



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

Review and Approval of Vacation Petition Application

Review

Date: November 5, 2021

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

From: Planning and Development Management Division

Subject: Vacation Petition No.: 2018-V-23

Petitioner(s): Karen G. Levy, et al.

Agent for Petitioner(s): Hunter I. Sundberg, Esq.

Type: 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)

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: October 8, 2018

Required Documentation

Vacation Petition Application Date Accepted: July 19, 2018

File Fee (made payable to **Broward County Board of County Commissioners** and deposited)

Petitioner Notice of Intent Dates Published: March 19, 2021 and March 26, 2021

Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: March 3, 2021

Property Location Municipality of Lauderdale by the Sea Municipal Service District

Certified Copy of Municipal Resolution No: 2018-19 Date(s): May 8, 2018

Sketch and Legal Description by: Robert L. Thompson, Accurate Land Surveyors, Inc.

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: Hunter Sundberg, Mombach, Boyle, et al. Date: May 6, 2021

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: Kristin M. Carter Digitally signed by Kristin M. Carter
Date: 2021.11.22 11:24:32 -05'00'

Print Name: Kristin M. Carter Date: 11/22/2021



Application Number 2018-V-23

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Development and Environmental Review Online Application

Project Information			
Owner/Applicant/Petitioner Name Karen Levy			
Address 238 Shore Court		City Lauderdale By The Sea	State FL
		Zip 33308	
Phone		Email	
Agent for Owner/Applicant/Petitioner Mombach, Boyle, Hardin & Simmons, P.A.		Contact Person Hunter I. Sundberg, Esq.	
Address 100 NE Third Avenue, Suite 1000		City Ft. Lauderdale	State FL
		Zip 33301	
Phone 954-467-2200		Email hsundberg@mbhlawyer.com	
Plat/Site Plan Name Silver Shores Section of Lauderdale by the Sea Unit A			
Plat/Site Number N/A		Plat Book - Page (if recorded) 28-39	
Folio(s) 4943 18 27 0040			
Location SOUTH side of SHORE COURT at/between/and _____ and/of _____ <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).	
<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</i> , use <i>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 (Notary Continuation Form Affidavit required, fill out <u>Business Notary</u> if needed)	



Application Number 2018-V-23

Vacation Submission Continuation Form

Additional Petitioner Information	
Petitioner 2 Claudio Arena	Folio(s) 4943 18 27 0040
Address 238 Shore Court	
City, State, Zip Lauderdale By The Sea, FL 33308	Phone
Email	

Additional Petitioner Information	
Petitioner 3 Shannon Schell	Folio(s) 4943 18 27 0030
Address 236 Shore Court	
City, State, Zip Lauderdale By The Sea, FL 33308	Phone
Email	

Additional Petitioner Information	
Petitioner 4 Lori Schell	Folio(s) 4943 18 27 0030
Address 236 Shore Court	
City, State, Zip Lauderdale By The Sea, FL 33308	Phone
Email	

Additional Petitioner Information	
Petitioner 5 230 Tropical Shores Development LLC	Folio(s) 4943 18 27 0310
Address Shore Court	
City, State, Zip Lauderdale By The Sea, FL 33308	Phone
Email	



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

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?
			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

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.

[Signature] _____ Date 6/24/2021

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 24th day of June, 2021, who 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) _____

For Office Use Only

Application Type
Vacate portion of 10-foot utility easement

Application Date 7/19/2018	Acceptance Date N/A	Fee \$1200
Comments Due 9/25/2018	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:

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

Other:

Received By
Olga Pico, Real Property Section



Application Number 2018-V-23

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We 230 Tropical Shores Development LLC,
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:
4943-1827-0310

- 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: Mombach, Boyle, Hardin & Simmons, P.A.
Address: 100 NE 3rd Avenue, Suite 1000
City, State, Zip: Fort Lauderdale, Florida 33301
Telephone: 954-467-2200
Contact Person: Hunter I. Sundberg, Esq.

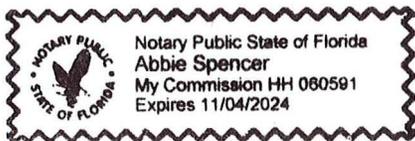
Kai Stadler Name of Owner/Petitioner Date 4-19-2021
Mombach, Boyle, Hardin & Simmons, P.A. Name of Agent [Signature] Signature of Agent

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization,
this 19th day of April, 2021, by Kai Stadler
of 230 Tropical Shores Dev. LLC on behalf of _____.
He/she is personally known to me | has produced personally known as identification.

Abbie Spencer 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 2018-V-23

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We Shannon Schell
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:
4943-1827-0030

- 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: Mombach, Boyle, Hardin & Simmons, P.A.
Address: 100 NE 3rd Avenue, Suite 1000
City, State, Zip: Fort Lauderdale, Florida 33301
Telephone: 954-467-2200
Contact Person: Hunter I. Sundberg, Esq.

S. Schell
Name of Owner/Petitioner

4-19-21
Date

Mombach, Boyle, Hardin & Simmons, P.A.
Name of Agent

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 19th day of April, 2021, by Shannon Schell, of _____, on behalf of _____.

He/she is personally known to me | has produced Driver's License as identification.

Kari Gastel
Name of Notary Typed, Printed or Stamped

Kari Gastel
Signature of Notary Public - State of Florida



GG286638
Serial Number (if applicable)



Application Number 2018-V-23

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We Lori Schell
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:
4943-1827-0030

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: Mombach, Boyle, Hardin & Simmons, P.A.
Address: 100 NE 3rd Avenue, Suite 1000
City, State, Zip: Fort Lauderdale, Florida 33301
Telephone: 954-467-2200
Contact Person: Hunter I. Sundberg, Esq.

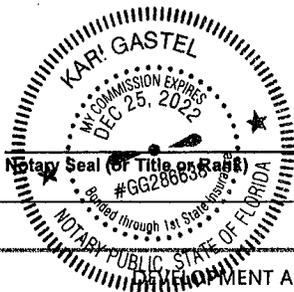
Lori Schell 4/19/2021
Name of Owner/Petitioner Date
Mombach, Boyle, Hardin & Simmons, P.A.
Name of Agent Signature of Agent

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 19th day of April, 2021, by Lori Schell of _____, on behalf of _____. He/she is personally known to me | has produced Driver's license as identification.

Kari Gastel Kari Gastel
Name of Notary Typed, Printed or Stamped Signature of Notary Public - State of Florida



#GG288638
Serial Number (if applicable)



Application Number 2018-V-23

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We Karen Levy
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:
4943-1827-0040

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: Mombach, Boyle, Hardin & Simmons, P.A.
Address: 100 NE 3rd Avenue, Suite 1000
City, State, Zip: Fort Lauderdale, Florida 33301
Telephone: 954-467-2200
Contact Person: Hunter I. Sundberg, Esq.

Name of Owner/Petitioner Karen Levy Date 4/22/2021
Name of Agent Mombach, Boyle, Hardin & Simmons, P.A. Signature of Agent [Signature]

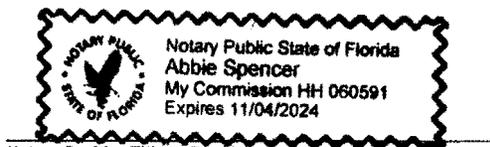
NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 22nd day of April, 20 21, by Karen Levy of _____, on behalf of _____.

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

Name of Notary Typed, Printed or Stamped Abbie Spencer Signature of Notary Public - State of Florida [Signature]



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





Application Number 2018-V-23

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We Claudio Arena

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:

4943-1827-0040

- 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: Mombach, Boyle, Hardin & Simmons, P.A.
Address: 100 NE 3rd Avenue, Suite 1000
City, State, Zip: Fort Lauderdale, Florida 33301
Telephone: 954-467-2200
Contact Person: Hunter I. Sundberg, Esq.

CLAUDIO ARENA
Name of Owner/Petitioner

04/27/2021
Date

Mombach, Boyle, Hardin & Simmons, P.A.
Name of Agent

[Signature]
Signature of Agent

NOTARY PUBLIC

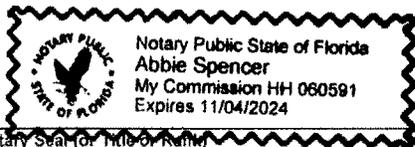
**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 22nd day of April, 2021, by Claudio Arena of _____, on behalf of _____.

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

Abbie Spencer
Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public - State of Florida



Notary Seal (or Title or Both)

Serial Number (if applicable)