



Resilient Environment Department
URBAN 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: 08/01/2022

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

From: Planning and Development Management Division

Subject: Vacation Petition No.: 2022-V-06

Petitioner(s): Sunrise FTL Ventures, LLLP

Agent for Petitioner(s): Linda Strutt Consulting 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: 08/01/2022
- ☒ File Fee (made payable to **Broward County Board of County Commissioners** and deposited)
- ☒ Petitioner Notice of Intent Dates Published: June 19, 2022 and June 26, 2022
- ☒ Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: June 15, 2022
- ☒ Property Location ☒ Municipality of City of Fort Lauderdale ☐ Municipal Service District
- ☒ Certified Copy of Municipal Resolution No: 22-120 Date(s): 06/07/2022
- ☒ Sketch and Legal Description by: Jacob Gomis, Surveyor No 6231
- ☒ 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 J. Pardo Date: 06/24/2022
- ☐ 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: 2022.10.19 15:30:08 -04'00'

Print Name: Deanna Kalil

Date: October 19, 2022



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

Application Number 2022-V-06

Development and Environmental Review Online Application

Project Information			
Owner/Applicant/Petitioner Name Sunrise FTL Ventures, LLLP			
Address 150 SE 2nd Ave., Suite 800		City Miami	State FL
Zip 33131			
Phone 305-774-0110		Email Paul@IntegraFL.com (Paul Drummond)	
Agent for Owner/Applicant/Petitioner Linda Strutt Consulting, Inc.		Contact Person Linda C. Strutt	
Address 227 Goolsby Blvd.		City Deerfield Beach	State FL
Zip 33442			
Phone 954-426-4305		Email linda@struttconsulting.com	
Plat/Site Plan Name Seabridge			
Plat/Site Number N/A		Plat Book - Page (if recorded) 21-46	
Folio(s) 5042 01 14 0060			
Location <div style="display: flex; justify-content: space-between;"> north side side of NE 9th Ct. at/between/and N. Birch Road and/of Intracoastal Waterway </div> <div style="display: flex; justify-content: space-between; font-size: small;"> north side/corner north street name street name / side/corner street name </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, use 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 <i>Business Notary</i> 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 checked="" type="checkbox"/> N/A
What was the project number assigned by the Planning and Development Division?	Project Number	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name		<input checked="" 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 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) CB-RAC (Central Beach Regional Activity Center)	Land Use Plan Designation(s) same
Zoning District(s) SLA (Sunrise Lane Area)	Zoning District(s) same

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 eighteen (18) months and/or sixty (60) months for mobile homes 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 eighteen (18) months 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?
Affected lot is open parking lot			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 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
High-rise	54	Hotel	122,815 GFA
		Commercial Use (within hotel)	4,698 GFA
*Proposed uses are for full site			

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

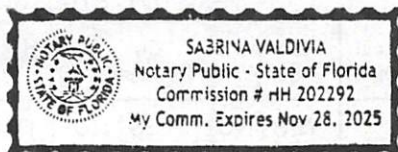
NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 23rd day of June, 2022, who ☒ is personally known to me | ☐ has produced _____ as identification.

Sabrina Valdivia
Name of Notary Typed, Printed or Stamped

Sabrina Valdivia
Signature of Notary Public - State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type

Vacation Application

Application Date

06/23/2022

Acceptance Date

8/1/2022

Fee

\$1200.00

Comments Due

8/22/2022

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:

Signed & 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 Penaloza



Application Number 2022-V-06

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We Sunrise FTL Ventures, LLLP

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:

5042 01 14 0060

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: Linda C. Strutt, Linda Strutt Consulting, Inc.

Address: 227 Goolsby Blvd.

City, State, Zip: Deerfield Beach, FL 33442

Telephone: 954-426-4305

Contact Person: Linda C. Strutt

Sunrise FTL Ventures, LLLP

Name of Owner/Petitioner

6/23/22
Date

Victor Ballestas

Name of Agent

[Signature]
Signature of Agent

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

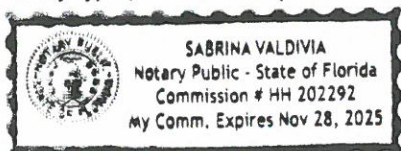
The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 23rd day of June, 2022, by Victor Ballestas of Sunrise FTL Ventures LLP, on behalf of the corporation.

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

Sabrina Valdivia

Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public - State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)



Application Number 2022-V-06

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]
Agent Signature for Business/Government Entity

6/23/22
Date

NOTARY PUBLIC

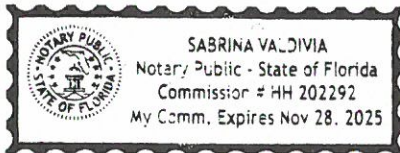
**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 23rd day of June, 2022, by Victor Ballestar, the manager, on behalf of Sunrise FTL Ventures LLLP, a Florida corporation.

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

Sabrina Valdivia
Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public - State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)



227 goolsby boulevard . deerfield beach . florida . 33442

phone 954 426 4305
fax 954 725 3342
www.struttconsulting.com

July 5, 2022

Ms. Josie Sesodia, AICP, Director
Broward County Resilient Environment Department
Urban Planning Division
1 North University Drive Box 102-A
Plantation, FL 33324

**Lot 7 Block BA Seabridge
Sunrise FTL Ventures, LLLP
Request to Vacate Platted Sewer Easement**

Dear Ms. Sesodia:

The applicant is seeking to vacate the 3-foot wide sewer easement granted by the Seabridge plat which extends north-south within Lot 7, Block BA of the plat.

Lot 7 is currently a parking lot serving adjacent retail structures which are proposed for redevelopment. The easement is not being used and no utilities are located within the easement area. Because the 3-foot easement conflicts with the proposed redevelopment, the applicant is seeking to vacate the subject easement.

The easement was specifically dedicated as a "sewer easement" on the face of the plat. This easement is not serving any properties nor does it contain any facilities as confirmed by the franchise and municipal utilities.

A formal application for vacation was submitted to the City of Fort Lauderdale. On June 7, 2022 the City Commission adopted Resolution No. 22-120 approving the easement vacation. The resolution states that affected utility companies and the City Engineer have indicated no objection to the vacation.

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

Sincerely,

A handwritten signature in black ink that reads "Linda C. Strutt". The signature is written in a cursive, flowing style.

Linda C. Strutt

Cc: Victor Ballestas
Paul Drummond
Nectaria Chakas, Esq.