FEI/EIN Number** 82-2209122  
**Date Filed** 06/21/2017  
**State** FL  
**Status** ACTIVE

### Principal Address

1769 NE 33RD ST.  
POMPANO BEACH, FL 33064

### Mailing Address

1769 NE 33RD ST.  
POMPANO BEACH, FL 33064

### Registered Agent Name & Address

GRANT, MARK F, ESQ.  
200 E. BROWARD BLVD., STE. 1800  
FORT LAUDERDALE, FL 33301

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

PARTRIDGE, CHRISTOPHER  
1769 NE 33RD ST.  
POMPANO BEACH, FL 33064

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2020	03/18/2020
2021	03/08/2021
2022	05/04/2022

### Document Images

[05/04/2022 -- ANNUAL REPORT](#)

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<a href="#">03/08/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/18/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/15/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/05/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/21/2017 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations



October 20<sup>th</sup>, 2022

Diego Penaloza,  
Resilient Environment Department  
Urban Planning Division  
1 North University Drive,  
Plantation, FL 33324

**RE: *Vista Clara Apartments – Pennell Family Plat  
Request Letter for Broward's Involvement with Easement Abandonment***

To Mr. Penaloza,

Vista Clara Apartments consists of multiple properties, located at 414, 430, 454, & 480 NE 1<sup>st</sup> Avenue, 240 NE 5<sup>th</sup> Street, 412,424,430,446,450& 458 N River Drive, and 409 N River Avenue. See attached survey for the legal description and folio numbers.

As part of an existing municipal approved site plan, the applicant is requesting the abandonment of a 20' utility easement and portions of a 10' utility easement lying within Parcels A and B of the Pennell Family Plat, as recorded in Plat Book 160, Page 23 of the public records of Broward County, Florida.

The platted easement, having received City of Deerfield Beach action abandoning any interest in the same, is hereby included as a request to Broward County to review and schedule the abandonment of platted easement through the Board of County Commission. The applicant has attached an exhibit sheet describing the request, letters of no objection, and history of action by Deerfield Beach, including the Pennell Family Plat Utility Easement shown on Plat Book 160 Page 23.

Please contact me at (561) 484-5257 or [liam.sargent@kimley-horn.com](mailto:liam.sargent@kimley-horn.com) should you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Liam Sargent". The signature is stylized and somewhat abstract, with a large loop at the end.

Liam Sargent, Planner

Copy to: File