Environmental Protection and Growth Management Department
Planning and Development Management Division
1 North University Drive, Room 102A • Plantation, Florida 33324 • 954-357-6666

REVIEW AND APPROVAL OF VACATION PETITION APPLICATION

Date: <u>12/17/2019</u>					
To: County Attorney's Office Attention: Maite Azcoitia, Office of County Attorney					
From: Planning and Development Management Division					
Subject: Vacation Petition No. 2019-V-05					
Petitioner(s): Lighthouse Point Development Partners, LLC					
Agent for Petitioner(s): Dunay, Miskel, and Backman, LLP					
Type:					
 □ Chapter 25.100 – Abandon Street, Alleyway, Road or Other Travel Place □ Chapter 25.101 – Release Public Easement or Private Platted Easement 					
Project: ■ Easement □Right-of-Way □ Other					
Pursuant to Florida Statute Chapter 177.101 and Broward County Administrative Code Chapters 25.99, 25.100 and 25.101, 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: March 21, 2019					
Required Documentation:					
■ Vacation Petition Application Date Accepted: March 4, 2019					
File Fee (made payable to Broward County Board of Commissioners and deposited)					
Petitioner Notice of Intent Dates Published: January 19, 2019 and January 26, 2019					
■ Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: April 12, 2019					
■ Property Location ■ Municipality of <u>Lighthouse Point</u> □ Municipal Service District					
■ Certified Copy of Municipal Resolution: No: 2018-2239 Date(s): November 27, 2018					
Sketch and Legal Description by: Richard E. Cousins, PSM No. 4188					
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: Coculluela & Marzano, P.A. Date: December 18, 2018 					
■ Certificate or Opinion of Title by: Coculide a Marzano, P.A. Date: December 10, 2018 Documentation of all reviewers responding "no objection/no comment"					
Waivers of Objection by Utility Companies					
Affidavit of Posting of Notice of Vacation Signage					
■ Draft Resolution to Set Public Hearing					
■ Draft Resolution of Adopted Vacation					
Comments: 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: Mayamin Crass					
Signature					
Print Name: Benjamin D. Crego Date: 12/17/2019					
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Environmental Protection and Growth Management Department
Planning and Development Management Division
1 N. University Drive, Suite 102-A, Plantation, FL 33324

Phone 954-357-6666 FAX 954-357-6521

Office Use Only

Date Application
Accepted:
3/4/2019

Application Number: 2019- V-05

APPLICATION FOR VACATION AND ABANDONMENT

- A.

 Vacation of Plats, or any Portion Thereof (BCAC 25.99)
- B. Abandonment of Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 25.100)
- C.

 Release of Public Easements and Private Platted Easements or Interests (BCAC 25.101)

PETITIONER INFORMATION			
Petitioners (Owners):	international Color Color States of the proposition		
Petitioner 1: Lighthouse Point Development Partners, LLC	Folio(s): 4843-17-03-0020 Phone: 954-566-7400		
Address: 3870 NE 22 Way			
Address (cont'd): N/A	Fax: 954-943-8550		
City, State Zip: Lighthouse Point, FL 33064 Email: Adam@cavache.com			
Important: Proof of Property Ownership required. Note: For Co-Petitioners/Owners, complete additional Petitioner/Owner Information page	J 0 (\$).		

AGENT INFORMATION			
Agent for Petitioners: Dunay, Miskel, and Backman, L	LP		
Contact Person: Lauren Odom, Esq./Hope Calhoun, Esq.	Phone 1: 561-405-3351/561-405-3324		
Address: 14 SE 4th St., Suite 36	Phone 2:		
Address (cont'd): N/A Fax: 561-409-2341			
City, State Zip: Boca Raton, FL 33432 Email: lodom@dmbblaw.com/hcalhoun@dmb			
Note: Proof of Agent Authorization by Petitioners required.	Add At a second		

PROPERTYINFORMATION				
Vacation Requested: (brid	ef description)			A Later Williams And Control of the
Easement vacation on plat.				
Section: 18	Township: 48	Range:	43	
Approximate Street Address:	3870 NW 22 Way	, Lighthouse Point,	FL 33064	4.447
Location:	ality			Municipal Services District
Folio Number(s): 4843-17-03	3-0020	MEGRUPANE ERROGERMEN ERROGERMEN ERROGERMEN ER ERROGERMEN ER ERROGERMEN ER ERROGERMEN ER ERROGERMEN ERROGERMEN	Average Associate and a series of the series	
Plat: Venetian Isles 2nd Se	ction - Plat Book 4	45 / Page 49		4.3
Surveyor/Mapper: Cousins Su	rveyors and Asso	ciates, Inc.	As file internal for an Artifaction from the grant detailer for the annual file.	
Legal Description Attached:	Full V Short	Zoning: RM-16		Land Use:Medium High Res. (25)
Reason for Vacation (be specif	ic):		altata katanya ilipanda vikita tuti digunayini muutus tuti a alifata	
Easement vacation so that property	y can be developed in	accordance with the red	cently approve	ed site plan.
First Application?	No If No, pre	vious Application No:		

ADDITIO	NAL PETITIONER INFORMATION
Petitioner 2:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITIO	NAL PETITIONER INFORMATION
Petitioner 3:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITIO	NAL PETITIONER INFORMATION
Petitioner 4:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITION	NAL PETITIONER INFORMATION
Petitioner 5:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITION	NAL PETITIONER INFORMATION
Petitioner 6:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITION	AL PETITIONER INFORMATION
Petitioner 7:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITION	IAL PETITIONER INFORMATION
Petitioner 8:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
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The undersigned Petitioner(s) has fully reviewed the Instructions concerning the Application for Vacation and Abandonment and understands that the Application must be complete and accurate prior to Broward County acceptance and review. The undersigned hereby petitions the Broward County Board of County Commissioners to vacate and abandon the property described herein. By signing as Petitioner(s), the undersigned certifies authenticity of ownership and, when applicable, authorizes the Agent to be its representative in this Application to Vacate and Abandon process.

PETITIONER/OWNER(S)

	Lighthouse Point Development Partners, LLC	Lighthouse Point Development Partners, LLC By: Cavache Properties, LLC, its manager By: Adam Adache, its manager
Date	Petitioner	(print name)
		By So Morel
	1.	(signature)
1//	eller fllt	Melissa WITT
2	Witness	(Witness print name)
4	35	adolf Solge: ro,
	Witness	(Witness print name)
Date	Petitioner	(print name)
OPENNIE RUMONEOUN EURY NO POLONOPIE ROBERT (* 18 m.).		Ву
	Witness	(signature)
40.00 mm	Witness	(print signer's name)

PETITIONER ACKNOWLEDGMENT (By Business or Government Entity)

State FLORIDA	
County Beases	
hereby certify that on this day personally appeared lacknowledgments, Adam Adache, as manager of Cavac	before me, an officer duly authorized to administer oaths and take the Properties, LLC, a Florida limited liability company,
Monage	(name)
as Manager of Lighthouse Point Development Partners, LLC	(title) (name of entity),
3	(type of corporation/partnership/government),
s authorized on behalf of the business or government Abandonment.	being first duly swom by me this day, deposes and states that s/he entity as Petitioner(s) in the foregoing Application for Vacation and
The foregoing instrument was acknowledged before m 20 <mark>¼</mark> , by Adam Adache,as Manager of Cavache Prop	ne this Aday of January perties, as Manager of Lighthouse Point Development Partners, LLC
who is personally known to me or has produced as identification. NOTARY (SEAL) ALEX VITRAN Notary Public - State of Florida	Notary Signature: Print Name:
Commission # GG 093319 My Comm. Expires Aug 7, 2021 Bonded through National Notary Assn.	Notary Public in and for the County and State last aforesaid. My Commission Expires: Serial No., if any:

AFFIDAVIT TO AUTHORIZE PETITIONER(S) AGENT

I/We,	By: Cavache P	int Development Partners, LLC troperties, LLC, its Manager che, its Manager		
			The second secon	the property ourser(s) of
proper	ty to be vacated in	the subject Application for Vacation	on and Abandonment, being d	, the property owner(s) of uly sworn, depose(s) and say(s):
1.	That I/we am/are my/our Folio Nun	the owner(s) and record title holdenber(s) is/are as follows: 4843-17-0	er(s) of the lands that are to be 03-0020	vacated and abandoned.
2.		eby appoint the following Agent to acation and Abandonment to Brow		
	Name:	Dunay, Miskel, and Backn	nan, LLP	
	Address:	14 SE 4th St., Suite 36		
	City, State Zip:	Boca Raton, FL 33432		VONES
	Telephone:	561-405-3351/561-405-332	4	months depth districts to the think of the common and districts.
	By: Cavache Prope By: Adam Adache.	evelopment Partners, LLC erties, LLC, its Manager	Calhoun, Esq.	
	Ada	ignature) Adache int name)		
	My day of Ja	, 20 <u>19</u>		
State	1-10	RZDA		
County	Real	JARD .		
20 <u>19</u> , b who is l	y Adam Adache, a	vas acknowledged before me this sas Manager of Cavache Properties to me or has produced	s, as Manager of Lighthouse F	oint Development Partners, LLC
	NOT	FARY EAL)	Notary Signature:	Mex tran
		ALEX VI TRAN Notary Public – State of Florida Commission # GG 093319 My Comm. Expires Aug 7, 2021 Bonded through National Notary Assn.		County and State last aforesaid. August 7 th , 202 G G Ø 97219

Short Legal Description

A portion of the 12' utility easement lying over a portion of Lots 1, 2, 3, 4, of Block 11, "Venetian Isles 2ND Section", according to the plat thereof, as recorded in Plat Book 45, Page 49 of the Public Records of Broward County, Florida.

Lighthouse Point Development Partners, LLC 3870 NE 22nd WAY Easement Vacation Narrative

Lighthouse Point Development Partners, LLC, ("Applicant") is the owner of a +/- 0.91-acre vacant property located at 3870 NE 22 Way ("Property") within the municipality of Lighthouse Point ("City") in Broward County, Florida ("County"). The Property is identified by folio number 4843 17 03 0020. The Property's land use is designated as Residential Medium (16 du/acre) on the City's Future Land Use Map and is zoned RM-16. On June 5, 2018, the City approved the Applicant's site plan to construct a twelve (12) unit, two (2) story, townhome development on the Property ("Project"). The Property will be divided north to south by a gated, one-way driveway, which will provide through access for vehicles from NE 22 Way to NE 39 Street. The Project has three different rear-facing unit types (Type A Unit, Type B Unit and Type C Unit) which have private two (2) car garages, private balconies, private splash pools, and unit sizes ranging from 2,002 square feet, 2,276 SF square feet, and 2,480 square feet of livable floor area. A privacy fence will also be provided around the Property.

There is currently a 12-foot wide utility easement located on Lots 1, 2, 3, and 4, Block 11, Venetian Isles 2nd Section, according to the map or plat as recorded in Plat Book 45, Page 49, Public Records of Broward County, Florida ("Utility Easement") that conflicts with a proposed building on the Property. All appropriate franchised utility companies have been contacted and have no objection to the request to vacate the Utility Easement. Accordingly, in order to develop the Property with the Project, the existing Utility Easement must be vacated.