

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: 07/07/20

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

From: Planning and Development Management Division

Subject: Vacation Petition No. 2020-V-05

Petitioner(s): Alexander hamilton national bank plat no 1

Agent for Petitioner(s): Cynthia Pasch

Type: ☒ Chapter 25.99 – Vacate Plat or any Portion Thereof
 ☐ 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: 05-26-20

Required Documentation:

- ☒ Vacation Petition Application Date Accepted: 03-19-2020
- ☒ File Fee (made payable to Broward County Board of Commissioners and deposited)
- ☒ Petitioner Notice of Intent Dates Published: 03-26-2020 and 04-02-2020
- ☒ Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: 02-05-2020
- ☒ Property Location ☒ Municipality of North Lauderdale ☐ Municipal Service District
- ☒ Certified Copy of Municipal Resolution: No: 20-01-6714 Date(s): 03-10-2020
- ☒ Sketch and Legal Description by: Donna C. West, LS #4290, HSQ Group 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: Paramount Title Services INC Date: 03-04-2020
- ☒ 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.

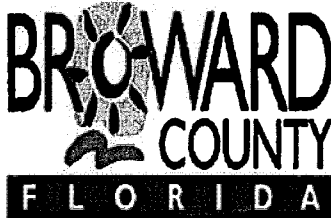
Deanna Kalil Digitally signed by Deanna Kalil
Date: 2020.09.14 16:23:43 -04'00'

Reviewed and Approved as to Form by: _____

Signature

Print Name: Deanna Kalil

Date: 9/14/2020



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:

Application Number:

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): Savannah Hills LLC

Petitioner 1:	Savannah Hills LLC	Folio(s):	4942-06-22-0010
Address:	1911 Collins Avenue	Phone:	(954) 610-3193
Address cont'd:	Suite 2006	Fax:	
City, State Zip:	Sunny Isles Beach, FL 33160	Email:	haimsklash@gmail.com

Important: Proof of Property Ownership required.
Note: For Co-Petitioners/Owners, complete additional Petitioner/Owner Information page(s).

AGENT INFORMATION

Agent for Petitioners: Greenspoon Marder LLP

Contact Person:	Cynthia A. Pasch, AICP	Phone:	(954) 527-6266
Address:	200 East Broward Boulevard	Phone:	
Address:	Suite 1800	Fax:	(954) 333-4266
City/State/Zip:	Fort Lauderdale, FL 33301	Email:	cynthia.pasch@gmlaw.com

Note: Proof of Agent Authorization by Petitioners required.

PROPERTY INFORMATION

Vacation Requested: (brief description)

The North and South 10' of the Alexander Hamilton National Bank Plat No. 1, less the west 174.24' of the north 10'

Section: 06/07 Township: 49 Range: 42

Approximate Street Address: SW 13 Court, North Lauderdale, FL 33068

Location: ☒ Municipality: City of North Lauderdale ☐ Municipal Services District

Folio Number(s): 4942-06-22-0010

Plat: Alexander Hamilton National Bank Plat No. 1

Surveyor/Mapper: Donna C. West

Legal Description Attached: ☒ Full ☐ Short Zoning: RM16 Land Use: Residential

Reason for Vacation (be specific): Easement is no longer needed to serve the development, replacement easement will be provided

First Application? ☒ YES ☐ NO If No, previous Application No:

***NOTE: Please type/print clearly. Application must be complete and accurate for acceptance.**

ADDITIONAL PETITIONER INFORMATION	
Petitioner 2:	Folio(s):
Address:	Phone:
Address:	Fax:
City/State/Zip:	Email:

ADDITIONAL PETITIONER INFORMATION	
Petitioner 3:	Folio(s):
Address:	Phone:
Address:	Fax:
City/State/Zip:	Email:

ADDITIONAL PETITIONER INFORMATION	
Petitioner 4:	Folio(s):
Address:	Phone:
Address:	Fax:
City/State/Zip:	Email:

ADDITIONAL PETITIONER INFORMATION	
Petitioner 5:	Folio(s):
Address:	Phone:
Address:	Fax:
City/State/Zip:	Email:

ADDITIONAL PETITIONER INFORMATION	
Petitioner 6:	Folio(s):
Address:	Phone:
Address:	Fax:
City/State/Zip:	Email:

ADDITIONAL PETITIONER INFORMATION	
Petitioner 7:	Folio(s):
Address:	Phone:
Address:	Fax:
City/State/Zip:	Email:

ADDITIONAL PETITIONER INFORMATION	
Petitioner 8:	Folio(s):
Address:	Phone:
Address:	Fax:
City/State/Zip:	Email:

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)

2/20/2020 Savannah Hills LLC
Date Petitioner

Haim Sklash, as Manager
(print name)
By: [Signature]
(signature)

Angela Espinal
(Witness print name)
By: [Signature]
(Witness signature)

DANIEL GAFNI
(Witness print name)
By: [Signature]
(Witness signature)

AFFIDAVIT TO AUTHORIZE PETITIONER(S) AGENT

I/We Savannah Hills LLC the property owner(s) of property to be vacated in the subject Application for Vacation and Abandonment, 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: 4942-06-22-0010.
2. That I/We do hereby appoint the following Agent to act on my, our behalf in the processing of the subject Application for Vacation and Abandonment to Broward County Board of Commissioners:

Name: Greenspoon Marder LLP
Address: 200 East Broward Blvd., Suite 1800
City/State/Zip: Fort Lauderdale, FL 33301
Telephone: (954) 527-6266
Contact Person: Cynthia A. Pasch, AICP

SAVANNAH HILLS LLC

Name of Petitioner/Owner(s)

By: Cynthia A. Pasch, AICP

(agent name)
Cynthia A. Pasch
(agent signature)

20th day of February, 2020

STATE OF FLORIDA)
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, by CYNTHIA PASCH, as agent for SAVANNAH HILLS LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

NOTARY
SEAL

Signature: Beverly Bell McGuinness

Print Name: Beverly Bell McGuinness

Notary Public in and for the County and State last aforesaid.

My Commission Expires: _____

Commission/Serial No.: _____



Beverly Bell McGuinness
COMMISSION # GG230318
EXPIRES: November 28, 2021
Bonded Thru Aaron Notary

PETITIONER ACKNOWLEDGMENT (By Business or Government Entity)

State Florida

County Miami-Dade

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, the foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, by Haim Sklash, as Manager of Savannah Hills LLC, a Florida limited liability company on behalf of the business or government entity, who being first duly sworn by me this day, deposes and states that s/he is authorized on behalf of the business or government entity as Petitioner(s) in the foregoing Application for Vacation and Abandonment.

The foregoing instrument was acknowledged before me this 20 day of February, 2020 by Haim Sklash who is ☒ personally known to me or ☐ has produced _____ as identification.



SEAL

Kim Nicole Santiago
Comm. # GG939792
Expires: Feb. 23, 2024
Bonded Thru Aaron Notary

Signature: _____

Print Name: _____

Notary Public in and for the County and State last aforesaid.

My Commission Expires: _____

Commission/Serial No.: _____