



Resilient Environment Department  
**URBAN PLANNING DIVISION**

1 N. University Drive, Box 102 • Plantation, FL 33324 • T: 954-357-6666 F: 954-357-6521 • Broward.org/Planning

Application Number 2025-V-04

## Development and Environmental Review Online Application

<b>Project Information</b>			
Plat/Site Plan Name <b>Cosden and Bracknell Addition to Deerfield</b>			
Plat/Site Number		Plat Book - Page (if recorded) <b>Plat Book 6, Page 9</b>	
Owner/Applicant/Petitioner Name <b>Deerfield Development Resources, LLC</b>			
Address <b>418 NE River Drive</b>		City <b>Deerfield Beach</b>	State <b>FL</b>
Zip <b>33441</b>			
Phone <b>954-906-9621</b>	Email <b>chp@partridgeequities.com</b>		
Agent for Owner/Applicant/Petitioner <b>Kimley-Horn and Associates</b>		Contact Person <b>Joshua Horning</b>	
Address <b>1615 S. Congress Ave, Suite 201</b>		City <b>Delray Beach</b>	State <b>FL</b>
Zip <b>33445</b>			
Phone <b>561-404-7240</b>	Email <b>josh.horning@kimley-horn.com</b>		
Folio(s) <b>474331050080,474331050060,474331050070,474331050030,474331050010,474331050020,474331050090</b>			
Location  <b>North</b> side of <b>S Dixie Highway</b> at/between/and <b>NE 5th Street</b> and/of <b>NE 1st Avenue</b> <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).

- ☐ **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 27.68)
  - ☒ **Releasing Public Easements and Private Platted Easements or Interests** (BCAC 27.69)
- ☒ **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: ☐ Entire Project ☐ Portion of Project ☒ N/A

What was the project number assigned by the Urban Planning Division? ☐ N/A ☒ Don't Know

Project Name  
Vista Clara Marina ☐ 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 compatibility determination may be 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.

Project Name of underlying approved and/or recorded plat

Project Number

Is the underlying plat all or partially residential? ☐ Yes ☐ No ☐ Don't Know

If YES, please answer the following questions.

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.

### 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 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) Irregular 39 Du/Ac to be Re-Certified	Land Use Plan Designation(s) N/A
Zoning District(s) Planned Development District	Zoning District(s) N/A

**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 <u>will</u> be Demolished?
Multifamily Residential	326 Units		<del>YES</del>   NO	YES   <del>NO</del>	HAS   WILL   <del>NO</del>
			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
Multifamily Residential	326 Units		



### 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

2/12/2025  
Date

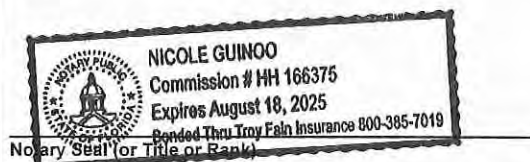
### NOTARY PUBLIC

### STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence | ☐ online notarization, this 12th day of February, 2025, who ☒ is personally known to me | ☐ has produced \_\_\_\_\_ as identification.

Nicole Guinoo  
Name of Notary Typed, Printed or Stamped

  
Signature of Notary Public – State of Florida



Serial Number (if applicable)

### For Office Use Only

Application Type

Vacation application

Application Date <b>03/17/2025</b>	Acceptance Date <b>03/21/2025</b>	Fee <b>\$1,200.00</b>
Comments Due <b>04/21/2025</b>	Report Due <b>N/A</b>	CC Meeting Date <b>TBD</b>

Adjacent City or Cities

None

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

☒ Other: Narrative, Sketch & legal description, resolution

- 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 2025-V-04

**AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT**

I/We, Deerfield Development Resources, 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:

474331050080, 474331050070, 474331050060, 474331050010, 474331050030, 474331050020, 474331050090

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: Joshua Horning

Address: 1615 S. Congress Ave, Suite 201

City, State, Zip: Delray Beach FL 33445

Telephone: 561-404-7240

Contact Person: \_\_\_\_\_

Christopher Partridge

Name of Owner/Petitioner

Date

3/12/2025

Signature of Owner/Petitioner (requires notarization)

*[Signature]*

I, Joshua Horning, hereby accept the appointment as Agent to the above listed owner/petitioner.

Joshua Horning

Name of Agent

Date

2/6/2025

Signature of Agent

*[Signature]*

**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

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

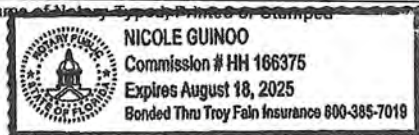
☒ physical presence | ☐ online notarization, this 6th day of February, 2025,

by Joshua Horning, of Kimley-Horn and Associates, on behalf of Deerfield Development Resources, LLC.

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

Nicole Guinoo

Name of Notary (Typed, Printed or Stamped)



*[Signature]*

Signature of Notary Public - State of Florida

Notary Seal (or Title or Rank)

Serial Number (if applicable)





Application Number 2025-V-04

**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.

  
Agent Signature for Business/Government Entity

2/6/2025

Date

**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of ☐ physical presence | ☐ online notarization, this 6th day of February, 2025, by Joshua Horning, the agent, on behalf of Deerfield Development Resources, a Limited Liability Company.

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

Nicole Guinoo

Name of Notary Typed, Printed or Stamped



Notary Seal (or Title or Rank)



Signature of Notary Public – State of Florida

Serial Number (if applicable)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
DEERFIELD DEVELOPMENT RESOURCES LLC

### Filing Information

**Document Number** L17000133823  
**FEI/EIN Number** 82-2209122  
**Date Filed** 06/21/2017  
**State** FL  
**Status** ACTIVE

### Principal Address

12795 Old Tortuga Way  
Boynton Beach, FL 33473

Changed: 03/21/2024

### Mailing Address

12795 Old Tortuga Way  
Boynton Beach, FL 33473

Changed: 03/21/2024

### Registered Agent Name & Address

GRANT, MARK F, ESQ.  
200 E. BROWARD BLVD., STE. 1800  
FORT LAUDERDALE, FL 33301

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

PARTRIDGE, CHRISTOPHER  
12795 Old Tortuga Way  
Boynton Beach, FL 33473

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2022	05/04/2022
2023	03/12/2023
2024	03/21/2024



February 12, 2025

Josie P. Sesodia  
Director of Resilient Environment Department  
Urban Planning Division  
1 North University Drive  
Plantation, FL 33324

**RE: *Vista Clara Apartments – Cosden and Bracknell Addition to Deerfield  
Request Letter for Broward's Involvement with Easement Abandonment***

To Ms. Sesodia,

Vista Clara Apartments consists of multiple properties, located at 414, 430, 454, & 480 NE 1<sup>st</sup> Avenue, 240 NE 5<sup>th</sup> Street, 412,424,430,446,450 & 458 N River Drive, and 409 N River Avenue. See attached survey for the legal description and folio numbers.

As part of an existing municipal approved site plan, the applicant is requesting the abandonment of:

- To vacate 30- Foot-Wide Right-of-Way Easement lying within lots 1 through 12 of Cosden and Bracknell Addition to Deerfield as recorded in Plat Book 6, Page 9.
- To release 15- Foot-Wide Utility Easement lying within lot 13 of Cosden and Bracknell Addition to Deerfield as recorded in Official Record Book 5631 Page 855.
- To release 15- Foot-Wide Utility Easement lying within lots 1 through 3 of Cosden and Bracknell Addition to Deerfield as recorded in Official Record Book 5631 Page 857.
- To release 5-Foot-Wide Utility Easement lying within lot 11 of Cosden and Bracknell Addition to Deerfield as recorded in Official Record Book 7255 Page 70.
- To release 15-Foot-Wide Utility Easement lying within lot 10 of Cosden and Bracknell Addition to Deerfield as recorded in Official Record Book 7255 Page 71.
- To release 20-Foot-Wide Utility Easement lying within lot 6 of Cosden and Bracknell Addition to Deerfield as recorded in Official Record Book 7255 Page 73.
- To release 20-Foot-Wide Utility Easement lying within lots 3 through 5 and lots 7 through 10 of Cosden and Bracknell Addition to Deerfield as recorded in Official Record Book 7255 Page 72.

However, the easements, having received City of Deerfield Beach action abandoning any interest in the same, are hereby included as a request to Broward County to review and schedule the abandonment of easements through the Board of County Commission. We are attaching an exhibit sheet describing the request, letters of no objection, and history of action by Deerfield Beach abandoning the easements.





*Page 2*

Please contact me at (561) 404-7240 or [josh.horning@kimley-horn.com](mailto:josh.horning@kimley-horn.com) should you have any questions or concerns.

A handwritten signature in blue ink, appearing to read "J. Horning".

Joshua Horning, P.E.

Project Manager