



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: 12-17-2020

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

From: Planning and Development Management Division

Subject: Vacation Petition No.: 2020-V-13

Petitioner(s): CRAVEN THOMPSON & ASSOCIATES, INC

Agent for Petitioner(s): Julian Bobilev

Type: ☐ Vacating Plats, or any Portion Thereof (BCCO 5-205)
☐ Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)
☐ Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)
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: 11/10/2020
- ☒ File Fee (made payable to **Broward County Board of County Commissioners** and deposited)
- ☒ Petitioner Notice of Intent Dates Published: 06/03/2022 and 06/10/2022
- ☒ Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: 02/09/2022
- ☒ Property Location ☒ Municipality of Plantation ☐ Municipal Service District
- ☐ Certified Copy of Municipal Resolution No: R-12973 Date(s): 05/11/2022
- ☒ Sketch and Legal Description by: Raymond Young, Surveyor and Mapper No. 5799, Licensed Business No.271
- ☒ 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: PARAMOUNT TITLE SERVICES, INC, Search No.: 20-805-23 Date: 09-17-20
- ☐ 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: 2022.07.28 16:27:55
+04'00'

Print Name: Deanna Kalil

Date: 7/28/2022



Environmental Protection and Growth Management Department

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Application Number: 2020-V-13

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			
_____ side of _____ at/between/and _____ and/of _____ <i>north side/corner north</i> <i>street name</i> <i>street name / side/corner</i> <i>street name</i>			

Type of Application (this form required for all applications)
Please check all that apply (use attached Instructions for this form). ☐ Plat (fill out/PRINT <i>Questionnaire Form, Plat Checklist</i>) ☐ Site Plan (fill out/PRINT <i>Questionnaire Form, Site Plan Checklist</i>) ☐ Note Amendment (fill out/PRINT <i>Questionnaire Form, Note Amendment Checklist</i>) ☐ Vacation (fill out/PRINT <i>Vacation Continuation Form, Vacation Checklist</i>, use <i>Vacation Instructions</i>) ☐ Vacating Plats, or any Portion Thereof (BCCO 5-205) ☐ Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29) ☐ Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30) ☐ Vacation (<i>Notary Continuation Form</i> Affidavit required, fill out <u>Business Notary</u> if needed)

Application Status			
Has this project been previously submitted?	☐ Yes	☐ No	☐ Don't Know
This is a resubmittal of:	☐ Entire Project	☐ Portion of Project	☐ N/A
What was the project number assigned by the Urban Planning Division?	Project Number	☐ N/A	☐ Don't Know
Project Name		☐ N/A	☐ Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	☐ Yes	☐ No	☐ Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	☐ Yes	☐ No	☐ 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?	☐ Yes ☐ No ☐ 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?	☐ Yes ☐ No ☐ 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.)	☐ Yes ☐ No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	☐ Yes ☐ No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	☐ Yes ☐ No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	☐ Yes ☐ 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?	<u>Has</u> been or <u>will</u> be Demolished?
			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.

Matthew R. Edge
Owner/Agent Signature

7/28/22
Date

NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 28th day of July, 2022, who ☒ is personally known to me | ☐ has produced _____ as identification.

Catherine A. Donn
Name of Notary Typed, Printed or Stamped

Catherine A. Donn
Signature of Notary Public – State of Florida



CATHERINE A. DONN
Commission # GG 213413
Expires August 29, 2022
Bonded thru Budget Notary Services

Commission #
GG 213413
Serial Number (if applicable)

Notary Seal (or Title or Rank)

For Office Use Only

Application Type

Vacation Application

Application Date

9/11/2020

Acceptance Date

11/01/2020

Fee

\$1200.00

Comments Due

12/8/2020

Report Due

N/A

CC Meeting Date

N/A

Adjacent City or Cities

☒ Plats

☒ Surveys

☐ Site Plans

☐ Landscaping Plans

☐ Lighting Plans

☒ City Letter

☐ Agreements

☒ Other:

Sign and Sealed Survey.

Distribute To

☒ Full Review

☐ Planning Council

☐ School Board

☐ Land Use & Permitting

☐ Health Department

☐ Zoning Code Services (BMSD only)

☐ Administrative Review

☐ Other:

Received By

Diego Peralta



Application Number 2020-V-13

Vacation Submission Continuation Form

Additional Petitioner Information	
Petitioner 2	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 3	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 4	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 5	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 6	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 7	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 8	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 9	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 10	Folio(s)
Address	
City, State, Zip	Phone
Email	

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

9/14/2020
Date

ART FALCONE
Print Name

Signature

WITNESS

CORA DIFIORE
Print Name

CORA DIFIORE
Signature

OWNER
(if not petitioner)

(WITNESS)
Date

ANDREW SIMON
Print Name

Signature

WITNESS

Print Name

Signature

NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF ~~BROWARD~~ PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 14 day of Sept, 20 20, by Arthur FALCONE

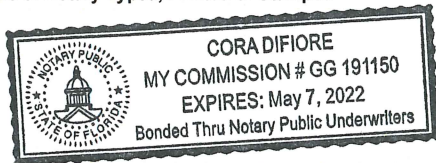
of EHOFF Development LLC, on behalf of Entity

He/she ☒ is personally known to me | ☐ has produced as identification.

Cora DiFiore

Name of Notary Typed, Printed or Stamped

Signature of Notary Public - State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

AUTHENTICITY OF OWNERSHIP

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PETITIONER

9/18/20

Date

John Chiste

Print Name

Signature

WITNESS

REBECCA KOEC

Print Name

Signature

OWNER

(if not petitioner)

Date

Shannon Goodrow

Print Name

Signature

WITNESS

Print Name

Signature

NOTARY PUBLIC

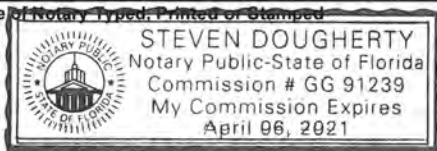
STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 18th day of September, 2020, by John Chiste of Plantation Walk Properties LLC, on behalf of _____.

He/she ☒ is personally known to me | ☐ has produced _____ as identification.

Steven Dougherty

Name of Notary: Typed, Printed or Stamped



Signature of Notary Public - State of Florida

Notary Seal (or Title or Rank)

Serial Number (if applicable)



Application Number _____

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We Plantation Walk Properties 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:

504104470020

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: Craven Thompson & Associates, Inc.
Address: 3563 NW 53rd Street
City, State, Zip: Fort Lauderdale, FL, 33309
Telephone: (954)739-6400 x379
Contact Person: Julian Bobilev

Plantation Walk Properties, LLC

Name of Owner/Petitioner

Date

9-11-2020

Name of Agent

Signature of Agent

JOHN CHISTE

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization,
this 11th day of September, 2020, by JOHN CHISTE

of PLANTATION WALK PROPERTIES, on behalf of _____.

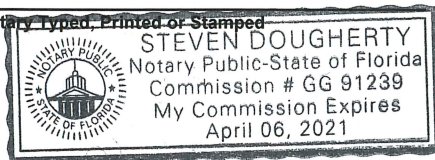
He/she ☐ is personally known to me | ☐ has produced _____ as identification.

Steven Dougherty

[Signature]

Name of Notary Typed, Printed or Stamped

Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

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.

Julian Bobilev
Agent Signature for Business/Government Entity

09/16/2020
Date

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

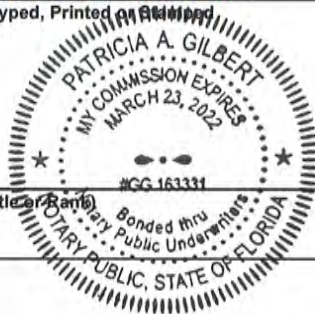
The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 16th day of September, 2020, by JULIAN BOBILEV, the Authorized Agent, on behalf of CRAVEN THOMPSON + ASSOCIATES a FLORIDA CORPORATION.

He/she ☒ is personally known to me | ☐ has produced _____ as identification.

PATRICIA A. GILBERT
Name of Notary Typed, Printed or Stamped

Patricia A. Gilbert
Signature of Notary Public – State of Florida

Notary Seal (or Title or Name)



Serial Number (if applicable)



Application Number _____

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

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the property owner(s) of the property to be vacated in the subject of the Application, being duly sworn, depose(s)
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City, State, Zip: Fort Lauderdale, FL, 33309
Telephone: (954)739-6400 x379
Contact Person: Julian Bobilev

Plantation Walk Properties, LLC

Name of Owner/Petitioner

Date

9-11-2020

Name of Agent

Signature of Agent

JOHN CHISTE

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

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of PLANTATION WALK PROPERTIES, on behalf of _____.

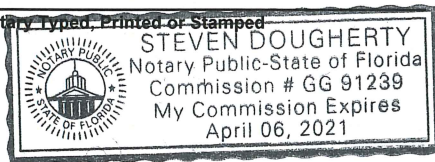
He/she ☐ is personally known to me | ☐ has produced _____ as identification.

Steven Dougherty

[Signature]

Name of Notary Typed, Printed or Stamped

Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)



Application Number _____

NOTARY PUBLIC: Business/Government Entity Certification

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Julian Bobilev
Agent Signature for Business/Government Entity

09/16/2020
Date

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 16th day of September, 20 20, by JULIAN BOBILEV, the AUTHORIZED AGENT, on behalf of CRAVEN THOMPSON & ASSOC., a FLORIDA CORPORATION.

He/she ☒ is personally known to me | ☐ has produced _____ as identification.

PATRICIA A. GILBERT
Name of Notary Typed, Printed or Stamped

Patricia A. Gilbert
Signature of Notary Public – State of Florida

Notary Seal (or Title or Rank)



Serial Number (if applicable)

September 30, 2020

Mr. Jean-Paul Perez
Environmental Protection and Growth Management Department
Planning and Development Management Division
1 North University Drive, Plantation, FL 33324

RE: Jacaranda Parcel 761 Plat (PB 113-45)
Drainage Easement Vacation
City of Plantation
CT&A PROJECT NO. 15-0058-102-01

Dear Jean-Paul:

This narrative describes the rationale behind our request to vacate a portion of the drainage easement recorded in the Jacaranda Parcel 761 plat (PB 113-45). The drainage easement is within the former Plantation Fashion Mall site, which is now being redeveloped into the Plantation Walk mixed-use community.

This drainage easement was originally dedicated in 1982, and the entire southern two-thirds of it were vacated in 1987 per ORB 14654, PG 983, BCR. The remaining northern one-third is the subject of this proposed vacation. As the site is being entirely redeveloped, most of the easements no longer serve any purpose.

The southwestern corner of this remnant easement encroaches upon the proposed location of one of the residential buildings. Upon commencing the redevelopment, the owner of the site was informed by the Old Plantation Water Control District (OPWCD) that the easement was no longer needed as they are able to access their drainage facilities via other means. This easement does not have any pipes within it. The waterway has been reconfigured with OPWCD approval, maintaining pre-development requirements for conveyance.

Please call me at (954) 739-6400 ext. 379 if you have any questions.

Sincerely,
CRAVEN THOMPSON & ASSOCIATES, INC.


JULIAN BOBILEV, AICP
Planner

CRAVEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects