# **REVIEW AND APPROVAL OF VACATION PETITION APPLICATION**

Date: 10-14-2020
To: County Attorney's Office Attention: Maite Azcoitia, Office of County Attorney
From: Planning and Development Management Division
Subject: Vacation Petition No. 2020-V-12
Petitioner(s): Crystal Lake Commerce Center, LLC/Quirino D' Alessandro
Agent for Petitioner(s): Kalis Kleiman and Wolfe
Type: Chapter 25.99 – Vacate Plat or any Portion Thereof Chapter 25.100 – Abandon Street, Alleyway, Road or Other Travel Place
<ul> <li>Chapter 25.100 – Abandon Citeet, Alleyway, Noad of Other Haven hace</li> <li>Chapter 25.101 – Release Public Easement or Private Platted Easement</li> </ul>
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:
Required Documentation:
Vacation Petition Application     Date Accepted: 08-31-2020
File Fee (made payable to Broward County Board of Commissioners and deposited)
Petitioner Notice of Intent Dates Published: <u>06-26-20</u> and <u>07-02-20</u>
Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: <u>08-10-2020</u>
Property Location Municipality of Deerfield Beach Municipal Service District
Certified Copy of Municipal Resolution: No: XXXX Date(s): XXX Date(s): XXX Date(s): XXX
<ul> <li>Sketch and Legal Description by: Ernest W. Duncan. PSM 5182</li> <li>Location Map (Created by County Surveyor)</li> </ul>
<ul> <li>Aerial Photograph and Section Map (No longer provided; advise if needed for review)</li> </ul>
<ul> <li>Plat, if applicable</li> <li>Certified</li> <li>Copy</li> </ul>
Written Consent of All Abutting Owners in Plat, if applicable
Certificate or Opinion of Title by: <u>Neal R. Kalis, ESQ. Bar No. 186890</u> Date: <u>08-10-20</u>
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.
Digitally signed by Damaris Y. Damaris Y. Henlon Henlon
Reviewed and Approved as to Form by: Date: 2020.11.17 13:50:04 -05'00'
Signature
Print Name:Damaris Y. Henlon Date: _November 17, 2020
9/14



Application Number 2020-V-12

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

## **Development and Environmental Review Online Application**

Project Information				
Owner/Applicant/Petitioner Name				
Crystal Lake Commerce Center, LL	C/Quirino D'A	lessandro Sr., Mgr.		
Address		City	State	Zip
4250 North Powerline Road		Deerfield Beach	FL	33073
Phone	Email			
954-874-3894	anthonyd@l	anzo.org		
Agent for Owner/Applicant/Petitioner		Contact Person		
Kalis Kleiman & Wolfe		Neal R. Kalis		
Address		City	State	Zip
7320 Griffin Road, Suite 109 Davie FL 33314				33314
Phone	Email			
954-791-0477	neal@kklaw.us			
Plat/Site Plan Name				
LANZO INDUSTRIAL CENTER PH	ASE II			
Plat/Site Number		Plat Book - Page (if recorded)		
		PB 183/Pg 324 Broward	County	
Folio(s)				
484215000160- 484215360010			4	
Location				
East side of N. Powerline Rd.		40th Court NI	N 44th Co	ourt
East side of N. Powerline Rd. at street name		street name / side/corner	street na	

## Type of Application (this form required for all applications)

Please check all that apply (use attached Instructions for this form).

□ Plat (fill out/PRINT Questionnaire Form, Plat Checklist)

Site Plan (fill out/PRINT Questionnaire Form, Site Plan Checklist)

□ Note Amendment (fill out/PRINT Questionnaire Form, Note Amendment Checklist)

Vacation (fill out/PRINT Vacation Continuation Form, Vacation Checklist, use Vacation Instructions)

☑ 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)

Vacation (Notary Continuation Form Affidavit required, fill out Business Notary if needed)



Application Status				
Has this project been previously submitted?	□ Yes	🖾 No		Don't Know
This is a resubmittal of:	□ Portion of P	roject	🖾 N/A	
What was the project number assigned by the Planning and Development Division?	Project Number		⊠ N/A	🗆 Don't Know
Project Name	ĸ		⊠ N/A	🗆 Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	□ Yes	□ No		Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	□ Yes	□ No		🗆 Don't Know
If yes, consult Policy 13.01.10 of the Land Use	Plan. A compatibili	ity determinati	on may be	e required.
Replat Status				

· · · · · · · · · · · · · · · · · · ·				
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	□ Yes	🖾 No	Don't Know	
If YES, please answer the following questions	5.			
Project Name of underlying approved and/or recorded plat	Project Num	ıber		
Is the underlying plat all or partially residential?	□ Yes	□ No	Don't Know	
If YES, please answer the following questions	s.			
Number and type of units approved in the underlying plat.				
Number and type of units proposed to be deleted by this replat.				
Difference between the total number of units being deleted from the underlying plat and the number of units pro	posed in this re	eplat.		

School Concurrency (Residential Plats, Replats and Site Plan Submissions)		
Does this application contain any residential units? (If "No," skip the remaining questions.)	□ Yes	🖾 No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	□ Yes	🖾 No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	□ Yes	🖾 No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	□ Yes	🖾 No
If the answer is "Yes" to any of the questions above RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting the Impact Application (PSIA) and fee have been accepted by the School Board for residential project concurrency, exempt from school concurrency (exemptions include projects that generate less than one scommunities, and projects contained within Developments of Regional Impact), or subject to an app Restrictive Covenant or Tri-Party Agreement.	ects subject student, age	to school restricted

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s)	Land Use Plan Designation(s)
Industrial	Industrial
Zoning District(s)	Zoning District(s)
M-3c	M-3c

## **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

			EX	ISTING STU	CTURE(S)
Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	Remain the Same?	Change Use?	Has been or will be Demolished?
N/A			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			
RESIDE	ENTIAL USES	NON-RE	SIDENTIAL USES
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
		Industrial	93,000 sf
i.			

NOTARY PUBLIC: Owner Age	entCertification	
information supplied herein is true owner/agent specifically agrees to	wner/agent of the property describ e and correct to the best of my know o allow access to described prope cation of information provided by ov	rty at reasonable times by County
Owner Agent Signature	A S Date	10/22
	NOTARY PUBLIC	
STATE OF FLORIDA COUNTY OF BROWARD		
this 10th day of August	wledged before me by means of ( phy , 20,20, who ( is personal)	
	tification. Bau	bare Cook
Name of Notary Typed, Printed or Stamped	BARBARA COOK Notary Public - State of Florida Commission # GG 952909 My Comm. Expires Feb 14, 2024 Bonded through National Notary Assn.	Public – State of Florida
Notary Seal (or Title or Rank)	Serial Number (if ap	plicable)
Notary Seal (or Title or Rank) For Office Use Only	Serial Number (if ap	plicable)
For Office Use Only Application Type	PER SEC. 5-205	BC CO
For Office Use Only Application Type VACATION Application Date	PER SEC. 5-205 Acceptance Date	BC CO Fee
For Office Use Only Application Type VACATION	PER SEC. 5-205 Acceptance Date <u>8/31/2020</u> Report Due	BCCO Fee \$1200 CC Meeting Date
For Office Use Only Application Type VACATION Application Date 812712020	PER SEC. 5-205 Acceptance Date 8/31/2020	BC CO Fee \$1200
For Office Use Only Application Type VACATION Application Date 8/27/2020 Comments Due Adjacent City or Cities N/A	PER SEC. 5-205 Acceptance Date 8/31/2020 Report Due TBD	BCCO Fee \$1200 CC Meeting Date
For Office Use Only Application Type VACATION Application Date 3/27/2020 Comments Due Adjacent City or Cities N/A Plats	PER SEC. 5-205 Acceptance Date <u>8/31/2020</u> Report Due	BC CO Fee \$1200 CC Meeting Date TBD
For Office Use Only Application Type VACATION Application Date 8/27/2020 Comments Due Adjacent City or Cities N/A	PER SEC. 5-205 Acceptance Date 8/31/2020 Report Due TBD	BC CO Fee \$1200 CC Meeting Date TBD
For Office Use Only Application Type VACATION Application Date 3/27/2020 Comments Due Adjacent City or Cities N/A Plats Surveys City Letter Agreements Other: NOTICE OF	PER SEC. 5-205 Acceptance Date 8/31/2020 Report Due TBD	BC CO Fee \$1200 CC Meeting Date TBD
For Office Use Only Application Type VACATION Application Date 3/27/2020 Comments Due Adjacent City or Cities N/A Plats City Letter Agreements Other: NOTICE OF Distribute To	PER SEC. 5-205 Acceptance Date 8/31/2020 Report Due TBD	BC CO Fee \$1200 CC Meeting Date TBD
For Office Use Only Application Type VACATION Application Date 8/27/2020 Comments Due Adjacent City or Cities N/A Plats Plats City Letter Agreements Other: NOTICE OF Distribute To Full Review Planni	PER SEC. 5-205 Acceptance Date 8/31/2020 Report Due TBD Site Plans Landscap	BCCO Fee \$1200 CC Meeting Date TBD Ding Plans  Lighting Plans
For Office Use Only         Application Type         VACATION         Application Date         312712029         Comments Due         Adjacent City or Cities         NIA         Ø Plats         Ø City Letter         Agreements         Other:       NOTICE OF         Distribute To         Ø Full Review         Ø Health Department         Ø Other:	PER SEC. 5-205 Acceptance Date 8/31/2020 Report Due TBD Site Plans □ Landscap INTENT AD ng Council © School Board	BCCO Fee \$1200 CC Meeting Date TBD Ding Plans
For Office Use Only         Application Type         VACATION         Application Date         812712020         Comments Due         Adjacent City or Cities         N/A         Ø Plats         Ø Surveys         Ö City Letter         Agreements         Other:       NOTICE OF         Distribute To         Ø Full Review         Health Department	PER SEC. 5-205 Acceptance Date 8/31/2020 Report Due TBD Site Plans □ Landscap INTENT AD ng Council © School Board	BCCO Fee \$1200 CC Meeting Date TBD Ding Plans Lighting Plans Land Use & Permitting Administrative Review



Application Number

# **Vacation Submission Continuation Form**

Additional Petitio	oner Information
Petitioner 2	Folio(s)
U.S. Crane & Rigging, LLC	
Address	
628 Coral Way	
City, State, Zip	Phone 646-529-1196
Fort Lauderdale, FL 33301	040-329-1190
tom@uscraneriggingllc.com	
Additional Petitic	oner Information
Petitioner 3	Folio(s)
Address	
City, State, Zip	Phone
Email	
Email	
Additional Petitic	
Petitioner 4	Folio(s)
Address	
City, State, Zip	Phone
Email	
Additional Petitic	nor Information
Petitioner 5	
Address	
City, State, Zip	Phone
Email	1



		Exhibit 1 Page 7 of 10
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۵da	ditional Petitioner Information	
Petitioner 6	Folio(s)	
Address		
City, State, Zip	Phone	
Email		·
Ado	ditional Petitioner Information	
Petitioner 7	Folio(s)	
Address		
City, State, Zip	Phone	
Email		
LA.	ditional Datition on Information	
Petitioner 8	ditional Petitioner Information	
Address		
City, State, Zip	Phone	
Email		
Ad	ditional Petitioner Information	
Petitioner 9	Folio(s)	
Address		
City, State, Zip	Phone	
Email		
Add	ditional Petitioner Information	
Petitioner 10	Folio(s)	
Address	I	
City, State, Zip	Phone	
1		
Émail		



#### AUTHENTICITY OF OWNERSHIP

The undersigned Petitioner(s) has/have fully reviewed the instructions concerning the Application for Vacation and Abandonment and understand(s) 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 the Application to Vacate and Abandon process.

PETITIONER	<u>&amp;  -  2 02 0</u> <sub>iate</sub>	Thomas Auringer, Manager Print Name Signature Damie Sinchez Print Name
	VITNESS	Jamie Sinchez Print Name
OWNER		Minden
(if not petitioner)	Date	Print Name
		Signature
N	MITNESS	Print Name
		Signature
	NO	TARY PUBLIC
STATE OF NEW Y COUNTY OF ULST		
		ore me by means of II physical presence   II online notarization 20_20, by Thomas Auringer, Manager
of U.S. Crane & Rigg	ging, LLC, on be	half of U.S. Crane & Rigging, LLC
	known to me   🗖 has prod	lucedas identification.
Notary Pu Reg Qualif	BABLINESK MCCOLGAN Iblic, State of New York . # 02MC6189308 ied in Ulster County n Expires June 23, 2024	Signature of Notary Public - State of New York
Notary Seal (or Title or Rank)		Serial Number (if applicable)

DEVELOPMENT AND ENVIRONMENTAL REVIEW ONLINE APPLICATION: VACATION CONTINUATION FORM Revised 6/2020

### AUTHENTICITY OF OWNERSHIP

The undersigned Petitioner(s) has/have fully reviewed the instructions concerning the Application for Vacation and Abandonment and understand(s) 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 the Application to Vacate and Abandon process.

PETITIONER	Date	Print Name
	WITNESS	Signature
	WINESS	Print Name
OWNER (if not petitioner)	8/6/2020 Date	Signature Crystal Lake Commerce Center, LLC Quirino D'Alessandro, Sr. Print Name
	WITNESS	Signature Un Zalewski Print Name An Zalewski
STATE OF <del>FLO</del> COUNTY OF B <del>I</del>	NOTAR RIDA Michigan ROWARD McComb	RY PUBLIC
		ne by means of ⊠ physical presence   □ online notarizat 20, <sub>by</sub> _Quirino D'Alessandro Sr., Manager
of Crystal Lake Co	ommerce Center, LLC, on behalf	of Crystal Lake Commerce Center, LLC
of Crystal Lake Co		of <u>Crystal Lake Commerce Center, LLC</u> das identification. <i>Hele Habude</i>
of Crystal Lake Co	mmerce Center, LLC, on behalf nally known to me   □ has produced much rinted or Stamped HELEN HABUE NOTARY PUBLIC - STATE O COUNTY OF MAC My Commission Expires M Acting in the County of	of <u>Crystal Lake Commerce Center, LLC</u> das identification. <i>Mult Malual</i> OF MICHIGAN COMB May 22, 2026



NEAL R. KALIS M. Scott Kleiman Tami R. Wolfe MAIN OFFICE 7320 Griffin Road, Suite 109 Davie, Florida 33314 Telephone (954) 791-0477 Fax(954) 791-0506 E-Mail Info@kklaw.us **Treasure Coast Office** P.O. Box 13075 Fort Pierce, Florida 34979-3075

E-MAIL INFO@KKLAW.US

## NARRATIVE

## Crystal Lake Commerce Center, LLC/U.S. Crane and Rigging LLC

### Vacation of 10' Utility Easement

Petition 2020-V-12

Petition 2020-V-12 is for the vacation of a portion of the 10' platted utility easement within Parcel A, of Lanzo Industrial Center Phase II Plat, as recorded in Plat Book 183, Page 324 of the Public Records of Broward County, Florida as more particularly depicted on the Sketch that accompanied the Petition. Letters of No Objection have been received from all effected utilities. The reason for the vacation is that the subject property (all of Parcel A), together with the adjacent property to the east, are being combined into one contiguous property for development as an industrial use facility and the 10' utility easement bisects the proposed building. The City of Deerfield Beach has previously approved both the Site Plan for this development and the vacation of a portion of the 10' utility easement.

iler By:

Neal R. Kalis, Esq. Kalis Kleiman & Wolfe Agent for Crystal Lake Commerce Center, LLC and U.S. Crane and Rigging LLC

F:\Barbara\OFFICE\WPWIN\US Crane\Narrative - BrowardCounty 12-15-2020.wpd