



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

Review and Approval of Vacation Petition Application

Review

Date: 05/05/2022

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

From: Planning and Development Management Division

Subject: Vacation Petition No.: 2018-V-14

Petitioner(s): MG3 West Hollywood, LLC, et. al.

Agent for Petitioner(s): Keith Poliakoff, Saul Ewing Arnstein & Lehr, LLP

Type: ☐ Vacating Plats, or any Portion Thereof (**BCCO 5-205**)
 ☐ Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (**BCAC 27.68**)
 ☒ Releasing Public Easements and Private Platted Easements or Interests (**BCAC 27.69**)

Project: ☒ Easement ☐ Right-of-Way ☐ Other

Pursuant to Florida Statute Chapter 177.101 and the above sections of the Broward County Administrative Code and Code of Ordinances, 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: November 13, 2018

Required Documentation

- ☒ Vacation Petition Application Date Accepted: May 5, 2018
- ☒ File Fee (made payable to **Broward County Board of County Commissioners** and deposited)
- ☐ Petitioner Notice of Intent Dates Published: N/A and N/A
- ☒ Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: July 2, 2021
- ☒ Property Location ☒ Municipality of Hollywood ☐ Municipal Service District
- ☐ Certified Copy of Municipal Resolution No: N/A Date(s): N/A
- ☒ Sketch and Legal Description by: Robert L. Thompson, PSM #3869
- ☒ 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: Lee Ann Tranford Date: March 16, 2022
- ☒ Documentation of all reviewers responding "no objection/no comment"
- ☒ Waivers of Objection by Utility Companies
- ☒ Draft Resolution to Set Public Hearing
- ☒ Draft Resolution of Adopted Vacation

Approval

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: Kristin M. Carter

Digitally signed by Kristin M. Carter
Date: 2022.05.13 16:00:03 -04'00'

Print Name: _____

Date: _____



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:

5/2/2018

Application Number: 2018-V-14

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:MG3 West Hollywood LLC, a FL limited liability company	Folio(s):5042-31-28-0890; 0930; 0970; 0980; 0990; 1000;
Address:1915 Harrison Street 2nd FL	Phone:1010; 1020; 1030; 1040; 0200; 0590
Address cont d):	Fax:0600; 1190; 1180
City, State Zip:Hollywood, FL 33020	Email:

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:Keith Poliakoff	Phone 1:954-713-7644
Address:c/o Saul Ewing Arnstein & Lehr LLP	Phone 2:
Address cont d):200 E Las Olas Blvd., Suite 1000	Fax:954-208-8204
City, State Zip:Ft. Lauderdale, FL 33301	Email:keith.poliakoff@saul.com

Note: Proof of Agent Authorization by Petitioners required.

PROPERTY INFORMATION

Vacation Requested: Water and Sewer Easement recorded 10/26/1992 in ORB 20005, Page 204 - Copy attached
 (brief description)

Section: 31	Township: 50 South	Range:42 East
Approximate Street Address:Stirling Road & SW 35 Ave, Hollywood, FL		
Location: ☒ Municipality	☐ Municipal Services District	
Folio Number s :5042-31-28-0890; 0930; 1190; 0970; 0980; 0990; 1000; 1010; 1020; 1030; 1040; 0200; 1180; 0410; 0420; 0590; 0600		
Plat: Preserve at Emerald Hills		
Surveyor/Mapper:		
Legal Description Attached: ☒ Full ☐ Short	Zoning:	Land Use:
Reason for Vacation New Development. New water and waste water easements already recorded. (be specific):		
First Application? ☐ Yes ☒ No If No, previous Application No:2018-V-14		

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

ADDITIONAL PETITIONER INFORMATION	
Petitioner 2: Matthew Kandel, Janice Attia	Folio(s): 5042-31-28-0420
Address: 3448 Emerson Lane	Phone:
Address cont d):	Fax:
City, State Zip: Hollywood, FL 33312	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 3: Blue Angel Motel, Inc.	Folio(s): 5042-31-28-0410
Address: 1801 South Roxbury Drive	Phone:
Address cont d):	Fax:
City, State Zip: Los Angeles, CA 90035	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 4: Michael & Beth Zeitouni	Folio(s): 5042-31-28-0600
Address: 5897 Brookfield Circle West	Phone:
Address cont d):	Fax:
City, State Zip: Hollywood, Florida 33312	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 5: Raviv Jackier & Gabriella Zur	Folio(s): 5042-31-28-0590
Address: 5911 Brookfield Circle West	Phone: 954-909-0590
Address cont d):	Fax:
City, State Zip: Hollywood, Florida 33312	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)

10/27/21 Michael Zeitouni
Date Petitioner

Michael Zeitouni
(print name)
By [Signature]
(signature)

Norman Friedman
Witness

Norman Friedman
(Witness print name)
By [Signature]
(Witness signature)

10/27/21 Beth Zeitouni
Date Owner (if not petitioner)

Beth Zeitouni
(print name)
By [Signature]
(signature)

Abe Pollack
Witness

Abe Pollack
(Witness print name)
By [Signature]
(Witness signature)

PETITIONER ACKNOWLEDGMENT (By Individual)

State New York

County Sullivan

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Michael Zeitouni and Beth Zeitouni, who being first duly sworn by me this day, depose and state that s/he is the Petitioner in the foregoing Application for Vacation and Abandonment.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of October, 2021, by Michael Zeitouni and Beth Zeitouni, who is personally known to me or has produced FL DL# Z350-540-55-012-0 as identification. Exp. 07/12/2030

FL DL# Z350-060-53-714-0 Exp. 06/14/2029

NOTARY
SEAL

Signature: Lela Nussbaum

Print Name: Lela Nussbaum

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

My Commission Expires: May 26th, 2025

Commission/Serial No.: 01NU6206594

Lela Nussbaum
01NU6206594
Notary Public, State of New York
Qualified in Sullivan County
My commission expires MAY 26th, 2025

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We, Michael Zeitouni and Beth Zeitouni, the property owner(s) of the 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: 5042-31-28-0600
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: Keith Poliakoff

Address: Government Law Group, 200 S. Andrews Ave., Suite 601

City, State Zip: Ft. Lauderdale, FL 33301

Telephone: (954) 909-0590

Michael Zeitouni and Beth Zeitouni
Name of Petitioner/Owners

By [Signature]
(signature)
Michael Zeitouni and Beth Zeitouni
(print name)

Beth Zeitouni

[Signature]

12 day of October, 2021

12th day of October 2021
Date

State New York

County Sullivan

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of October, 2021, by Michael Zeitouni and Beth Zeitouni, who is personally known to me or has produced FL Driver Lic # Z 350-540-55-012-0 as identification. Exp. 01/12/2030

NOTARY
SEAL

FI DL# Z 350-060-53-714-0 Exp. 06/14/2029

Lela Nussbaum
01NU0206594
Notary Public, State of New York
Qualified in Sullivan County
My commission expires MAY 26th, 2025

Signature: [Signature]
Print Name: Lela Nussbaum
Notary Public in and for the County and State last aforesaid.
My Commission Expires: May 26th, 2025
Commission/Serial No.: 01NU0206594

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)

2/13/2021 Matthew Kandel
Date OWNER-Petitioner

MATTHEW KANDEL
(print name)
By X Matthew Kandel
(signature)

JOHN GAVENAS
Witness

JOHN GAVENAS
(Witness print name)
By [Signature]
(Witness signature)

2/13/2021 Janice Attia
Date Owner (if not petitioner)

[Signature]
(print name)
By X [Signature]
(signature)

JOHN GAVENAS
Witness

JOHN GAVENAS
(Witness print name)
By [Signature]
(Witness signature)

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We, Janice Attia and Matthew Kandel, the property owner(s) of the 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: 5042-31-28-0420
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: Keith Poliakoff

Address: Saul Ewing Arnstein & Lehr LLP, 200 E Las Olas Blvd., Ste 1000

City, State Zip: Ft. Lauderdale, FL 33301

Telephone: (954) 713-7644

Janice Attia and Matthew Kandel

Name of Petitioner/Owners

By X [Signature] and Matthew Kandel

(signature)

Janice Attia and Matthew Kandel

(print name)

13th, day of February, 2020

State Florida

County Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of February, 2020, by Janice Attia and Matthew Kandel, who is personally known to me or has produced _____ as identification.

NOTARY
SEAL



Signature: [Signature]
Print Name: Pamela J Sinzenich
Notary Public in and for the County and State last aforesaid.
My Commission Expires: 12/21/22
Commission/Serial No.: GG 282066

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

04/20/2021
Date

Mark Mintz

Print Name

Signature

WITNESS

Anthony Hoang
Print Name

Signature

OWNER

(if not petitioner)

04/20/2021
Date

Print Name

Signature

WITNESS

Yessenia G. Machuca
Print Name

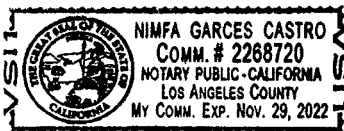
Signature

NOTARY PUBLIC

STATE OF ~~FLORIDA~~ CALIFORNIA
COUNTY OF ~~BROWARD~~ LOS ANGELES

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 20th day of April, 20 21, by Mark Mintz of Blue Angel Motel, Inc., on behalf of CA Dnvi: house. He/she ☒ is personally known to me | ☐ has produced CA Dnvi: house as identification.

NIMFA GARCES CASTRO
Name of Notary Typed, Printed or Stamped



Notary Seal (or Title or Rank)

[Signature]
Signature of Notary Public State of ~~Florida~~ California

Serial Number (if applicable)

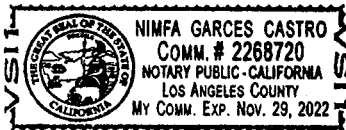
PETITIONER ACKNOWLEDGMENT (By Business or Governmental Entity)

State California
County Los Angeles

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Mark Mintz, as President of Blue Angel Motel, Inc., a Nevada corporation, on behalf of the business or governmental entity, who being first duly sworn by me this day, depose and state that s/he is authorized on behalf of the business or governmental entity as Petitioner in the foregoing Application for Vacation and Abandonment.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of April, 2021, by , Mark Mintz, who is personally known to me or has produced California Driver License as identification.

NOTARY
SEAL



Signature: [Handwritten Signature]
Print Name: NIMFA GARCES CASTRO

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

My Commission Expires: November 29, 2022

Commission/Serial No.: 2268720

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We, Mark Mintz, as President of Blue Angel Motel, Inc., a Nevada corporation, the property owner(s) of the 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: 5042-31-28-0410
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: Keith Poliakoff
Address: 200 S. Andrews Ave., Suite 601
City, State Zip: Fort Lauderdale, Florida 33301
Telephone: (954) 909-0593

Blue Angel Motel, Inc.
Name of Petitioner/Owners

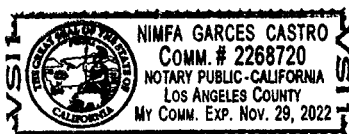
By [Signature]
(signature)
Mark Mintz
(print name)

20th day of April, 2021

State California
County Los Angeles

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of April, 2021, by Mark Mintz, who is personally known to me or has produced CA Driver License as identification.

NOTARY
SEAL



Signature: [Signature]
Print Name: NIMFA GARCES CASTRO
Notary Public in and for the County and State last aforesaid.
My Commission Expires: November 29, 2022
Commission/Serial No.: 2268720

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)

04.05.2021 MG3 West Hollywood, LLC
Date Petitioner

Hernan Leonoff
(print name)

By [Signature]
(signature)

Witness

Lourdes Chang
(Witness print name)

By [Signature]
(Witness signature)

Date Owner (if not petitioner)

Juan Ochoa
(print name)

By [Signature]
(signature)

Witness

(Witness print name)

By _____
(Witness signature)

PETITIONER ACKNOWLEDGMENT (By Business or Governmental Entity)

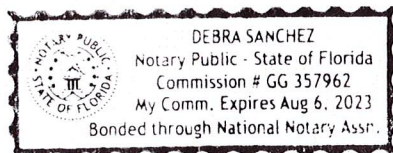
State of FL

County Miami Dade

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Hernan Leonoff, as Manager of MG3 Fund, LLC, the Manager of MG3 West Hollywood, LLC, a Florida limited liability company, on behalf of the business or governmental entity, who being first duly sworn by me this day, depose and state that s/he is authorized on behalf of the business or governmental entity as Petitioner in the foregoing Application for Vacation and Abandonment.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of April, 2021, by Hernan Leonoff, who is personally known to me or has produced _____ as identification.

NOTARY
SEAL



Signature: _____

Print Name: _____

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

My Commission Expires: 08.06.2023

Commission/Serial No.: GG 357962

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We, Hernan Leonoff, the manager of MG3 Fund, LLC, a Florida limited liability company, the manager of MG3 West Hollywood LLC, a Florida limited liability company, the property owner(s) of the 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: 5042-31-28-0890; 0930; 1190; 0970; 0980; 0990; 1000; 1010; 1020; 1030; 1040; 0200; 1180; 0590; 0600

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: Keith Poliakoff

Address: Saul Ewing Arnstein & Lehr LLP, 200 E Las Olas Blvd., Ste 1000

City, State Zip: Ft. Lauderdale, FL 33301

Telephone: (954) 713-7644

MG3 West Hollywood, LLC

Name of Petitioner/Owners

By

(signature)

Hernan Leonoff

(print name)

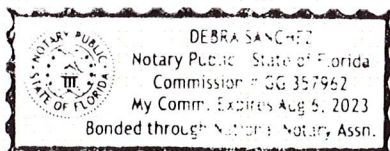
5th day of April, 2021
~~2020~~

State of FL

County Miami Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of April, 2021, by Hernan Leonoff, who is personally known to me or has produced _____ as identification.

NOTARY
SEAL



Signature: [Signature]

Print Name: Debra Sanchez

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

My Commission Expires: 08.06.2023

Commission/Serial No.: GG 357962

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)

10/27/21 Michael Zeitouni
Date Petitioner

Michael Zeitouni
(print name)
By [Signature]
(signature)

Norman Friedman
Witness

Norman Friedman
(Witness print name)
By [Signature]
(Witness signature)

10/27/21 Beth Zeitouni
Date Owner (if not petitioner)

Beth Zeitouni
(print name)
By [Signature]
(signature)

Abe Pollack
Witness

Abe Pollack
(Witness print name)
By [Signature]
(Witness signature)

PETITIONER ACKNOWLEDGMENT (By Individual)

State New York

County Sullivan

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Michael Zeitouni and Beth Zeitouni, who being first duly sworn by me this day, depose and state that s/he is the Petitioner in the foregoing Application for Vacation and Abandonment.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of October, 2021, by Michael Zeitouni and Beth Zeitouni, who is personally known to me or has produced FL DL# Z350-540-55-012-0 as identification. Exp. 07/12/2030

FL DL# Z350-060-53-714-0 Exp. 06/14/2029

NOTARY
SEAL

Signature: Lela Nussbaum

Print Name: Lela Nussbaum

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

My Commission Expires: May 26th, 2025

Commission/Serial No.: 01NU6206594

Lela Nussbaum
01NU6206594
Notary Public, State of New York
Qualified in Sullivan County
My commission expires MAY 26th, 2025

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We, Michael Zeitouni and Beth Zeitouni, the property owner(s) of the 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: 5042-31-28-0600
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: Keith Poliakoff

Address: Government Law Group, 200 S. Andrews Ave., Suite 601

City, State Zip: Ft. Lauderdale, FL 33301

Telephone: (954) 909-0590

Michael Zeitouni and Beth Zeitouni

Name of Petitioner/Owners

By [Signature]
(signature)
Michael Zeitouni and Beth Zeitouni
(print name)

Beth Zeitouni

[Signature]

12 day of October, 2021

12th day of October 2021
Date

State New York

County Sullivan

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of October, 2021, by Michael Zeitouni and Beth Zeitouni, who is personally known to me or has produced FL Driver Lic # Z 350-540-55-012-0 as identification. Exp. 01/12/2030

NOTARY

SEAL

FI DL # Z 350-060-53-714-0 Exp. 06/14/2029

Lela Nussbaum
01NU0206594
Notary Public, State of New York
Qualified in Sullivan County
My commission expires MAY 26th, 2025

Signature: [Signature]
Print Name: Lela Nussbaum
Notary Public in and for the County and State last aforesaid.
My Commission Expires: May 26th, 2025
Commission/Serial No.: 01NU0206594

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We, Raviv Jackier and Gabriella Zur, the property owner(s) of the 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: 5042-31-28-0590
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: Keith Poliakoff

Address: Government Law Group, 200 S. Andrews Ave., Suite 601

City, State Zip: Ft. Lauderdale, FL 33301

Telephone: (954) 909-0590

Raviv Jackier and Gabriella Zur

Name of Petitioner/Owners

By [Signature]
(signature)

Raviv Jackier and Gabriella Zur

(print name)

2nd day of March, 2022

State FLORIDA

County BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of MARCH, 2022, by Raviv Jackier and Gabriella Zur, who are personally known to me or have produced FLORIDA DRIVER'S LIC as identification.

NOTARY

SEAL



SEBASTIAN SCHENQUERMAN
Commission # HH 156231
Expires October 15, 2025
Bonded Thru Budget Notary Services

Signature: [Signature]

Print Name: SEBASTIAN SCHENQUERMAN

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

My Commission Expires: 10/15/25

Commission/Serial No.: HH-156231

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)

3/2/22 Raviv Jackier
Date Petitioner

Raviv Jackier

(print name)
By [Signature]

(signature)

JOHN GAVENAS

Witness

JOHN GAVENAS

(Witness print name)
By [Signature]

(Witness signature)

Date Owner (if not petitioner)

Gabriella Zur

(print name)
By [Signature]

(signature)

JOHN GAVENAS

Witness

JOHN GAVENAS

(Witness print name)
By [Signature]

(Witness signature)

PETITIONER ACKNOWLEDGMENT (By Individual)

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, Raviv Jackier and Gabriella Zur, who being first duly sworn by me this day, depose and state that s/he is the Petitioner in the foregoing Application for Vacation and Abandonment.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3RD day of MARCH, 2022, by Raviv Jackier and Gabriella Zur, who are personally known to me or have produced FLORIDA DRIVER'S LIC as identification.

NOTARY
SEAL



SEBASTIAN SCHENQUERMAN
Commission # HH 156231
Expires October 15, 2025
Bonded Thru Budget Notary Services

Signature: [Handwritten Signature]

Print Name: SEBASTIAN SCHENQUERMAN

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

My Commission Expires: 10/15/25

Commission/Serial No.: HH156231

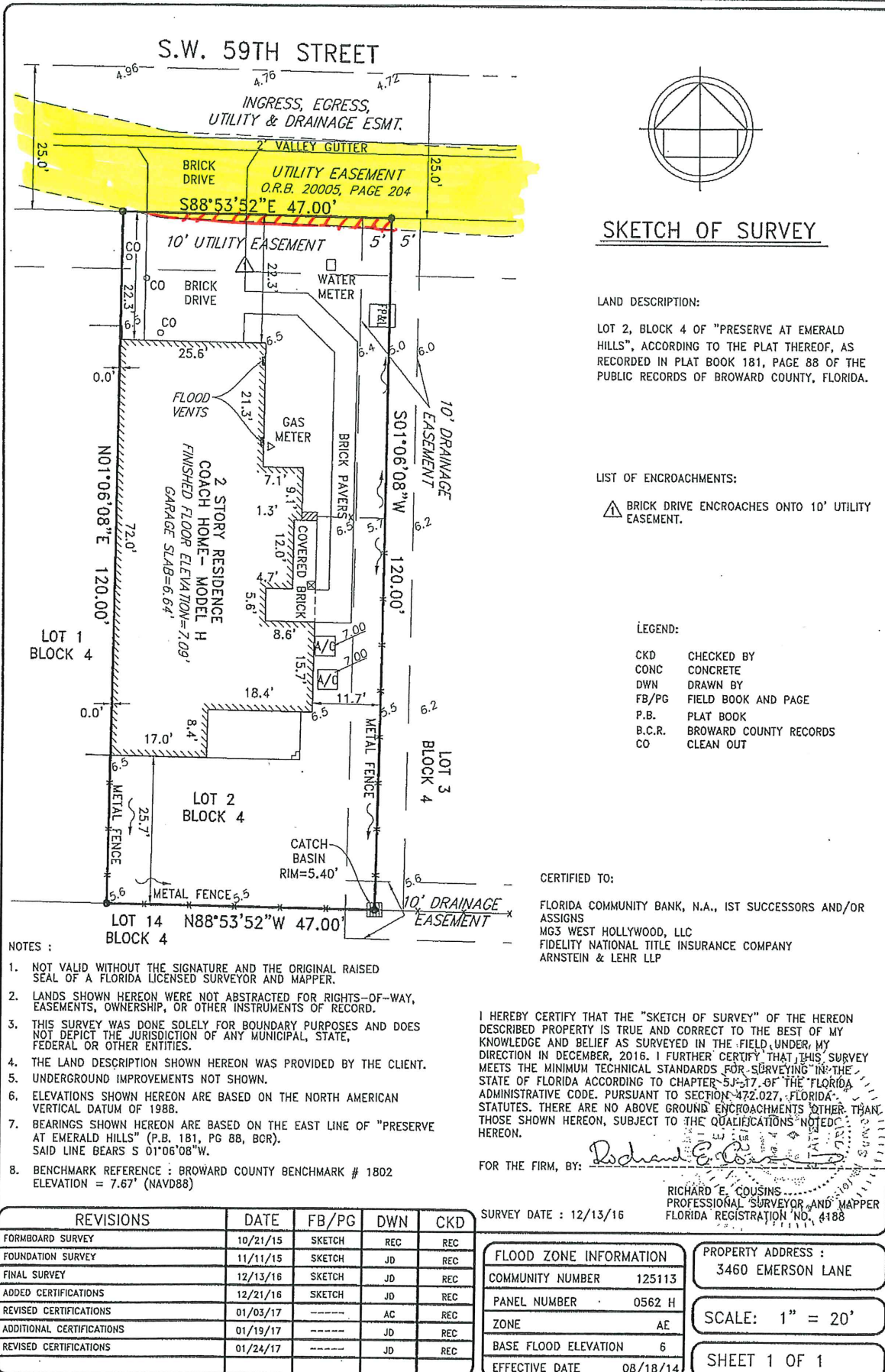
COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

PROJECT NUMBER : 6540-10
Page 21 of 31

CLIENT :
MG3 DEVELOPER GROUP,
THE PRESERVE - LLC



AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We, Silvia Sperber, the property owner(s) of the 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: 5042-31-28-0410
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: Keith Poliakoff

Address: Saul Ewing Arnstein & Lehr LLP, 200 E Las Olas Blvd., Ste 1000

City, State Zip: Ft. Lauderdale, FL 33301

Telephone: (954) 713-7644

Silvia Sperber
Name of Petitioner/Owners

By x [Signature]
(signature)
Silvia Sperber
(print name)

17th day of December, 2020

State Florida

County Broward

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 17th day of December, 2020, by Silvia Sperber, who is personally known to me or has produced _____ as identification.

NOTARY
SEAL



Signature: [Signature]
Print Name: Pamela J. Sinzenich
Notary Public in and for the County and State last aforesaid.
My Commission Expires: 12/21/22
Commission/Serial No.: GG282066

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)

12/17/20 Silvia Sperber
Date OWNER ~~Petitioner~~

JOHN GAVENAS
Witness

Date Owner (if not petitioner)

Witness

SILVIA SPERBER
(print name)

By [Signature]
(signature)

JOHN GAVENAS
(Witness print name)

By [Signature]
(Witness signature)

AMY ORTIZ
(print name)

By [Signature]
(signature)

(Witness print name)

By _____
(Witness signature)

PETITIONER ACKNOWLEDGMENT (By Individual)

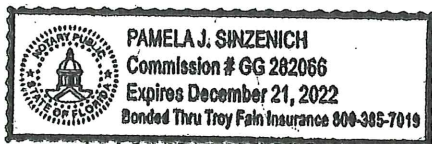
State Florida

County Broward

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Silvia Sperber, who being first duly sworn by me this day, depose and state that s/he is the Petitioner in the foregoing Application for Vacation and Abandonment.

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 17th day of December, 2020, by Silvia Sperber, who is personally known to me or has produced _____ as identification.

NOTARY
SEAL



Signature: Pamela J. Sinzenich

Print Name: Pamela J Sinzenich

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

My Commission Expires: 12/21/22

Commission/Serial No.: GG282066

COUSINS SURVEYORS & ASSOCIATES, INC.

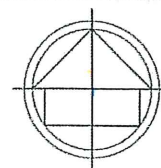
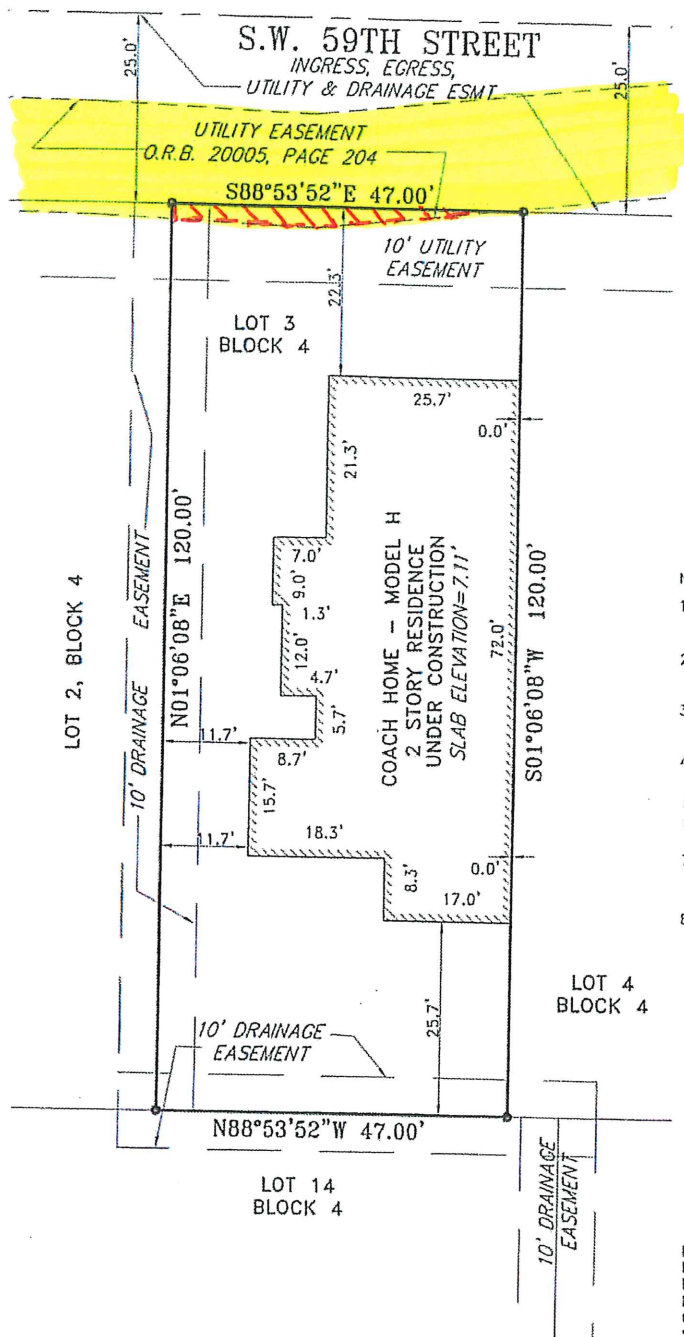


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PHONE (954) 689-7766 FAX (954) 689-7799

PROJECT NUMBER : 6540-10

CLIENT :
MG3 DEVELOPER GROUP,
THE PRESERVE - LLC

SKETCH OF SURVEY

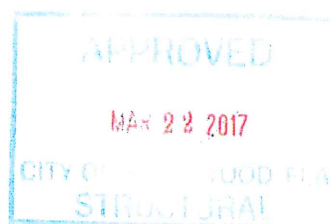


LEGEND:

CKD CHECKED BY
CONC CONCRETE
DWN DRAWN BY
FB/PG FIELD BOOK AND PAGE
P.B. PLAT BOOK
B.C.R. BROWARD COUNTY RECORDS

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
7. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF "PRESERVE AT EMERALD HILLS" (P.B. 181, PG 88, BCR). SAID LINE BEARS S 01°06'08"W.
8. BENCHMARK REFERENCE : BROWARD COUNTY BENCHMARK # 1802. ELEVATION = 7.67' (NAV88)



I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN FEBRUARY, 2017. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 02/23/17

LAND DESCRIPTION:

LOT 3, BLOCK 4 OF "PRESERVE AT EMERALD HILLS",
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT
BOOK 181, PAGE 88 OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.

REVISIONS	DATE	FB/PG	DWN	CKD
FORM BOARD SURVEY	02/20/17	SKETCH	JD	REC
FOUNDATION SURVEY	02/23/17	SKETCH	JD	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0562 H
ZONE	AE
BASE FLOOD ELEVATION	6
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :	3448 EMERSON LANE
SCALE: 1" = 20'	
SHEET 1 OF 1	

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We, Janice Attia and Matthew Kandel, the property owner(s) of the 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: 5042-31-28-0420
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: Keith Poliakoff

Address: Saul Ewing Arnstein & Lehr LLP, 200 E Las Olas Blvd., Ste 1000

City, State Zip: Ft. Lauderdale, FL 33301

Telephone: (954) 713-7644

Janice Attia and Matthew Kandel

Name of Petitioner/Owners

By X [Signature] and Matthew Kandel
(signature)

Janice Attia and Matthew Kandel
(print name)

13th, day of February, 2020

State Florida

County Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of February, 2020, by Janice Attia and Matthew Kandel, who is personally known to me or has produced _____ as identification.

NOTARY

SEAL



Signature: [Signature]
Print Name: Pamela J Sinzenich
Notary Public in and for the County and State last aforesaid.
My Commission Expires: 12/21/22
Commission/Serial No.: GG 282066

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)

2/13/2021 Matthew Kandel
Date OWNER: Petitioner

MATTHEW KANDEL
(print name)
By X Matthew Kandel
(signature)

JOHN GAVENAS
Witness

JOHN GAVENAS
(Witness print name)
By [Signature]
(Witness signature)

2/13/2021 Janice Attia
Date Owner (if not petitioner)

[Signature]
(print name)
By X [Signature]
(signature)

JOHN GAVENAS
Witness

JOHN GAVENAS
(Witness print name)
By [Signature]
(Witness signature)

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We, Janice Attia and Matthew Kandel, the property owner(s) of the 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: 5042-31-28-0420
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: Keith Poliakoff

Address: Saul Ewing Arnstein & Lehr LLP, 200 E Las Olas Blvd., Ste 1000

City, State Zip: Ft. Lauderdale, FL 33301

Telephone: (954) 713-7644

Janice Attia and Matthew Kandel

Name of Petitioner/Owners

By X

(signature)

Janice Attia and Matthew Kandel

(print name)

13th, day of February, 2020

State Florida

County Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of February, 2020, by Janice Attia and Matthew Kandel, who is personally known to me or has produced _____ as identification.

NOTARY

SEAL



Signature: Pamela J. Sinzenich

Print Name: Pamela J Sinzenich

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

My Commission Expires: 12/21/22

Commission/Serial No.: GG 282066

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We, Ira Sved and Naomi Sved, the property owner(s) of the 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: 504231280200

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: Keith Poliakoff

Address: Government Law Group, 200 S. Andrews Ave., Suite 601

City, State Zip: Ft. Lauderdale, FL 33301

Telephone: (954) 909-0590

Ira Sved and Naomi Sved

Name of Petitioner/Owners

By *Ira Sved*
(signature)

Ira Sved and Naomi Sved
(print name)

Naomi Sved

13, day of MAY, 2022

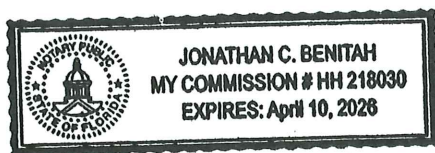
State Florida

County Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of May, 2022, by Ira Sved and Naomi Sved, who are personally known to me or have produced Florida Driver's License as identification.

NOTARY
SEAL

Pennsylvania (9CB)



Signature: *Jonathan C. Benitah*

Print Name: Jonathan C. Benitah

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

My Commission Expires: 4-10-2026

Commission/Serial No.: HH218030

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)

5/13/2022

Date

Ira Sved

Petitioner

Ira Sved

(print name)

By

[Signature]

(signature)

Witness

Alexa Boothman

(Witness print name)

By

Alexa Boothman

(Witness signature)

5/13/22

Date

Naomi Sved

Owner (if not petitioner)

Naomi Sved

(print name)

By

Naomi Sved

(signature)

Witness

Alexa Boothman

(Witness print name)

By

Alexa Boothman

(Witness signature)

PETITIONER ACKNOWLEDGMENT (By Individual)

State Florida

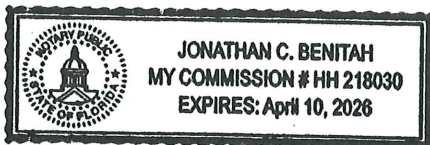
County Broward

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Ira Sued & Naomi Sued, who being first duly sworn by me this day, depose and state that s/he is the Petitioner in the foregoing Application for Vacation and Abandonment.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of May, 2022, by Ira Sued & Naomi Sued, who are personally known to me or have produced Florida Driver's License as identification.

Pennsylvania (PCA)

NOTARY
SEAL



Signature: [Signature]

Print Name: Jonathan C. Benitah

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

My Commission Expires: 4-10-2026

Commission/Serial No.: HH 218030