





Application Number N/A

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 <b>Little Harbor Estates LLC</b>			
Address <b>28 NE 11 Way</b>	City <b>Deerfield Beach</b>	State <b>FL</b>	Zip <b>33441</b>
Phone <b>561-278-6554</b>	Email <b>ron.ellish@ellishbuilders.com</b>		
Agent for Owner/Applicant/Petitioner <b>Dunay, Miskel &amp; Backman, LLP</b>		Contact Person <b>Christina Bilenki, Esq.</b>	
Address <b>14 SE 4th Street, Suite 36</b>	City <b>Boca Raton</b>	State <b>FL</b>	Zip <b>33432</b>
Phone <b>561-405-3323</b>	Email <b>cbilenki@dmbblaw.com</b>		
Plat/Site Plan Name <b>Little Harbor on the Hillsboro Section 2 &amp; Little Harbor on the Hillsboro Section 3</b>			
Plat/Site Number	Plat Book - Page (if recorded) <b>51 - 23 &amp; 49 - 24</b>		
Folio(s) <b>4843 0630 0180</b>			
Location <b>west side</b> side of <b>NE 11th Way</b> at/between/and _____ and/of _____ <i>north side/corner north street name street name / side/corner street name</i>			

### 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)

<b>Application Status</b>			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input checked="" type="checkbox"/> N/A
What was the project number assigned by the Planning and Development Division?	Project Number	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name		<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
<b>If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.</b>			

<b>Replat Status</b>	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
<b>If YES, please answer the following questions.</b>	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
<b>If YES, please answer the following questions.</b>	
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 proposed in this replat.	

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

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Residential (Low 5)	Land Use Plan Designation(s) Residential (Low 5)
Zoning District(s) RS - 5	Zoning District(s) RS - 5

Existing Land Use						
<p>A credit against impact fees may be given for the site's current or previous use. <b>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.</b> To receive a credit, complete the following table. <b>Note:</b> If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated <u>within</u> 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.</p>						
Are there any existing structures on the site?					<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)			
			Remain the Same?	Change Use?	Has been or <u>will</u> be Demolished?	
Single Family Home	1,147 sq.ft.	2017	YES   <del>NO</del>	YES   <del>NO</del>	HAS   <del>WILL</del>   NO	
			YES   NO	YES   NO	HAS   WILL   NO	
			YES   NO	YES   NO	HAS   WILL   NO	
<p>*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 is defined by the definition in the Land Development Code.</p>						

Proposed Use			
RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
Single Family Home	1 Unit		

**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.

*[Handwritten Signature]*

Owner/Agent Signature

*11-11-20*

Date

**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 11 day of November, 2020, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

*Melissa L. Willson*

Name of Notary Typed, Printed or Stamped

*Melissa L. Willson*

Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

**For Office Use Only**

Application Type

Vacation Application

Application Date 01/27/2021	Acceptance Date 01/27/2021	Fee \$ 1,200.00
Comments Due 02/26/2021	Report Due N/A	CQ Meeting Date 08/24/2021

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

Diego Penaloza



Application Number \_\_\_\_\_

**AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT**

I/We Ron Elish, on behalf of Little Harbor Estates 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:

4843 0630 0180

- 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: Dunay, Miskel & Backman, LLP  
Address: 14 SE 4th Street, Suite 36  
City, State, Zip: Boca Raton, FL 33432  
Telephone: 561-405-3323  
Contact Person: Christina Bilenki, Esq.

Name of Owner/Petitioner

Date

Name of Agent

Signature of Agent

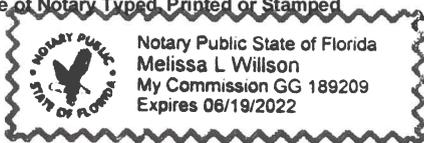
**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization,  
this 11 day of November, 20 20, by Ronald Elish,  
of \_\_\_\_\_, on behalf of Little Harbor Estates LLC  
He/she  is personally known to me |  has produced \_\_\_\_\_ as identification.

Name of Notary Typed, Printed or Stamped

Signature of Notary Public - State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)



Application Number \_\_\_\_\_

**NOTARY PUBLIC: Business/Government Entity Certification**

This is to certify that I am the authorized acting agent of the business/government entity that is 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 authorized acting agent of the business/government entity.

*Christina Bilenki*

11/24/2020

Agent Signature for Business/Government Entity

Date

**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 24 day of November, 2020, by Christina Bilenki, the Agent, on behalf of Little Harbor Estates, LLC a

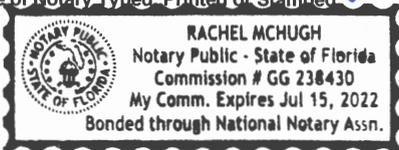
He/she  is personally known to me |  has produced \_\_\_\_\_ as identification.

*Rachel McHugh*

*Rachel McHugh*

Name of Notary Typed, Printed or Stamped

Signature of Notary Public - State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)



Gary Dunay  
Bonnie Miskel  
Scott Backman

Hope Calhoun  
Dwayne Dickerson  
Ele Zachariades

Matthew H. Scott  
Christina Bilenki  
Heather Jo Allen

Little Harbor Way  
Easement Abandonment Narrative  
28 NE 11 Way

Little Harbor Estates LLC (“Petitioner”) is the owner of six (6) parcels located on Little Harbor Way (aka NE 11<sup>th</sup> Way) more including the property at 28 NE 11 Way (Folio #4843 0630 0180) (collectively referred to as the “Property”) in the City of Deerfield Beach (“City”) and Broward County (“County”). The Property is also located within the Little Harbor on the Hillsboro Section 3 Plat, as recorded in Plat Book 49, Page 24 of the Public Records of Broward County, Florida (“Section 3 Plat”), as well as the Little Harbor on the Hillsboro Section 2 Plat, as recorded in Plat Book 51, Page 23 of the Public Records of Broward County, Florida (“Section 2 Plat”). Through the Broward County Property Appraiser (“BCPA”) lot split/combination process, Petitioner recently reconfigured the lots to be more suitable for redevelopment. Petitioner is proposing to redevelop the lots for single family homes (“Project”). There are currently platted drainage easements lying within the Property and between Lot 8 Block 4 of the Section 2 Plat and Lot 1 Block 6 of the Section 3 Plat. While the drainage easements were previously located along former lot lines, with the lot reconfiguration, they now lie towards further into the lot over to of the subject development parcels. As such, the drainage easement conflict with the proposed development of the lots with single family homes. Petitioner has already coordinated with the City to provide a new drainage easement along the new lot and has relocated the existing drainage facilities to this new easement area. Petitioner is now proposing to abandon the drainage easement in order to allow for the Project.