



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:

06/23/2020

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):

Petitioner 1: Plantation Apartments, L.P.	Folio(s): 504101210010, 504101220010
Address: c/o Jim Berardinelli, Vice President	Phone: 404-496-6142
Address (cont'd): 3715 Northside Pkwy, Suite 1-200	Fax: N/A
City, State Zip: Atlanta, GA 30327	Email: jberardinelli@tcr.com

Important: Proof of Property Ownership required.

Note: For Co-Petitioners/Owners, complete additional Petitioner/Owner Information page(s).

AGENT INFORMATION

Agent for Petitioners: CRAVEN THOMPSON & ASSOCIATES, INC.

Contact Person: JULIAN BOBILEV	Phone 1: 954-739-6400 x 379
Address: 3563 NW 53 STREET	Phone 2:
Address (cont'd):	Fax: N/A
City, State Zip: FT LAUDERDALE, FL 33309-6311	Email: jbobilev@craventhompson.com

Note: Proof of Agent Authorization by Petitioners required.

PROPERTY INFORMATION

Vacation Requested: (brief description) Vacate portions of 2 platted easements per PB 68-25, PB 68-32.

Section: 30	Township: 49 S	Range: 42 E
Approximate Street Address: 311 N STATE ROAD 7, PLANTATION, FL 33317		
Location:	<input checked="" type="checkbox"/> Municipality	<input type="checkbox"/> Unincorporated Broward County
Folio Number(s): 504101210010, 504101220010		
Plat: Plantation Plaza (PB 68-25) and Swindell's Subdivision No. 2 (PB 68-23)		
Surveyor/Mapper: ENGENUITY		
Legal Description Attached:	<input checked="" type="checkbox"/> Full <input type="checkbox"/> Short	Zoning: SPI-2 HCS (Healthcare Services) Land Use: Activity Center

Reason for Vacation (be specific): The applicant received City Council approval to demolish the existing buildings on site and build 248 garden apartments encompassing eight buildings. The easements are no longer needed due to the redevelopment of the site and are in conflict with the proposed buildings. A blanket easement is in place over the entire property allowing the City access to the utilities and new utilities are currently being installed.

First Application? Yes No If No, previous Application No:

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

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):**

Plantation Apartments, L.P., a Delaware limited partnership
By: SCH 123 Plantation, L.P., a Delaware limited partnership,
its general partner
By: Maple Multi-Family Development, L.L.C., a Texas limited
liability company, its general partner

James M. Berardinelli, Vice President

_____	_____
Date	Petitioner
_____	_____
<i>Lisa M Cooper</i>	_____
_____	Witness
_____	_____
<i>[Signature]</i>	_____
_____	Witness

_____	_____
	(print name)
By _____	_____
	(signature)
_____	_____
<i>Lisa M Cooper</i>	_____
_____	(Witness print name)
_____	_____
<i>Anthony Kamshaw</i>	_____
_____	(Witness print name)

PETITIONER/OWNER (2):

_____	_____
Date	Petitioner
_____	_____
_____	_____
_____	Witness
_____	_____
_____	_____
_____	Witness

_____	_____
	(print name)
By _____	_____
	(signature)
_____	_____
	(Witness print name)
_____	_____
	(Witness print name)

PETITIONER ACKNOWLEDGMENT (By Business or Government Entity)

State GEORGIA
County Gwinnett

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,
James M. Berardinelli (name)
as Vice President (title)
of Plantation Apartments, L.P. (name of entity),
a _____ (type of corporation/partnership/government),
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 22 day of April
2020, by James M. Berardinelli
who is personally known to me or has produced Georgia Driver's License
as identification.



Notary Signature: [Handwritten Signature]
Print Name: Chris R Cooper
Notary Public in and for the County and State last aforesaid.
My Commission Expires: 10-29-2021
Serial No., if any: W-00342852

PETITIONER ACKNOWLEDGMENT (By Individual)

State _____

County _____

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, _____

(name), who being first duly sworn by me this day, depose and state that s/he is the Petitioner in the foregoing Application for Vacation and Abandonment.

The foregoing instrument was acknowledged before me this ___ day of _____
20___, by _____
who is personally known to me or has produced _____
as identification.

NOTARY
(SEAL)

Notary Signature: _____

Print Name: _____

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, PLANTATION APARTMENTS, L.P.

_____, 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: 504101210010, 504101220010
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: CRAVEN THOMPSON & ASSOCIATES, INC.
 Address: 3563 NW 53 STREET
 City, State Zip: FORT LAUDERDALE, FL 33309-6311
 Telephone: 954-739-6400
 Contact Person: Julian Bobilev

JAMES M. BEARDINELLI
 Name of Petitioner/Owner(s)

By [Signature]
 (signature)
JAMES M. BEARDINELLI
 (print name)

22 day of April, 2020

State Georgia
 County Gwinnet

The foregoing instrument was acknowledged before me this 22 day of April 2020, by James M. Beardinelli who is personally known to me or has produced Georgia Drivers License as identification.



Notary Signature: [Signature]
 Print Name: Chris R Cooper
 Notary Public in and for the County and State last aforesaid.
 My Commission Expires: 10-29-2021
 Serial No., if any: W-00342852

June 10, 2020

Mr. Jean-Paul Perez
Broward County
Planning and Development Management Division
1 North University Drive, Box #102A
Plantation, FL 33324

RE: **ALEXAN/ 311 N SR 7**
Vacation of Easements: PB 68-25 and PB 68-32
City of Plantation
CT&A PROJECT NO. 17-0060-003-02

Dear Jean-Paul:

CRIVEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

This is our statement of justification for the vacation of two easements, which are located in two plats: Tract A, Plantation Plaza Plat PB 68-25, BCR; and Tract A, Swindells Subdivision No.2 Plat, PB 68-32, BCR. Both easements are dedicated per the plats thereof. The two plats comprise one parcel with the folio number 5041 01 21 0010. The property owner is Plantation Apartments, L.P., c/o Trammell Crow Residential.

The subject property is currently developed with a one-story 77,353 square-foot office building, a three-story 28,466-square-foot office/commercial building and a one-story 6,824-square-foot commercial building. The applicant received City Council approval June 27, 2018 to demolish the existing buildings and build 248 garden apartments encompassing eight buildings.

The property owner is vacating these easements as they are no longer needed due to the redevelopment of the site and are in conflict with the proposed buildings. A blanket easement is in place over the entire property allowing the City of Plantation access to the utilities and new utilities are currently being installed.

Please do not hesitate to call me at (954) 739-6400 ext. 379 if you have any questions on the application.

Sincerely,

CRIVEN THOMPSON & ASSOCIATES, INC.

JULIAN BOBILEV, AICP
Planner

3563 N.W. 53rd Street
Fort Lauderdale, FL 33309-6311
(954)739-6400
Fax (954) 739-6409