



Resilient Environment Department
URBAN PLANNING DIVISION
1 N. University Drive, Box 102A · Plantation, FL 33324
T: 954-357-6666 F: 954-357-6521
Broward.org/Planning

Review and Approval of Vacation Petition Application

Review

Date: 10/7/2024

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

From: Urban Planning Division

Subject: Vacation Petition No.: 2024-V-04

Petitioner(s): F & F, LLC

Agent for Petitioner(s): Pillar Consultants, Inc

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: _____

Required Documentation

Vacation Petition Application Date Accepted: 8/21/2024

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

Petitioner Notice of Intent Dates Published: 6/28/2024 & 8/28/2024 and 7/5/2024 & 9/4/2024

Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: 7/22/2024

Property Location Municipality of Town of Davie Municipal Service District

Certified Copy of Municipal Resolution No: 2016-178 Date(s): 8/17/2016

Sketch and Legal Description by: Pillar Consultants, 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: Zimmerman, Kiser & Sutcliffe, P.A Date: 12/1/2024

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: Deanna Kalil Digitally signed by Deanna Kalil
Date: 2024.12.20 14:41:27
-05'00'

Print Name: Deanna Kalil Date: 12/20/2024



Application Number 2024-V-04

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			
Plat/Site Plan Name GRIFFIN LANDMARK			
Plat/Site Number 088-MP-06	Plat Book - Page (if recorded) 178-114		
Owner/Applicant/Petitioner Name F & F (Amin Gulamali)			
Address 1700 MCCOY ROAD	City ORLANDO	State FL	Zip 32809
Phone 321-231-4580	Email obtshell@bellsouth.net		
Agent for Owner/Applicant/Petitioner Pillar Consultants, Inc.		Contact Person Whitney Wright-Gordon	
Address 5230 S. University Drive Suite 104	City Davie	State FL	Zip 33328
Phone (954) 680-6533	Email whitney@pillarconsultants.com		
Folio(s) 504125330010			
Location <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <u>North Side</u> <small>north side/corner north</small> side of <u>Griffin Road</u> <small>street name</small> at/between/and <u>Florida's Turnpike</u> <small>street name / side/corner</small> and/of <u>SW 48th Avenue</u> <small>street name</small> </div>			

Type of Application (this form required for all applications)
Please check all that apply (use attached Instructions 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 <u>Business Notary</u> if needed)

Application Status			
Has this project been previously submitted?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input checked="" type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number 2019-V-08	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name Staybridge Hotel Davie		<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 checked="" 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 checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

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
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
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
If the answer is "Yes" to any of the questions above	
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.	

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

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 three (3) years 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 three (3) years 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?
ACTIVITY CENTER	75,360 SF	02/01/22	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 is 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

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.

Amin Gulamali _____ Date 11/10/2023 _____
Owner/Agent Signature Date

Amin Gulamali

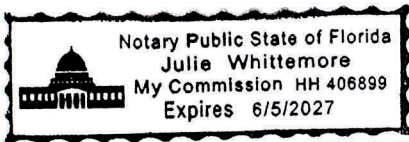
NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF ~~BROWARD~~ ORANGE

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 10th day of November, 2023, who is personally known to me | has produced _____ as identification.

Julie Whittemore
Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

HH 406899
Serial Number (if applicable)

For Office Use Only

Application Type
Vacation Application

Application Date	Acceptance Date <u>8/21/24</u>	Fee <u>\$1,200.00</u>
Comments Due <u>9/10/2024</u>	Report Due <u>N/A</u>	CC Meeting Date <u>TBD</u>

Adjacent City or Cities
N/A

- Plats Surveys Site Plans Landscaping Plans Lighting Plans
 City Letter Agreements

Other: sketch + legal, narrative, taxes, OT, notice

- Distribute To
 Full Review Planning Council School Board Land Use & Permitting
 Health Department Zoning Code Services (BMSD only) Administrative Review

Other:

Received By
J. Wehoney



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

Detail by Entity Name

Florida Limited Liability Company
F & F, L.L.C.

Filing Information

Document Number	L03000027690
FEI/EIN Number	20-0116237
Date Filed	07/28/2003
Effective Date	07/28/2003
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	11/15/2017
Event Effective Date	NONE

Principal Address

4901 GRIFFIN ROAD
DAVIE, FL 33314

Changed: 05/01/2023

Mailing Address

100 W LUCERNE CIRCLE
SUITE 603
ORLANDO, FL 32801

Changed: 05/01/2023

Registered Agent Name & Address

GULAMALI, RAMZAN
100 W LUCERNE CIRCLE
SUITE 603
ORLANDO, FL 32801

Address Changed: 05/01/2023

Authorized Person(s) Detail

Name & Address

Title Authorized Member

GULAMALI, RAMZAN
100 W LUCERNE CIRCLE
SUITE 603
ORLANDO, FL 32801

Title Authorized Member

GULAMALI, AMIN
100 W LUCERNE CIRCLE
SUITE 603
ORLANDO, FL 32801

Annual Reports

Report Year	Filed Date
2022	04/29/2022
2023	05/01/2023
2024	04/29/2024

Document Images

04/29/2024 -- ANNUAL REPORT	View image in PDF format
05/01/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
06/17/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
11/15/2017 -- LC Amendment	View image in PDF format
04/29/2017 -- ANNUAL REPORT	View image in PDF format
04/27/2016 -- ANNUAL REPORT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
04/29/2012 -- ANNUAL REPORT	View image in PDF format
04/27/2011 -- ANNUAL REPORT	View image in PDF format
04/30/2010 -- ANNUAL REPORT	View image in PDF format
03/24/2009 -- ANNUAL REPORT	View image in PDF format
04/30/2008 -- ANNUAL REPORT	View image in PDF format
04/29/2007 -- ANNUAL REPORT	View image in PDF format
04/30/2006 -- ANNUAL REPORT	View image in PDF format
04/30/2005 -- ANNUAL REPORT	View image in PDF format
01/15/2004 -- ANNUAL REPORT	View image in PDF format
07/28/2003 -- Florida Limited Liabilites	View image in PDF format

PILLAR CONSULTANTS, INC.

Consulting Engineers, Planners, and Surveyors

5230 South University Drive – Suite 104

Davie, Florida 33328

Phone (954) 680-6533

April 8, 2024

Josie P. Sesodia, AICP

Urban Planning Division, Director

Resilient Environment Department

1 N University Drive, #102A

Plantation, FL 33324

RE: **Griffin Landmark (Plat Book 178, Page 114)**

Easement Vacation

Dear Ms. Sesodia:

On behalf of F & F, LLC, the owner of the property located at 4901 Griffin Road, Davie, FL 33328, our company is preparing to submit an Application for Vacation and Abandonment of the existing lake management easements, utility easements, drainage retention and flowage easement, lift station easement and drainage easement to the Broward County Board of County Commissioners, Florida. The legal description of the land to be vacated and abandoned is more specifically described as follows:

- *Vacate and annul a 15-foot-wide Lake Maintenance & Utility easement lying within parcel A of the Griffin Landmark Plat, as recorded in Plat Book 178, Page 114 of the Official Records of Broward County, Florida.*
- *Vacate and annul a 20-foot by 20-foot lift station easement lying within parcel A of the Griffin Landmark Plat, as recorded in Plat Book 178, Page 114 of the Official Records of Broward County, Florida.*
- *Vacate and annul a Drainage, Retention and Flowage easement lying within parcel A of the Griffin Landmark Plat, as recorded in Plat Book 178, Page 114 of the Official Records of Broward County, Florida.*
- *Vacate and annul a 20-foot-wide Drainage Easement lying within parcel A of the Griffin Landmark Plat, as recorded in Plat Book 178, Page 114 of the Official Records of Broward County, Florida.*
- *Vacate and annul a 15-foot-wide Utility Easement lying within parcel A of the Griffin Landmark Plat, as recorded in Plat Book 178, Page 114 of the Official Records of Broward County, Florida.*

Thank you for your time and consideration, and should you have any questions or require additional documentation, please do not hesitate to contact me by e-mail at jason@pillarconsultants.com, or by phone at 954-680-6533.

Respectfully Submitted,
PILLAR CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read "Jason Wilson". The signature is written in a cursive, fluid style with a large initial "J" and "W".

Jason Wilson
President