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: October 29, 2019
To: County Attorney's Office Attention: Maite Azcoitia, Office of County Attorney
From: Planning and Development Management Division
Subject: Vacation Petition No. 2018-V-20
Petitioner(s): _Sunshine State Builders, Inc.
Agent for Petitioner(s): American Engineering & Construction, Inc.
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
Discht of Man
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: 8/22/2018
Required Documentation: Date Accepted: July 3, 2018
File Fee (made payable to Broward County Board of Commissioners and deposited)
Petitioner Notice of Intent Dates Published: 5/23/2019 and 5/30/2019
■ Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: 4/16/2019
■ Property Location ■ Municipality of Davie
Certified Copy of Municipal Resolution: No: 2017-002 Date(s):January 4, 2017
Sketch and Legal Description by: Paul J. Stowell, PLS No. 5241
 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: Richard T. Donato Date: 6/19/2019
■ 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: Lenjamin Crego
Reviewed and Approved as to Form by: Signature
Print Name: Benjamin D. Crego Date: 10/29/19



Public Works Department REAL PROPERTY SECTION

115 South Andrews Avenue (Room 501) Ft. Lauderdale, FL 33301 Phone 954-357-6826 FAX 954-357-5544

Page 2 of 7

Date Application Accepted:

7-3-2018

Application Number	Ap	pl	icatio	n Nu	ımber:
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2018-1-20

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- 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): Sunshine State Builders Inc.						
Petitioner 1: Mohammad Zarbafi	Folio(s): 504126 - 04 - 0336					
Address: 6239 5W 55 Cf.	Phone: 954-275-5238					
Address (cont'd):	Fax:					
City, State Zip: Davie FL 33314 Email: moezarbasia Aol. Com						
Important: Proof of Property Ownership required.						
Note: For Co-Petitioners/Owners, complete additional Petitioner/Owner Information pag	e(s).					
AGENT INFORMATION	ON , ,					
Agent for Petitioners: American Engineering & Construction Inc.						
Contact Person: Gus Khavanin Phone 1: 954- 224-1386						
Address: 13420 SW 36 Cf. Phone 2:						
Address (cont'd):						
City, State Zip: Davie FL 33330 Email: gus. Kha @ Hotman . Com						
Note: Proof of Agent Authorization by Petitioners required.						
PROPERTYINFORMATION						
Vacation Requested: (brief description) Abandonment of Road R-o-w (will not going 6						
be Constructed (No Ro-w on west side & south side)						
Section: 26 Township: 505 Range: 41E.						
Approximate Street Address: 5745 S. W. 44 Court						

Location: Unincorporated Broward County Municipality DAVIE Folio Number(s): -04-0330 OF COMMERCE COLORED Plat: SUBDIVISION DAVIE Surveyor/Mapper: Zoning: RAC, ND4 Legal Description Attached: X Full Short Land Use: Abandonment of the Road (Eastern side), No R-o-w on west side Reason for Vacation (be specific): First Application? Yes No If No, previous Application No:

NOTE: Please type/print clearly. Application must be complete and accurate for acceptance.

ADDITIONAL PETITIONER INF	FORMATION
Petitioner 2:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITIONAL PETITIONER INF	FORMATION
Petitioner 3:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITIONAL PETITIONER INI	FORMATION
Petitioner 4:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITIONAL PETITIONER INF	FORMATION
Petitioner 5:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITIONAL PETITIONER INF	FORMATION
Petitioner 6:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITIONAL PETITIONER INF	FORMATION
Petitioner 7:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITIONAL PETITIONER INF	FORMATION
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)	
6/27/19 much, yantof.	Mohammad ZarbaFi
Date Petitioner	By anh, gulf.
	4signature)
Susan Salvita	Susan B Doster
Witness	(Witness print name)
	By Soan Balotter
	(Witness signature)
6/27/19 Zuch, yarlf.	Mohammad ZarbaFi
Date Owner (if not petitioner)	(print name)
	By Bulu, youlf
	(signature)
Aser Solosta	Susan B Doster
Witness	(Witness print name)
	By Som Shoth
	(Witness signature)

PETITIONER ACKNOWLEDGMENT (By Individual)

State	-
County	-
	peared before me, an officer duly authorized to administer oaths and take
(name), who being first duly sworn by me t Application for Vacation and Abandonment.	this day, depose and state that s/he is the Petitioner in the foregoing
The foregoing instrument was acknowledged be 20 , by	efore me thisday of
who is personally known to me or has pro as identification.	duced
NOTARY	Notary Signature:
(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	
take acknowl	fy that on this day personally appeared bedgments, Mohammad Zarbafi ent State Builders Inc.	efore me, an officer duly authorized to administer oaths and
of Sunshine Florida Co	State Builders Inc. rporation	
s/he is author		eing first duly sworn by me this day, deposes and states that nment entity as Petitioner(s) in the foregoing Application for
20.19, by Ma	g instrument was acknowledged before me bhammad Zarbafi	e this 27thday of June
who is pers as identification	sonally known to me or has produced on.	DRIVERS LICENSE
	NOTARY SEAL	Signature: Sesan Bales to
•	Notary Public State of Florida Notary Public State of Florida Notary Public State of Florida	Print Name: Susan B Doster
\}	SUSSII DOLLAR GG 200400	Notary Public in and for the County and State last aforesaid.
}	My Commission Expires 08/15/2022 Expires 08/15/2022	My Commission Expires:
€	·····	Commission/Serial No. 6 6 20 8430

AFFIDAVIT TO AUTHORIZE PETITIONER(S) AGENT

I/We,	Moh	ammac	1 Zarba	F,	
5	745 5	, w 44	court	Davie, F1 3351	the property owner(s)
				acation and Abandonment, being	
1.				older(s) of the lands that are to be	vacated and abandoned.
2.				to act on my/our behalf in the proc roward County Board of Commissi	
	Name:	Gl	igsem K	havanin	
	Address:	13	420 SW	36 Ct.	
	City, State 2	Zip:	avie, FL	33330	And an action of the second of
	Telephone:		154- 224-1	380	
	Contact Per		Gus		\
	Mahav Name	of Petitioner/O	ZarbaF, (=	sunshine state	Builders INC.)
	By 2	hu. zo	rhf.		
	Moho	(signature) (mmaa (print name)	ZarbaFi		
		1			
	day of _	JUNE	, 20(•
State	1	ORIDA			
County	12	Brown	20		
			wledged before me to		
	personally k ification.	nown to me or	has produced		
as ident	incation.				
1					
	$\overline{}$	NOTARY			
-		(SEAL)		Print Name: Jose	Maurisser
<u>م</u>		WWW.		Notary Public in and for the Cou	nty and State last aforesaid.
}	MY COM	MAURISSET MISSION # GG101657		My Commission Expires:	
}	EXPIRE	S: June 14, 2021	\$	Serial No., if any:	