



Resilient Environment Department  
**URBAN PLANNING DIVISION**  
 1 N. University Drive, Box 102A · Plantation, FL 33324 · T: 954-357-6634 · F: 954-357-6521  
 Broward.org/Planning

**DELEGATION REQUEST.....BROWARD COUNTY**

**To Person Wishing to Appear Before the Broward County Commission**

Please fill out this form and return to:

**Urban Planning Division, Governmental Center West  
 1 North University Drive, Room 102-A  
 Plantation, FL 33324**

You will be contacted promptly with an appearance date. If you have printed material you want the Commission to receive in regard to your appearance, please enclose it when you return this form. Do not wait until the day of your appearance to distribute it. Thank you for your cooperation.

Plat Name

Plat Number

Plat Book & Page

Name of Delegation or Group	Date of Request
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Name of Person Representing Group	Phone Number
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Address

Subject You Wish to Discuss

Explanatory Comments

Have you ever contacted anyone in county government in regard to this subject? YES <input type="checkbox"/> NO <input type="checkbox"/>	If so, who?	
	When?	
	What was the result?	

Approximate Time You Will Need	How Many Persons Will Appear with Your Group?	Are Materials Attached for the Commission's Review?
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<b>To be completed by the Administrator's Office only</b>	Date Delegation Scheduled to Appear	Delegation Notified
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**SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS**

## Submission Requirements for Delegation Requests

### OBTAIN BUILDING PERMITS PRIOR TO PLAT RECORDATION AFTER FINAL PLAT APPROVAL

1. For Municipal Plats - One original agreement executed by the city, the developer, and the mortgagee. For Unincorporated Plats - One original agreement executed by the developer and the mortgagee. Form agreements are available at the Urban Planning Division.

The following are additional submission requirements:

- OPINION OF TITLE/TITLE CERTIFICATE - rendered within the last thirty (30) days to ensure all necessary individuals or legal entities with a property interest, including mortgagee, execute the agreement. A warranty deed may be accepted for requests for one (1) single family residence).
- CORPORATE RESOLUTION/PARTNERSHIP AGREEMENT - granting authority to execute agreement, if applicable.
- CORPORATE SEAL - if executing party is a corporation.
- Please note: Request cannot be scheduled until the executed agreement is approved by the County Attorney.

2. Three (3) folded copies of a site plan drawn to scale, showing the following: Location of buildings, driveways with connection to dedicated rights-of-way, parking spaces and a legal description.

3. A check payable to the Broward County Board of County Commissioners for the applicable application fees based upon the published fee schedule.

### AGREEMENT IN LIEU OF IMPACT FEES

1. A fully executed original agreement.

2. OPINION OF TITLE/TITLE CERTIFICATE rendered within the last thirty (30) days to ensure all necessary individuals or legal entities with a property interest, including mortgagee, execute the agreement.

3. CORPORATE RESOLUTION/PARTNERSHIP AGREEMENT - granting authority to execute agreement, if applicable

4. CORPORATE SEAL - if executing party is a corporation.

Please note: Request cannot be scheduled until the executed agreement is approved by the County Attorney.

5. A check payable to the Broward County Board of County Commissioners for the applicable application fees based upon the published fee schedule.

### OTHER REQUESTS

Please contact Urban Planning Division staff. Customer service hours are 7:30am to 4:00pm, Monday through Friday, except designated holidays. Email PDMDinfo@broward.org or call 954-357-6666, opt 2.

### **NOTE: REQUESTS WILL NOT BE ACCEPTED UNLESS ALL SUBMISSION REQUIREMENTS ARE INCLUDED.**

- Requests will be placed on the County Commission Meeting Agenda in accordance with the published schedule available at the Urban Planning Division.
- Additional information/documentation may be required depending upon unique circumstances.
- Applicants will be required to pay applicable charges for recording documents, after the request is approved by the County Commission.

### For Office Use Only

Time <b>03:00 PM</b>	Application Date <b>07/07/2023</b>	Acceptance Date <b>07/12/2023</b>
Fee <b>\$770</b>	Comments Due <b>08/13/2023</b>	CC Meeting Date <b>TBD</b>
<input checked="" type="checkbox"/> Site Plans/Drawings	<input type="checkbox"/> Agreements	<input checked="" type="checkbox"/> Other: <b>Narrative</b>
Adjacent City or Cities <b>City of Fort Lauderdale</b>		
Title of Request <b>Modify Notation on Face of Plat</b>		
Received By <b>Adrien Osias</b>		

ACG PB, LLC  
Rahil Sanghvi  
12311 NW 78 Manor  
Parkland, FL, 33076

Ms. Josie P. Sesodia, Director  
Resilient Environment Department  
URBAN PLANNING DIVISION  
1 North University Drive, Box 102A  
Plantation, FL, 33324

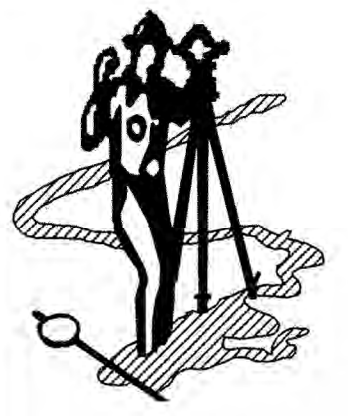
July 6, 2023

ACG PB, LLC is the owner of Folio 494212320010 (Address: 872 E. McNab Road, Pompano Beach, FL, 33060) as recorded in Public records as “CROATIAN AMERICAN SOCIAL CLUB” (Plat Book 175 Page 195).

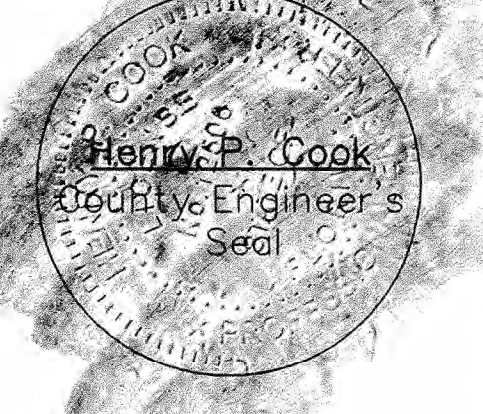
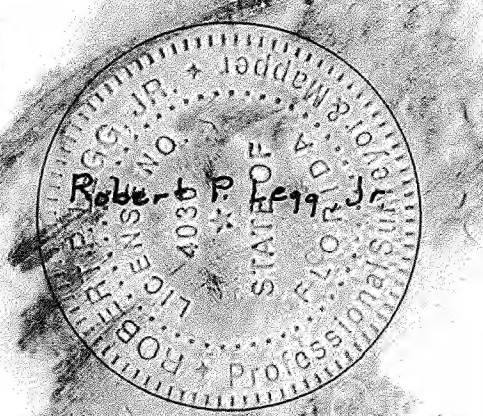
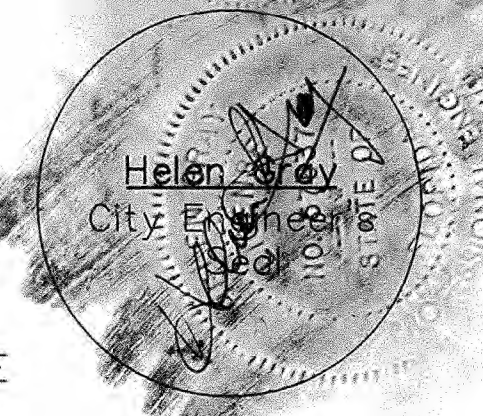
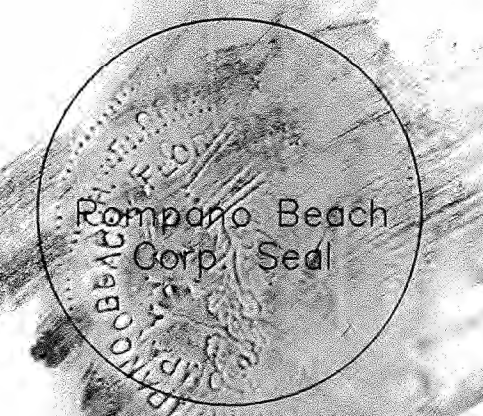
ACG PB, LLC is requesting removal of “125-foot Building Set Back line” from the Plat for the development of the property located on the South of McNab Road within the City of Pompano Beach, Florida. Currently, the site is undeveloped and vacant.

Sincerely,

Rahil Sanghvi



CFN # 106142564, Page 1 of 2, Recorded 06/07/2006 at 01:57 PM



DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That CROATIAN-AMERICAN SOCIAL CLUB, INC., a Florida CORPORATION, owner of the lands described in and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "CROATIAN-AMERICAN SOCIAL CLUB". The additional thoroughfare is hereby dedicated to the public for roads and road related purposes. All easements as shown hereon are hereby dedicated to the public for proper purposes.

IN WITNESS WHEREOF: We hereunto set our hands in the City of Fort Lauderdale, County of Broward, State of Florida, this 23 day of August, 2005. CROATIAN-AMERICAN SOCIAL CLUB, INC., a Florida corporation

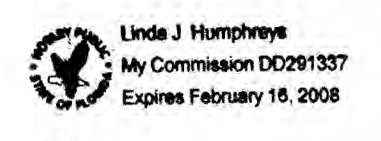
Witness: Christine Macchione Name of witness printed NED PAVICH Ned Pavich: [Signature] President
Witness: Christine Macchione Name of witness printed MICHAEL A. SHEGOTA Michael Shegota: [Signature] Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this 23rd day of August, 2005, COUNTY OF BROWARD by NED PAVICH and MICHAEL SHEGOTA, being the PRESIDENT and SECRETARY, respectively of CROATIAN-AMERICAN SOCIAL CLUB, INC., a Florida Corporation, on behalf of said corporation.

- They are:
[X] personally known to me or
[ ] who have produced [ ] as identification, and
[ ] who did
[ ] (did not) take an oath.

NOTARY PUBLIC Linda J. Humphreys STATE OF FLORIDA
Name of Notary printed: Linda J. Humphreys



CITY PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That the City Planning and Zoning Board of Pompano Beach, Florida, has approved this plat this 21 day of DECEMBER, 2005.
By: [Signature] Chairman, this 21 day of DECEMBER, 2005.

CITY COMMISSION

STATE OF FLORIDA SS THIS IS TO CERTIFY: That this plat has been accepted and approved for record by the CITY COMMISSION OF THE COUNTY OF BROWARD, CITY OF POMPANO BEACH, FLORIDA in and by RESOLUTION NO. 2001-65, adopted by the said City Commission, this 13th day of December, 2005.

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable impact fees have been paid or are not due.
By: Mary L. Chubb City Clerk, this 22nd day of December, 2005.

CITY ENGINEER'S APPROVAL

This plat is approved and accepted for record this 9th day of JANUARY, 2006.
By: Helen Gray Helen Gray, City Engineer, Florida P.E. Registration # 57837

BROWARD COUNTY DEPARTMENT OF URBAN PLANNING AND REDEVELOPMENT

This plat is approved and accepted for record this 1st day of June, 2006.
By: [Signature] Director / Designee

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

This plat has been approved and accepted for record.
By: [Signature] 5/30/06 (date) By: [Signature] 5-31-06 (date)
Henry P. Cook Broward County Director of Engineering Florida Professional Engineer Registration number: 12506

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of right-of-way for trafficways this 22nd day of September, 2005. By: [Signature] Chairperson
This plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record this 1st day of JUNE, 2006. By: [Signature] Executive Director or Designee

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY: That this plat complies with the provisions of Chapter 177, FLORIDA STATUTES, and was accepted for record by the Board of County Commissioners of Broward County, Florida, on this 21st day of February, 2006. ATTEST: BERTHA HENRY - INTERIM COUNTY ADMINISTRATOR
By: [Signature] Deputy 1915 By: [Signature] Mayor - Broward County, Florida

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDING SECTION

This plat filed for record this 7th day of June, 2006, in BOOK 175 of PLATS, at Page 195. Record verified.
ATTEST: BERTHA HENRY - INTERIM COUNTY ADMINISTRATOR By: [Signature] Deputy

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed, COUNTY OF BROWARD subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, Part 1, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) SS were set in accordance with Section 177.091 of said Chapter 177, on this 6 day of April, 2006. The BENCH MARKS shown are referenced to NATIONAL GEODETIC VERTICAL DATUM OF 1929 and were established in conformity with the standards adopted by the National Ocean Survey for third order vertical control. This plat conforms to all applicable sections of Chapter 61G17-6, FLORIDA ADMINISTRATIVE CODE.
This plat dated at Fort Lauderdale, Florida, this 18 day of July, 2005.

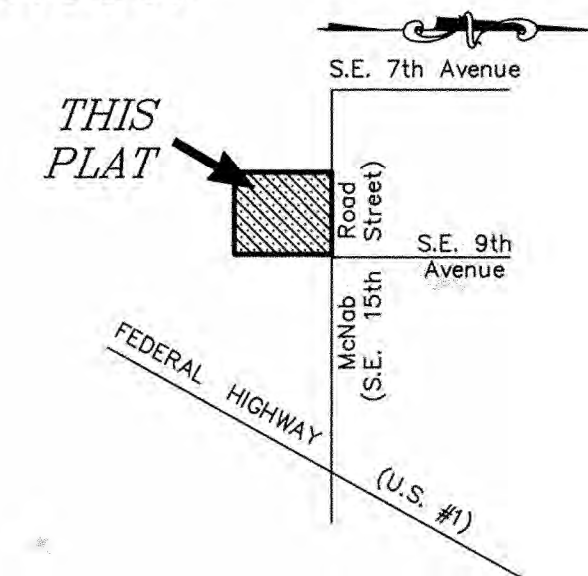
By: [Signature]
Jerald A. McLaughlin
Registered Land Surveyor No. 5269
State of Florida.
for McLAUGHLIN ENGINEERING COMPANY
Certificate of Authorization Number: LB 285
400 Northeast 3rd Avenue
Fort Lauderdale, Florida 33301



CROATIAN AMERICAN SOCIAL CLUB
A PORTION OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) SECTION 12, TOWNSHIP 49, SOUTH, RANGE 42 EAST CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA July, 2005

CFN #106142564

Page 2 of 2



Location Map  
Not To Scale

Legal Description

The West 25.00 feet of the East 160.00 feet of the North 250.00 feet of the Northwest one-quarter (NW¼) of the Northeast one-quarter (NE¼) of Section 12, Township 49 South, Range 42 East, LESS: the North 35.00 feet thereof for Road.

TOGETHER WITH:

The East 135.00 feet of the North 250.00 feet of the Northwest one-quarter (NW¼) of the Northeast one-quarter (NE¼) of Section 12, Township 49 South, Range 42 East, LESS: the North 35.00 feet for Road.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 34,400 square feet or 0.7897 acres, more or less.

NOTES

Reference Bench Mark: Broward County Engineering Bench Mark NO. 772 Williams, Hatfield and Stoner Bench Mark; # 7 nail and cap, North side of Wood Power Pole # 87C4. 18.3' South of McNab Road and 200.7' East of Southeast 7th Avenue Bench Mark Elevation = **5.883'** (Reference Bench Mark is referenced to the National Geodetic Vertical Datum of 1929)

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Broward County, Florida

If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **February 21, 2011**, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame AND /OR

If project water lines, sewer lines, drainage and the rock base for internal roads are not installed by **February 21, 2011**, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth in the Broward County Land Development Code. This requirement may be satisfied for a phase of this project, provided a phasing plan has been approved by Broward County. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

THIS NOTE ADDED PER BROWARD COUNTY'S SURVEYOR'S OFFICE PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES

Platted utility easements are also easements for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This does not apply to private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance and operation shall comply with the National Electric Safety code as adopted by the Florida Public Service Commission.

RESTRICTIVE NOTE

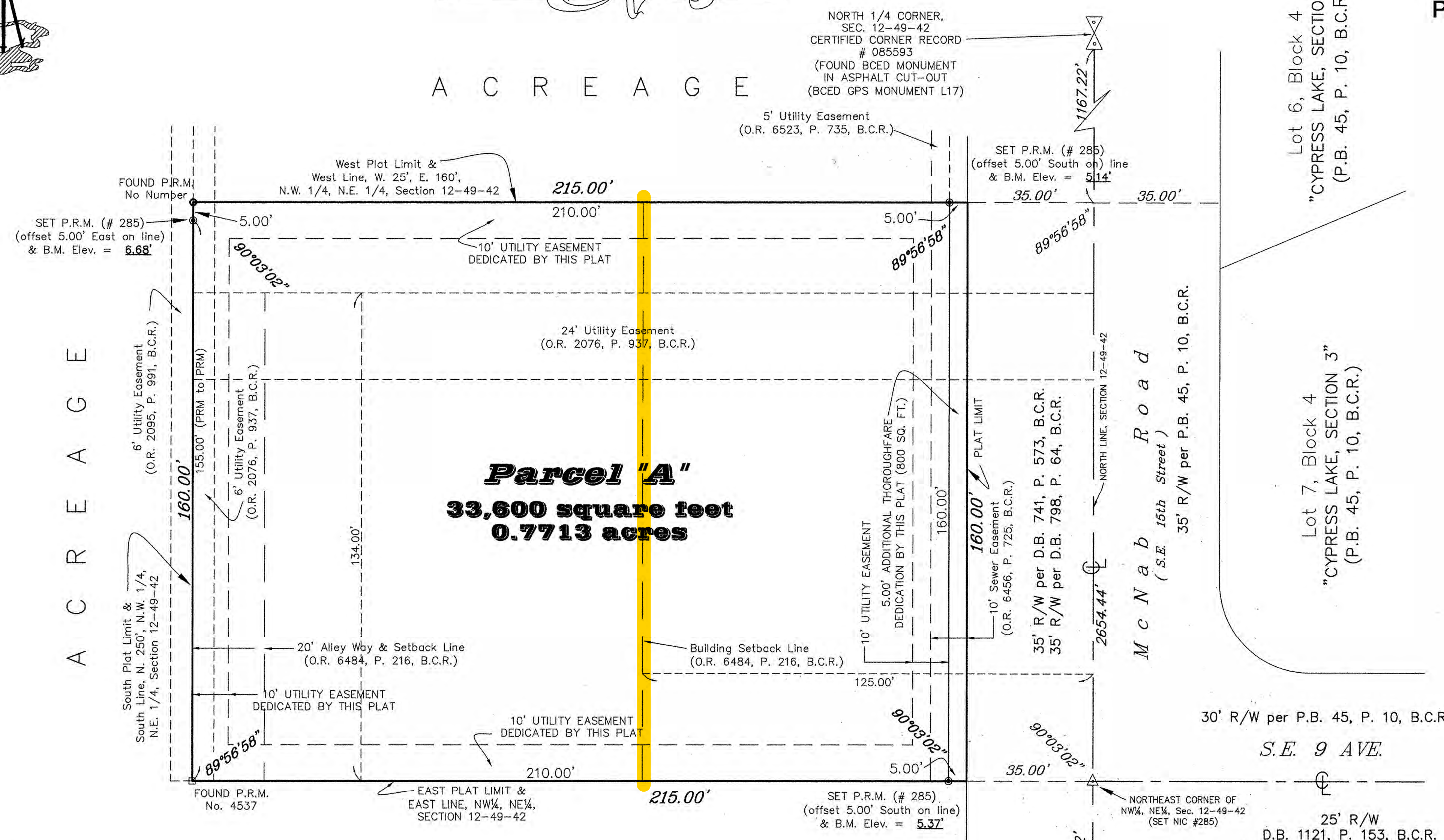
This plat is restricted to 5,000 square feet of commercial use. Banks are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

This note is required by chapter 5, Article IX, Broward County Code of Ordinances and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for the property located within this plat and do not operate as a restriction in favor of any property owner including an owner or owners of the property within this plat who took title to the property with reference to this plat.



A C R E A G E



**Parcel "A"**  
**33,600 square feet**  
**0.7713 acres**

A C R E A G E

LEGEND

- SET P.R.M.= Permanent Reference Monument (4"x4"x24" concrete post w/metal rod and Brass cap stamped L.B. 285)
- B.M. Elev.= Bench Mark Elevation
- SEC= Section
- ⊕ = Centerline of Right-of-Way
- B.C.R.= Broward County Records
- D.B., P.= Deed Book and Page
- O.R., P.= Official Record Book and Page
- R/W= Right-of-Way
- Found P.R.M. No. 4537 = indicates Permanent Reference Monument (Concrete Post of undetermined size and shape, with Brass Cap Stamped # 4537)
- P.B., P.= Plat Book and Page

LEGEND - CONTINUED

- Found P.R.M. No Number = indicates Permanent Reference Monument (Concrete Post of undetermined size and shape, with Brass Cap - No identifying Stamp)
- BCED - Broward County Engineering Department
- GPS - Global Positioning System
- △ - Northeast corner NW1/4, NE1/4, Sec. 12-49-42, Set nail in McLaughlin Engineering Cap, Stamped LB 285
- SQ. FT. - Square Feet

NORTHEAST CORNER, SEC. 12-49-42 CERTIFIED CORNER RECORD # 085594 (FOUND 1" IRON PIPE IN ASPHALT CUTOUT)

**CROATIAN AMERICAN SOCIAL CLUB**

**A PORTION OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) SECTION 12, TOWNSHIP 49, SOUTH, RANGE 42 EAST CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA**

**July, 2005**

