Environmental Protection and Growth Management Department Pa 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: August 6, 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-03
Petitioner(s): PPF AMLI 9021 Peters Road, LLC
Agent for Petitioner(s): John Voigt, Doumar Allsworth
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: June 11, 2019
Required Documentation:
Vacation Petition Application Date Accepted: March 8, 2019 File Fee (made revealed to Brown of County Board
 File Fee (made payable to Broward County Board of Commissioners and deposited) Petitioner Notice of Intent Dates Published: Aug. 19, 2020 and Aug. 26, 2020
Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: Feb. 4, 2020 Date: Feb. 4, 2020
■ Property Location ■ Municipality of Plantation □ Municipal Service District
■ Certified Copy of Municipal Resolution: No: 12236 Date(s): 3/9/2016
Sketch and Legal Description by: Cary D. Winningham, PSM #2961, Winningham & Fradley, 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: Doumar, Allsworth, Laystrom, Voigt, Wachs & Adair, LLP Date: 1/28/2019
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.
Damaris Y. Henlon Digitally signed by Damaris Y. Henlon Date: 2020.09.01 14:46:10 -04'00'
Signature
Print Name: Damaris Y. Henlon Date: September 1, 2020



Public Works Department REAL PROPERTY SECTION

115 South Andrews Avenue (Room 501-RP) Ft. Lauderdale, FL 33301

Phone 954-357-6826

Application Number:

FAX 954-357-5544

2019-V-03

Page 2 of 8 Office Use Only

Exhibit 1

Date Application Accepted:

2/28/2019

APPLICATION FOR VACATION AND ABANDONMENT

- A.

 Vacation of Plats, or any Portion Thereof (BCAC 25.99)
- B. T 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: PPF AMLI 9021 Peters Road, LLC	Folio(s): 5041 09 27 0010		
Address: 141 W. Jackson Blvd., Ste. 300	Phone: 770-281-3317		
Address (cont'd):	Fax:		
City, State Zip: Chicago, IL 60604 Email: kneal@amli.com			
Important: Proof of Property Ownership required. Note: For Co-Petitioners/Owners, complete additional Petitioner/Owner Infor	mation page(s).		

AGENT INFORMATION		
Agent for Petitioners: Doumar Allsworth		
Contact Person: John Voigt	Phone 1: 954-762-3400	
Address: 1177 S.E. 3rd Avenue	Phone 2: 954-651-5444	
Address (cont'd):	Fax: 954-525-3423	
City, State Zip: Fort Lauderdale, FL 33316 Email: jdvoigt@aol.com		
Note: Proof of Agent Authorization by Petitioners required.		

PROPERTY INFORMATION		
Vacation Requested: (brief description) Vacation of sidewalk easement, a portion of a utility easement, and access easement, each as described on Exhibits "B" attached hereto.		
Section: 09 Township: 50S Range: 41E		
Approximate Street Address: 8021 Peters Road, Plantation, FL 33324		
Location: Municipality Unincorporated Broward County		
Folio Number(s): 5041 09 27 0010		
Plat: Jacaranda Parcel 817 Plat		
Surveyor/Mapper:		
Legal Description Attached: X Full Short Zoning: SPI-3 Land Use: Vacant Residential		
Reason for Vacation These easements, or the portions thereof that are to be vacated, are neither needed or in use and must be vacated to allow for construction of an (be specific): apartment complex.		
First Application? X Yes No If No, previous Application No:		

ADDITIO	NAL PETITIONER INFORMATION
Petitioner 2:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITIO	NAL PETITIONER INFORMATION
Petitioner 3:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITIO	NAL PETITIONER INFORMATION
Petitioner 4:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITIO	NAL PETITIONER INFORMATION
Petitioner 5:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITIO	NAL PETITIONER INFORMATION
Petitioner 6:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITIO	NAL PETITIONER INFORMATION
Petitioner 7:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITIO	NAL 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)

3/6/17 PI	PF AMLI 9021 PETERS ROAD, LLC	KEVIN NEAL
Date	Petitioner	(print name)
Lila m	. Williams	By Rin M
111	Witness	(signature)
C. UM	Tent	LEVIN NEAL
	Witness	(print signer's name)
		As authorized person for Petitioner
	~	
Date	Petitioner	(print name)
		Ву
	Witness	(signature)
	Witness	(print signer's name)

PETITIONER ACKNOWLEDGMENT (By Business or Government Entity)

State	FLORIDA		
County	BROWARD		
	that an this day, was a allow a magnet	hafana nan an affican dulu authanimad ta adus	iniatan aatlaa and taka
the tright of the same of the		before me, an officer duly authorized to adm	linister oaths and take
acknow l edgm	ents, Kevin Neal		(nomo)
	A 11 1 D		(name) (title)
as of	Authorized Representativ		(name of entity),
a	PPF AMLI 9021 PETERS ROAD, LL		(Harrie of entity),
a	Florida limited liability com		rtnership/government),
on behalf of	the husiness or government entity who	being first duly sworn by me this day, depos	
		ent entity as Petitioner(s) in the foregoing A	
and Abandon		and entity do a cultioner(e) in the releganty a	ippiiodiioii ioi vadaiioii
and Abandon	mont.		
The foregoing	instrument was acknowledged before n	ne this 6th day of March	
2017. by	Kevin Neal	2	
who is pers	sonally known to me or has produced		
as identification			
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		Cothun and 1	
	NOTARY	y J	
Ĭī			
1	JOHN D. VOIGT MY COMMISSION # FF 187431	Print Name: JOHN D-VA	OLIT
3 1	TAPINES: January 15 2010		
<u>l</u>	Bonded Thru Notary Public Underwriters	Notary Public in and for the County and	JOHN D. VOIGT
	A CONTRACTOR OF THE PARTY OF TH	My Commission Expires:	LIV COMMISSION # FF 18/431
		4124 (EXPIRES: January 15, 2019 onded Thru Notary Public Underwriters
		Serial No. if any:	onded Infu Notary Fubility

Serial No., if any:

AFFIDAVIT TO AUTHORIZE PETITIONER(S) AGENT

I/We,	PPF A	MLI 9021 PETERS ROAD, LLC
of prope	erty to be vacated in	, the property owner(s) the subject Application for Vacation and Abandonment, being duly sworn, depose(s) and say
(s):		
1.	That I/we am/are t my/our Folio Numb	ne owner(s) and record title holder(s) of the lands that are to be vacated and abandoned. er(s) is/are as follows: 5041 09 27 0010
2.	That I/we do hereb Application for Vac	y appoint the following Agent to act on my/our behalf in the processing of the subject ation and Abandonment to Broward County Board of Commissioners:
	Name:	Doumar Allsworth
	Address:	1177 S.E. 3rd Avenue
	City, State Zip:	Fort Lauderdale, FL 33316
	Telephone:	954-762-3400
	Contact Person:	John D. Voigt, Esquire
	By Ken (sig	Sozi Reters Road, LCC itioner/Owner(s) mature) NEAL t name) 1.20 17
State	FLO	RIDA
County	BR	THE YARD
2017, b	by Ce	ras acknowledged before me this of March to me or has produced
	NOT (SE	

My Commission Expires:

Serial No., if any:

JOHN D. VOIGT
MY COMMISSION # FF 187431
EXPIRES: January 15, 2019
Bonded Thru Notary Public Underwriters

LAW OFFICES DOUMAR, ALLSWORTH, LAYSTROM, VOIGT, ADAIR & DISHOWITZ, LLP

JOHN H. ADAIR, III, P.A. EMERSON ALLSWORTH, P.A. E. SCOTT ALLSWORTH, P.A. MARK E. ALLSWORTH, P.A. 1177 SOUTHEAST THIRD AVENUE FORT LAUDERDALE, FLORIDA 33316-1109 BROWARD (954) 762-3400 TOLL FREE (866) 242-9488 TELEFAX (954) 525-3423 WEBSITE: SFLALAW.COM

BENJAMIN R. DISHOWITZ, P.A. RAYMOND A. DOUMAR, P.A.*
C. WILLIAM LAYSTROM, JR., P.A. JOHN D. VOIGT, P.A.
JEFFREY S. WACHS, P.A.+

OF COUNSEL JOHN W. PERLOFF, P.A. JODIE SIEGEL, P.A.

+ALSO ADMITTED IN PENNSYLVANIA
*FORMERLY ADMITTED IN MICHIGAN

: Broward County Vacation of Easements Application

Jacaranda Parcel 817

Applicant: PPF AMLI 9021 Peters Road, LLC

Date: January 29, 2019

LETTER OF INTENT

The Applicant, PPF AMLI 9021 Peters Road, LLC, has obtained development approval to construct Crossroads Residences at 8021 Peters Road. This is a multifamily residential rental community. The parcel is on the north side of Peters Road, west of University Drive, and immediately east of S.W. 80th Terrace at the entrance to the Crossroads Office Park. As part of the site plan approval process with the City of Plantation, certain easements were identified that need to be vacated to accommodate the new development. The Applicant files this application for vacation of those three easements.

Specifically, the Jacaranda Parcel 817 Plat created an access easement in the southeast corner of the property that is not being utilized and is no longer needed. Further, the plat created a 15 ft. utility easement running north and south along the east property line. The Applicant is seeking to vacate the five westernmost feet of this easement for the entire length of the property. Third, the original developer of the plat granted a sidewalk easement to Broward County on the south side of the property along the north side of Peters Road, running east and west. The Applicant seeks to vacate portions of this sidewalk easement.

The City of Plantation has previously approved the vacation of

these three easements. In addition, all utilities including FP&L, AT&T, Comcast, TECO and the City of Plantation Utilities Department, have agreed to the vacation and all utilities have already been relocated as necessary.

Respectfully submitted,

OHN/D. VOIGT