



Resilient Environment Department
URBAN PLANNING 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: 07/25/2023

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

From: Planning and Development Management Division

Subject: Vacation Petition No.: 2023-V-10

Petitioner(s): Nova Southeastern University Inc.

Agent for Petitioner(s): Matthew Edge, Craven Thompson

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: 07/25/2023
- ☒ File Fee (made payable to **Broward County Board of County Commissioners** and deposited)
- ☒ Petitioner Notice of Intent Dates Published: 05/25/2023 and 06/01/2023
- ☒ Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: 02/17/2023
- ☒ Property Location ☒ Municipality of Town of Davie ☐ Municipal Service District
- ☒ Certified Copy of Municipal Resolution No: 023-003 Date(s): 03/15/2023
- ☒ Sketch and Legal Description by: Raymond Young, Surveyor No. 5799
- ☒ 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: Eliana Leal, Esq. 55328 Date: 03/27/2023
- ☐ 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: Jennifer Brown
Digitally signed by Jennifer Brown
Date: 2023.09.07 10:11:59 -04'00'

Print Name: _____

Date: _____



Application Number _____

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Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name			
Plat/Site Number		Plat Book - Page (if recorded)	
Owner/Applicant/Petitioner Name			
Address		City	State Zip
Phone	Email		
Agent for Owner/Applicant/Petitioner		Contact Person	
Address		City	State Zip
Phone	Email		
Folio(s)			
Location			
_____ side of _____ at/between/and _____ and/of _____ <i>north side/corner north street name street name / side/corner street name</i>			

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 Questionnaire Form, Plat Checklist) <input type="checkbox"/> Site Plan (fill out/PRINT Questionnaire Form, Site Plan Checklist) <input type="checkbox"/> Note Amendment (fill out/PRINT Questionnaire Form, Note Amendment Checklist) <input type="checkbox"/> Vacation (fill out/PRINT Vacation Continuation Form, Vacation Checklist , use Vacation Instructions) <input 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 type="checkbox"/> Vacation (Notary Continuation Form Affidavit required, fill out Business Notary if needed)

Application Status			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input 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	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name		<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 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 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 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 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 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 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 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 type="checkbox"/> No
<p>If the answer is "Yes" to any of the questions above</p> <p>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.</p>	

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					
<p>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.</p>					
Are there any existing structures on the site?				<input type="checkbox"/> Yes <input type="checkbox"/> 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
<p>*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.</p>					

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

9/6/22
Date

NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 6th day of September, 2022, who ☒ is personally known to me | ☐ has produced _____ as identification.

Catherine A. Donn

Name of Notary Typed, Printed or Stamped



CATHERINE A. DONN
Commission # HH 297245
Expires August 29, 2026

Catherine A. Donn

Signature of Notary Public – State of Florida

Notary Seal (or Title or Rank)

NA

Serial Number (if applicable)

For Office Use Only

Application Type

Vacation Application

Application Date

7/25/23

Acceptance Date

7/23/25

Fee

\$1200.00

Comments Due

8/15/23

Report Due

N/A

CC Meeting Date

TBD

Adjacent City or Cities

N/A

☒ Plats

☐ Surveys

☐ Site Plans

☐ Landscaping Plans

☐ Lighting Plans

☒ City Letter

☐ Agreements

☒ Other:

Narrative

Distribute To

☒ Full Review

☐ Planning Council

☐ School Board

☐ Land Use & Permitting

☐ Health Department

☐ Zoning Code Services (BMSD only)

☐ Administrative Review

☐ Other:

Received By

Diego Penaloza

July 25, 2023

Josie Sesodia
Broward County
Resilient Environment Department
Urban Planning Division
1 N University Drive, Box 102
Plantation, FL 33324

RE: Development & Environmental Review
NSU Family Center (New World Plat)
VACATION OF ROW REQUEST NARRATIVE
CTA PROJECT NO. 08-0049-005-04

CRAVEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

Josie,

Our firm is acting as agent for Nova Southeastern University's Jim & Jan Moran Family Center Village in Davie, FL. We are requesting to vacate a portion of a right-of-way on SW 36th Street located in the swale adjacent to the constructed street. The adjacent property's front property line was originally designed to accommodate a cul-de-sac, but the connection of SW 36th Street to Nova Road has rendered the cul-de-sac unnecessary. This request to vacate a portion of ROW is to allow the construction of a free-standing sign in this area.

The ROW was dedicated and shown on the New World Plat, as recorded in Plat Book 166, Page 37 of the Public Records of Broward County, Florida.

Attachments include our Sketch and Description for the Right of Way Vacation with the vacation area filled in, the New World Plat, and an aerial of the project area.

Please do not hesitate to contact me at (954) 739-6400 x 344, or email at medge@craventhompson.com, for any further information that you might need to aid your review, or if you have any questions.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.

MATTHEW R. EDGE
Planner