



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: 04/17/2025

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

From: Urban Planning Division

Subject: Vacation Petition No.: 2025-V-05

Petitioner(s): Humbold 18, LLC

Agent for Petitioner(s): Dennis Mele/Cynthia Pasch - Greenspoon Marder 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: _____

Required Documentation

- ☒ Vacation Petition Application Date Accepted: 3/20/2025
- ☒ File Fee (made payable to **Broward County Board of County Commissioners** and deposited)
- ☒ Petitioner Notice of Intent Dates Published: 1/24/2025 and 1/31/2025
- ☒ Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: 1/10/2025
- ☒ Property Location ☒ Municipality of City of Sunrise ☐ Municipal Service District
- ☒ Certified Copy of Municipal Resolution No: 25-27 Date(s): 02/25/2025
- ☒ Sketch and Legal Description by: Beth Burns
- ☒ 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 Date: 02/28/2025
- ☒ 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: 2025.04.15 11:03:51 -04'00'

Print Name: Jennifer Brown

Date: 5/15/2025



Application Number 2025-V-05

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 Fruscians Tract			
Plat/Site Number 080-MP-02		Plat Book - Page (if recorded) 175-55	
Owner/Applicant/Petitioner Name Humbold 18, LLC			
Address 19495 Biscayne Blvd, Suite 608		City Aventura	State FL
Zip 33180			
Phone 305-607-7188	Email lauren@humboldrealestate.com		
Agent for Owner/Applicant/Petitioner Greenspoon Marder LLP		Contact Person Dennis Mele/Cynthia Pasch	
Address 200 East Broward Boulevard, Suite 1800		City Ft. Lauderdale	State FL
Zip 33301			
Phone 954-527-2409/954-527-6266	Email dennis.mele @gmlaw.com/cynthia.pasch@gmlaw.com		
Folio(s) 494120600010, 494120600011 and 494120600012			
Location <div style="display: flex; justify-content: space-between;"> <u>south side</u> <small>north side/corner north</small> <u>side of</u> <small>street name</small> <u>Oakland Park Blvd.</u> <small>at/between/and</small> <u>btwn. NW 91st Ave.</u> <small>street name / side/corner</small> <u>and/of</u> <small>and/of</small> <u>N. Pine Island Road</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 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 checked="" type="checkbox"/> Vacation (fill out/PRINT Vacation Continuation Form, Vacation Checklist , use Vacation Instructions)	
<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 (Notary Continuation Form Affidavit required, fill out Business Notary if needed)	

Application Status			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input checked="" 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 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 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) Irregular Residential (20.1)	Land Use Plan Designation(s) Irregular Residential (20.1)
Zoning District(s) PUD	Zoning District(s) PUD

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?	Has been or will be Demolished?
barn	3,075 s.f.		YES NO	YES NO	HAS WILL NO
one-story single-family residences	3		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
midrise multi-family	412		

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.

Owner/Agent Signature

Date

NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 06 day of NOVEMBER, 2024, who ☐ is personally known to me | ☒ has produced FLDL as identification.

Name of Notary Typed, Printed or Stamped

Signature of Notary Public - State of Florida



FELIPE MENEZES
Commission # HH 474601
Expires December 19, 2027

Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type

Vacation

Application Date 3/18/2025	Acceptance Date 3/20/2025	Fee \$1,200
Comments Due 4/17/2025	Report Due N/A	CC Meeting Date TBD

Adjacent City or Cities

☒ Plats ☐ Surveys ☐ Site Plans ☐ Landscaping Plans ☐ Lighting Plans
☒ City Letter ☐ Agreements

☒ Other: **Opinion of Title, Narrative, Sketch and Legal**

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

☐ Other:

Received By

Diego Munoz



Application Number 2025-V-05

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We, Humbold 18, LLC, the property owner(s) ("Affiant") 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:

494120600010, 494120600011 and 494120600012

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: Greenspoon Marder LLP

Address: 200 East Broward Boulevard, Suite 1800

City, State, Zip: Ft. Lauderdale, FL 33301

Telephone: 954-527-2409

Contact Person: Dennis Mele, Esq.

Humbold 18, LLC

Name of Owner/Petitioner

Date

11/6/2024

Signature of Owner/Petitioner (requires notarization)

I, Dennis Mele

, hereby accept the appointment as Agent to the above listed owner/petitioner.

Dennis Mele

Name of Agent

Date

11/6/2024

Signature of Agent

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by the Affiant by means of

☒ physical presence | ☐ online notarization, this 06 day of NOVEMBER, 2024,

by Lauren laslovits, of Humbold 18, LLC, on behalf of the company

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

FELIPE MENEZES

Name of Notary Typed, Printed or Stamped

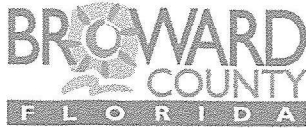
Signature of Notary Public - State of Florida



FELIPE MENEZES
Commission # HH 474601
Expires December 19, 2027

Notary Seal (or Title or Rank)

Serial Number (if applicable)



Application Number 2025-V-05

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.

Agent Signature for Business/Government Entity

Date

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of ☐ physical presence | ☐ online notarization, this 26 day of FEBRUARY, 2025, by Lauren laslovits, the Manager, on behalf of Humboldt 18, LLC, a Florida limited liability company.

He/she ☐ is personally known to me | ☒ has produced FDL I 241-521-65-945 as identification.

IRMA ONA
Name of Notary Typed, Printed or Stamped

Signature of Notary Public – State of Florida



IRMA ONA
Commission # HH 624779
Expires January 1, 2029

Notary Seal (or Title or Rank)

HH 624779
Serial Number (if applicable)



1279 W. Palmetto Park Road #272545
Boca Raton, Florida 33427
Phone 754-264-2184

February 28, 2025

Ms. Josie Sesodia, AICP, Director
Broward County Urban Planning Division
Governmental Center West
1 North University Drive
Building A, Box 102
Plantation, FL 33324

**Parcel "A" "Fruscians Tract" (PB 175 Pg 55)
Humbold 18, LLC
Request to Vacate Platted Perimeter Utility Easement
City of Sunrise**

Dear Ms. Sesodia:

The applicant, Humbold 18, LLC, is seeking to vacate the 15-foot wide perimeter utility easement granted by the Fruscians Tract plat within Parcel "A".

The applicant is proposing a multi-family residential project on this plat and the adjacent Sunrise Ice Chalet plat. The site plan is under City review.

The subject utility easement conflicts with the proposed site plan, specifically with the landscape buffer and perimeter wall requested by the City as well as proposed structures and improvements along the eastern boundary of this plat with the adjacent Sunrise Ice Chalet plat.

This portion of the site is currently occupied by three single-family homes which are no longer inhabited while the eastern portion (Sunrise Ice Chalet Plat) is developed in commercial use slated for demolition.

The subject easement has not been utilized. Existing municipal water and sewer lines which coincide with portions of this easement will be replaced within new easements during the development process. A plan for relocation/replacement of these existing utilities has been approved and the City has accepted the temporary easements.

The City Commission approved the easement vacation on February 25, (Resolution #25-27). Included with the application are letters of no objection from franchise utilities, City Gas and the City Engineer as well as the City resolution approving the easement vacation.

A separate application to vacate the platted easements within the adjacent Sunrise Ice Chalet plat which is encompassed by the proposed development is being submitted for simultaneous review.

Please do not hesitate to contact me if you have any questions regarding the proposed vacation.

Sincerely

A handwritten signature in cursive script that reads "Linda C. Strutt". The ink is dark and the signature is fluid.

Linda C. Strutt

Cc: Dennis Mele, Esq.

Jonathan Pascheles