



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: 03/03/2025
To: County Attorney's Office Attention: Maite Azcoitia, Office of County Attorney
From: Urban Planning Division
Subject: Vacation Petition No.: 2025-V-03
Petitioner(s): 50 Davie Holdings, LLC
Agent for Petitioner(s): Christina Bilenki, Esq. / Miskel Backman, 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

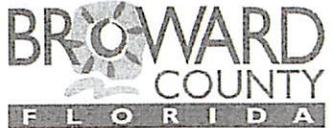
- Vacation Petition Application Date Accepted: 02/05/2025
- File Fee (made payable to **Broward County Board of County Commissioners** and deposited)
- Petitioner Notice of Intent Dates Published: 02/16/2025 and 02/23/2025
- Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: 06/06/2024
- Property Location Municipality of Town of Davie Municipal Service District
- Certified Copy of Municipal Resolution No: R2024-179 Date(s): 08/21/2024
- Sketch and Legal Description by: Richard G. Crawford Jr.
- 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: Michael Montiel Date: 02/05/2025
- 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: 2025.03.20 11:02:53 -0400'

Print Name: _____ Date: _____



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Application Number 2025-V-03

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Castle Corner			
Plat/Site Number 162-MP-89		Plat Book - Page (if recorded) Book 147 Page 50	
Owner/Applicant/Petitioner Name 50 Davie Holdings, LLC			
Address 6201 SE 70th St. Suite 200		City South Miami	State FL
Phone Please contact agent		Email Please contact agent	
Agent for Owner/Applicant/Petitioner Miskel Backman, LLP		Contact Person Christina Bilenki	
Address 14 SE 4th St. Suite 36		City Boca Raton	State FL
Phone 561-405-3325		Email cbilenki@miskelbackman.com	
Folio(s) 504125250010 & 504125250020			
Location north side of SW 48th St. at/between/and Old Griffin Rd. and/of the Florida Turnpike <small>north side/corner north street name street name / side/corner street name</small>			

Type of Application (this form required for all applications)
Please check all that apply (use attached Instructions for this form).

- Plat (fill out/PRINT *Questionnaire Form, Plat Checklist*)
- Site Plan (fill out/PRINT *Questionnaire Form, Site Plan Checklist*)
- Note Amendment (fill out/PRINT *Questionnaire Form, Note Amendment Checklist*)
- Vacation (fill out/PRINT *Vacation Continuation Form, Vacation Checklist, use Vacation Instructions*)
 - 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 (*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 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 checked="" 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 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
<u>If the answer is "Yes" to any of the questions above</u>	
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) TOC (Transit Oriented Corridor)	Land Use Plan Designation(s) TOC (Transit Oriented Corridor)
Zoning District(s) Griffin Commerce (CZ)	Zoning District(s) Transit Oriented Corridor South TOC-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?
Industrial	+/- 21,600	Currently	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	HAS <input type="checkbox"/> WILL <input checked="" type="checkbox"/> NO <input type="checkbox"/>
			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 id 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
Multi-family Mid-rise Units	353		



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 [Signature] Date 10/01/2024

NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 1ST day of OCTOBER, 20 24, who is personally known to me | has produced _____ as identification.

Name of Notary Typed, Printed or Stamped Sileni Cox Signature of Notary Public – State of Florida [Signature]

Notary Seal (or Title or Rank) _____ Serial Number (if applicable) _____

For Office Use Only

Application Type VACATION APPLICATION

Application Date <u>10/9/24</u>	Acceptance Date <u>02/5/25</u>	Fee <u>\$1,200.⁰⁰</u>
Comments Due <u>03/0/25</u>	Report Due <u>N/A</u>	CC Meeting Date <u>TBD</u>

Adjacent City or Cities
NONE

Plats Surveys Site Plans Landscaping Plans Lighting Plans
 City Letter Agreements

Other: NARRATIVE, LEGAL DESCRIPTION AND SKETCH

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 162-MP-89

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We, 50 Davie Holdings, 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:
504125250010 & 504125250020

- 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: Miskel Backman, LLP/Christina Bilenki
Address: 14 SE 4th St. Suite 36
City, State, Zip: Boca Raton, FL 33432
Telephone: 561-405-3325
Contact Person: Christina Bilenki

Roberto Suris
Name of Owner/Petitioner

9/11/24
Date

[Signature]
Signature of Owner/Petitioner (requires notarization)

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

Christina Bilenki
Name of Agent

9/12/24
Date

[Signature]
Signature of Agent

NOTARY PUBLIC

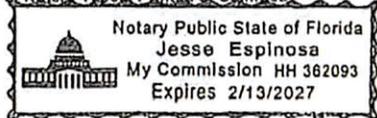
**STATE OF FLORIDA
COUNTY OF BROWARD**

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

physical presence | online notarization, this 11 day of September, 2024,
by Roberto Suris, manager, of 50 Davie Holdings LLC, on behalf of

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

Name of Notary Typed, Printed or Stamped



Signature of Notary Public - State of Florida

[Signature]

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.

[Signature] _____ Date 9/11/21

Agent Signature for Business/Government Entity

Date

NOTARY PUBLIC

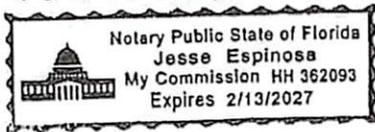
**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 11 day of September, 2021, by Roberto Davis, the Manager, on behalf of SD Davis Holding LLC, a Delaware Limited Liability Company

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

Name of Notary Typed, Printed or Stamped

Signature of Notary Public - State of Florida



[Signature]

Notary Seal (or Title or Rank)

Serial Number (if applicable)



BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

50 Davie Holdings, LLC Easement Vacation Narrative

50 Davie Holdings, LLC (“Applicant”) is the owner of two parcels totaling +/- 2.5-acres located at 5079-5081 SW 48th St. in the Town of Davie (“Property”). The Property is located on the Castle Corner Plat and the folio numbers attributed to the site are 504125250010 and 504125250020. The Applicant has submitted site plan and related approvals to the Town of Davie to construct a multi-family development with 353 dwelling units (“Project”). The Property currently has a CZ (Griffin Commerce) zoning designation and a designation of TOC (Transit Oriented Corridor) on the Town’s Future Land Use Map. To develop the Project, Applicant has submitted an application to the Town of Davie to rezone the Property to the TOC-S (Transit Oriented Corridor South) district.

It has been determined that the 10’ utility easement located along the east plat line and the 15’ drainage easement located along the west plat line must be vacated in connection with the development of the Project. A new 20’ drainage easement will be created in place of the vacated 15’ drainage easement. The 15’ drainage easement was dedicated in the benefit of the Broward County Water Control District (“Water Control District”). Applicant has been in contact with the Water Control District regarding the easement vacation and has obtained a letter of approval that has been included with this submittal. At this time, Applicant is requesting approval to vacate the 15’ drainage easement and 10’ utility easement as shown in the attached sketch & legal descriptions.