



Resilient Environment Department
URBAN PLANNING DIVISION
1 N. University Drive, Box 102A · Plantation, FL 33324
T: 954-357-6666 F: 954-357-6521
Broward.org/Planning

Review and Approval of Vacation Petition Application

Review

Date: 10/07/2024

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

From: Urban Planning Division

Subject: Vacation Petition No.: 2024-V-05

Petitioner(s): RC5475, LLC

Agent for Petitioner(s): Pillar Consultants, Inc.

Type: Vacating Plats, or any Portion Thereof (**BCCO 5-205**)
 Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (**BCAC 27.68**)
 Releasing Public Easements and Private Platted Easements or Interests (**BCAC 27.69**)

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: _____

Required Documentation

Vacation Petition Application Date Accepted: 08/26/2024

File Fee (made payable to **Broward County Board of County Commissioners** and deposited)

Petitioner Notice of Intent Dates Published: 07/19/2024, 08/08/2024 and 07/26/2024, 08/15/2024

Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: 07/22/2024

Property Location Municipality of Town of Davie Municipal Service District

Certified Copy of Municipal Resolution No: R 2023-127 Date(s): 07/26/2023

Sketch and Legal Description by: Jose A. Correa

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: John D. Voigt Date: 08/07/2024

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: ALEXIS MARRERO-KORATICH Digitally signed by ALEXIS MARRERO-KORATICH
Date: 2024.10.10 11:23:56 -04'00'

Print Name: Alexis Marrero Koratich Date: 10-10-2024



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URBAN PLANNING DIVISION

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Application Number 2024-V-05

Development and Environmental Review Online Application

| | | | |
|---|--|--|-------------|
| Project Information | | | |
| Plat/Site Plan Name Lorson Plat | | | |
| Plat/Site Number 044-MP-06 | | Plat Book - Page (if recorded) 177-139 | |
| Owner/Applicant/Petitioner Name RC5475, LLC | | | |
| Address 5355 SW 76 AVENUE | | City Davie | State FL |
| Phone 775-851-8576 | | Email bdejong@aimscorp.net | |
| Agent for Owner/Applicant/Petitioner Pillar Consultants, Inc. | | Contact Person Whitney Gordon | |
| Address 5230 S. University Drive Suite 104 | | City Davie | State FL |
| Phone (954) 680-6533 | | Email jason@pillarconsultants.com & whitney@pillarconsultants.com | |
| Folio(s) 504133410010 | | | |
| Location West side <u>SW 76th Ave</u> at/between/and <u>Griffin Road</u> and/of <u>Stirling Road</u> <small>north side/corner north street name street name / side/corner street name</small> | | | |

| |
|---|
| <p>Type of Application (this form required for all applications)</p> <p>Please check all that apply (use attached Instructions for this form).</p> <p><input type="checkbox"/> Plat (fill out/PRINT <i>Questionnaire Form, Plat Checklist</i>)</p> <p><input type="checkbox"/> Site Plan (fill out/PRINT <i>Questionnaire Form, Site Plan Checklist</i>)</p> <p><input type="checkbox"/> Note Amendment (fill out/PRINT <i>Questionnaire Form, Note Amendment Checklist</i>)</p> <p><input checked="" type="checkbox"/> Vacation (fill out/PRINT <i>Vacation Continuation Form, Vacation Checklist, use Vacation Instructions</i>)</p> <p style="padding-left: 40px;"><input checked="" type="checkbox"/> Vacating Plats, or any Portion Thereof (BCCO 5-205)</p> <p style="padding-left: 40px;"><input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)</p> <p style="padding-left: 40px;"><input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)</p> <p><input checked="" type="checkbox"/> Vacation (<i>Notary Continuation Form Affidavit</i> required, fill out <u>Business Notary</u> if needed)</p> |
|---|

| 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 Urban Planning 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 |
| 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 |
| N/A | 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) Commerce | Land Use Plan Designation(s) Commerce |
| Zoning District(s) Commercial | Zoning District(s) Commercial |

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 three (3) years 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 three (3) years 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

| Land Use | Gross Building sq. ft.* or Dwelling Units | Date Last Occupied | EXISTING STRUCTURE(S) | | |
|----------|---|--------------------|-----------------------|-------------|---------------------------------|
| | | | Remain the Same? | Change Use? | Has been or will be Demolished? |
| | | | 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

| RESIDENTIAL USES | | NON-RESIDENTIAL USES | |
|------------------|-----------------------|----------------------|---------------------------------|
| Land Use | Number of Units/Rooms | Land Use | Net Acreage or Gross Floor Area |
| | | Warehouse | 31,410 S.F. |
| | | | |
| | | | |
| | | | |

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.

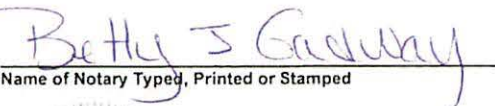

Owner/Agent Signature
Bruce DeJong


10-30-23
Date

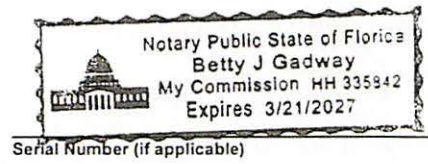
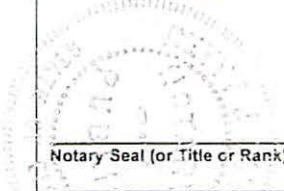
NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 30th day of October, 20 23, who 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)

For Office Use Only

Application Type

Vacation application

| | | |
|--------------------------------|-------------------------------|------------------------|
| Application Date 08/15/2024 | Acceptance Date 08/26/2024 | Fee \$1,200.00 |
| Comments Due 09/23/2024 | Report Due N/A | CC Meeting Date TBD |

Adjacent City or Cities

None

- Plats
 Surveys
 Site Plans
 Landscaping Plans
 Lighting Plans
 City Letter
 Agreements

Other: Narrative, legal description & sketch

- Distribute To
- Full Review
 Planning Council
 School Board
 Land Use & Permitting
 Health Department
 Zoning Code Services (BMSD only)
 Administrative Review

Other:

Received By

Adrien Osias



Application Number 2024-V-05

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We, RC5475, LLC., the property owner(s) ("Affiant") 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:

504133410010

- 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: Pillar Consultants, Inc.
Address: 5230 S. University Dr. Suite 104
City, State, Zip: Davie, FL 33328
Telephone: 954-680-6533
Contact Person: Whitney Gordon

Bruce DeJong
Name of Owner/Petitioner

8/27/24
Date

Bruce DeJong
Signature of Owner/Petitioner (requires notarization)

I, Whitney Gordon, hereby accept the appointment as Agent to the above listed owner/petitioner.

Whitney Gordon
Name of Agent

9/30/24
Date

Whitney Gordon
Signature of Agent

NOTARY PUBLIC

Nevada
Washoe
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by the Affiant by means of

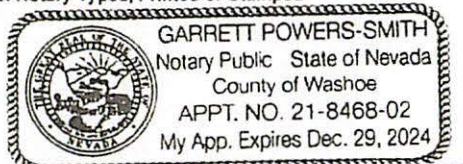
physical presence | online notarization, this 27 day of August, 2024,

by Bruce Peter DeJong, of RC5475 LLC, on behalf of RC5475 LLC.

He/she is personally known to me | has produced NV010801173831 as identification.

Garrett Powers Smith
Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public - State of Florida
Nevada



21-8468-02
Serial Number (if applicable)

Notary Seal (or Title or Rank)

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:

RC5475, LLC

Entity Number:

E0699602005-4

Entity Type:

Domestic Limited-Liability Company (86)

Entity Status:

Active

Formation Date:

10/11/2005

NV Business ID:

NV20051649422

Termination Date:

Perpetual

Annual Report Due Date:

10/31/2023

Series LLC:

Restricted LLC:

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity:

BRUCE DELONG

Status:

Active

CRA Agent Entity Type:

Registered Agent Type:

Non-Commercial Registered Agent

NV Business ID:

Office or Position:

Jurisdiction:

Street Address:

9736 SOUTH VIRGINIA ST, STE A, RENO, NV, 89511, USA

Mailing Address:

Individual with Authority to Act:

Fictitious Website or Domain Name:

OFFICER INFORMATION

VIEW HISTORICAL DATA

| Title | Name | Address | Last Updated | Status |
|-----------------|---------------|---------------------------------------|--------------|--------|
| Managing Member | BRUCE DE JONG | 9550 GATEWAY DR, RENO, NV, 89521, USA | 08/06/2018 | Active |

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PILLAR CONSULTANTS, INC.

Consulting Engineers, Planners, and Surveyors

5230 South University Drive – Suite 104

Davie, Florida 33328

Phone (954) 680-6533

July 2, 2024

Josie P. Sesodia, AICP
Urban Planning Division, Director
Resilient Environment Department
1 N University Drive, #102A
Plantation, FL 33324

RE: Lorson Plat (Plat Book 177, Page 139)
Easement Vacation

Dear Ms. Sesodia:

On behalf of RC 5475, LLC, the owner of the property located at 5355 SW 76 Ave, Davie, FL 33328, our company is preparing to submit an Application for Vacation and Abandonment of the existing lake maintenance easements, utility easements, drainage retention and flowage easement, lake access easement, and drainage easement to the Broward County Board of County Commissioners, Florida. The legal description of the land to be vacated and abandoned is more specifically described as follows:

- *Vacate and annul a 15-foot-wide Utility easement lying within parcel A of Lorson Plat, as recorded in Plat Book 177, Page 139 of the Official Records of Broward County, Florida*
- *Vacate and annul a 15-foot-wide Lake Maintenance easement lying within parcel A of Lorson Plat, as recorded in Plat Book 177, Page 139 of the Official Records of Broward County, Florida*
- *Vacate and annul a 20-foot-wide Drainage easement lying within parcel A of Lorson Plat, as recorded in Plat Book 177, Page 139 of the Official Records of Broward County, Florida*
- *Vacate and annul a Drainage, Retention and Flowage easement lying within parcel A of Lorson Plat, as recorded in Plat Book 177, Page 139 of the Official Records of Broward County, Florida*
- *Vacate and annul a 20-foot-wide Lake Access easement lying within parcel A of Lorson Plat, as recorded in Plat Book 177, Page 139 of the Official Records of Broward County, Florida*

Thank you for your time and consideration, and should you have any questions or require additional documentation, please do not hesitate to contact me by e-mail at jason@pillarconsultants.com, or by phone at 954-680-6533.

Respectfully Submitted,
PILLAR CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read "Jason Wilson". The signature is written in a cursive, somewhat stylized font.

Jason Wilson
President