



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

Review and Approval of Vacation Petition Application

Review

Date: 05/07/2021

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

From: Planning and Development Management Division

Subject: Vacation Petition No.: 2021-V-04

Petitioner(s): Store-All South Dixie Highway LLC

Agent for Petitioner(s): Schwebke – Shiskin and Associates, INC

Type: ☒ 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**)

Project: ☒ Easement ☐ Right-of-Way ☐ Other

Pursuant to Florida Statute Chapter 177.101 and the above sections of the Broward County Administrative Code and Code of Ordinances, 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: 4/29/2021

Required Documentation

- ☒ Vacation Petition Application Date Accepted: 02-16-2021
- ☒ File Fee (made payable to **Broward County Board of County Commissioners** and deposited)
- ☒ Petitioner Notice of Intent Dates Published: Mar 03, 2021 and Mar 10, 2021
- ☒ Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: 01-20-21
- ☒ Property Location ☒ Municipality of City of Hollywood ☐ Municipal Service District
- ☒ Certified Copy of Municipal Resolution No: R-2021-015 Date(s): 01-20-20
- ☒ Sketch and Legal Description by: Schwebke – Shiskin and Associates, 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: Mark Somerstein, Florida Bar No. 0349283 Date: 03-03-2021
- ☒ Documentation of all reviewers responding "no objection/no comment"
- ☒ Waivers of Objection by Utility Companies
- ☒ Draft Resolution to Set Public Hearing
- ☒ Draft Resolution of Adopted Vacation

Approval

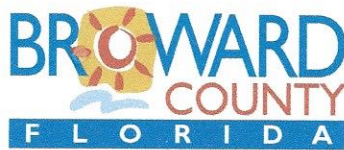
Approved subject to the Office of the County Attorney's receipt, review, and approval of a Title Certificate dated within 45 days prior to the Public Hearing.

Reviewed and Approved as to Form by: KORATICH

ALEXIS MARRERO – Digitally signed by ALEXIS
MARRERO-KORATICH
Date: 2021.06.23 12:46:35 -04'00'

Print Name: Alexis I. Marrero Koratich

Date: 6/23/2021



Application Number 2021-V-04

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			
Plat/Site Plan Name SUNNYSIDE ESTATES (P.B. 19, PG. 35) / STOR-ALL SOUTH HOLLYWOOD			
Plat/Site Number		Plat Book - Page (if recorded) (P.B. 19, PG. 35)	
Owner/Applicant/Petitioner Name STOR-ALL SOUTH DIXIE HIGHWAY, LLC			
Address 141 S.E. 1st STREET		City DEERFIELD BEACH	State FL
Phone (O)954-421-1196 (C)708-870-8656		Email markb@stor-all.com <mailto:markb@stor-all.com>	
Agent for Owner/Applicant/Petitioner SCHWEBKE-SHISKIN & ASSOCIATES, INC.		Contact Person RONALD A. FRITZ, ASST. VICE PRES.	
Address 3240 CORPORATE WAY		City MIRAMAR	State FL
Phone (O)954-435-7010 (C)954-288-4474		Email rfritz@shiskin.com	
Folio(s) 5142-22-22-0010 5142-22-22-0020 5142-22-22-0030			
Location WEST side of S. DIXIE HWY. at/between/and WASHINGTON ST. and/of DEWEY STREET <small>north side/corner north street name street name / side/corner street name</small>			

Type of Application (this form required for all applications)	
Please check all that apply (use attached Instructions for this form).	
<input type="checkbox"/> Plat (fill out/PRINT Questionnaire Form, Plat Checklist)	
<input type="checkbox"/> Site Plan (fill out/PRINT Questionnaire Form, Site Plan Checklist)	
<input type="checkbox"/> Note Amendment (fill out/PRINT Questionnaire Form, Note Amendment Checklist)	
<input checked="" type="checkbox"/> Vacation (fill out/PRINT Vacation Continuation Form, Vacation Checklist , use Vacation Instructions)	
<input type="checkbox"/> Vacating Plats, or any Portion Thereof (BCCO 5-205)	
<input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)	
<input checked="" type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)	
<input checked="" type="checkbox"/> Vacation (Notary Continuation Form Affidavit required, fill out Business Notary if needed)	

Application Status			
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	STOR-ALL SOUTH DIXIE HIGHWAY		<input 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 type="checkbox"/> No	<input checked="" 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 type="checkbox"/> No	<input checked="" type="checkbox"/> Don't Know
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
LOTS 7-12 NW 1/4 SECTION 22-51-42 (P.B. B, PG. 58)	N/A
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Number and type of units approved in the underlying plat.	N/A
Number and type of units proposed to be deleted by this replat.	N/A
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	N/A

School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input type="checkbox"/> Yes <input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> No
If the answer is "Yes" to any of the questions above	
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.	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) HIGH DENSITY MIXED USE	Land Use Plan Designation(s) HIGH DENSITY MIXED USE
Zoning District(s) DH-3	Zoning District(s) DH-3

Existing Land Use					
<p>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 <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 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?
AUTO GARAGE	1,118 SQ. FT.	2019	YES <input checked="" type="radio"/> NO	<input checked="" type="radio"/> YES NO	HAS <input checked="" type="radio"/> WILL NO
RETAIL	15,548 SQ. FT.	2019	YES <input checked="" type="radio"/> NO	<input checked="" type="radio"/> YES NO	HAS <input checked="" type="radio"/> WILL NO
N/A	N/A	N/A	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 id 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
N/A	N/A	SELF STORAGE	45,000 SQ. FT. GROSS FLR. AREA

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.

Ronald L. Ford
 Owner/Agent Signature

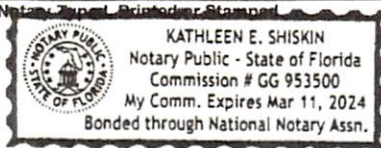
OCT. 12, 2020
 Date

NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 12 day of October, 2020, who ☒ is personally known to me | ☐ has produced _____ as identification.

Name of Notary Public - Printed or Stamped



Kathleen E. Shiskin
 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
3/20/21

Acceptance Date
3/23/21

Fee
\$1200.00

Comments Due
4/20/21

Report Due
N/A

CC Meeting Date
N/A

Adjacent City or Cities

☒ 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
Diana Penelope



Application Number _____

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We STOR-ALL SOUTH DIXIE HIGHWAY 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:

5142-22-22-0010 5142-22-22-0020 5142-22-22-0030

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: SCHWEBKE-SHISKIN & ASSOCIATES, INC.

Address: 3240 CORPORATE WAY

City, State, Zip: MIRAMAR, FLORIDA 33025

Telephone: (954) 435-7010

Contact Person: RONALD A. FRITZ, ASSISTANT VICE PRESIDENT

as MGR of JMA FAMILY INVESTMENTS LLC, as MGR of
BERT JOHN ANDERSON STOR-ALL RENAISSANCE 6/18/21 LLC, as MBR/MGR of
Name of Owner/Petitioner STOR-ALL SOUTH DIXIE HIGHWAY, LLC Date

RONALD A. FRITZ, ASSISTANT VICE PRESIDENT

Name of Agent

Ronald A. Fritz

Signature of Agent

Owner/Petitioner

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization,

this 18th day of June, 2021, by Bert John Anderson,

of Stor-All South Dixie Highway, LLC, on behalf of _____.

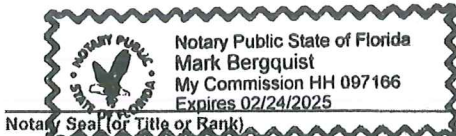
He/she ☒ is personally known to me | ☐ has produced _____ as identification.

Mark Bergquist

Name of Notary Public, Printed or Stamped

Mark Bergquist

Signature of Notary Public - State of Florida



Serial Number (if applicable)



March 17, 2021

Jean-Paul W. Perez, Senior Planner
Broward County
Planning and Development Management Division
1 North University Drive – Suite 102-A
Plantation, Florida 33324

Re: *Sunnyside Estates (Plat Book 19, Page 35, Broward County Records)*
Vacation and Abandonment of Utility Easements

Dear Jean-Paul:

Our client is proposing the construction of a Self-Storage Facility on Lots 1, 2, 3, and 15, Block 1, of the referenced plat and the demolishing of the existing structures. The proposed Site Plan design and structure location is such that they will overlap the existing Utility Easements on Lots 1, 2, 3, and 15, Block 1. Thus, the necessity to vacate and abandon the Utility Easements in conflict.

All Utility Companies have been notified and have consented to the vacation and abandonment of the subject easements. The City of Hollywood has issued Resolution No. R-2021-015 in which it states that the vacation and abandonment of the subject easements, included in the Delegation Request Application, have been approved by the City Commission.

If you should have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

A handwritten signature in blue ink that reads 'Ronald A. Fritz'.

Ronald A. Fritz, P.L.S.
Assistant Vice President

RAF/vf

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