

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	v		
	10/07/2024		
Date:		Attention, Moite Azecitic Office of	F County Attornov
To:	County Attorney's Office Urban Planning Division	Attention: Maite Azcoitia, Office of	County Attorney
From:	: Vacation Petition No.: 2024-V-0	3	
Subject			
	Petitioner(s): 3151 NF Owner LLC		
	Agent for Petitioner(s): Pulice La		
		r any Portion Thereof (BCCO 5-205) ets, Alleyways, Roads or Other Place	s Used for Travel (BCAC 27.68)
		Easements and Private Platted Ease	
	Project: Easement	☐ Right-of-Way ☐ O	ther
Ordinand	es, the following determined that the formand that the second owning other parts of the second the second of the s	requested vacation petition would not a ubdivision:	County Administrative Code and Code of affect the ownership or right of convenient
	Designated Review Agencies a	and Organizations	Date:
Requi	red Documentation		
-	Vacation Petition Application	Date Accepted: 09/03/2024	
		ard County Board of County Co	mmissioners and deposited)
	Petitioner Notice of Intent		
		Paid [Revenue Collection Division]	
×			☐ Municipal Service District
		lution No:	
×		John F. Pulice	
×	Location Map (Created by Count		
	Aerial Photograph and Section M	lap (No longer provided; advise if	needed for review)
×	Plat, if applicable ☐ Certif	ied ⊠ Copy	
	Written Consent of All Abutting C		
×	Certificate or Opinion of Title by:		Date: 08/19/2024
×		esponding "no objection/no comme	ent"
×	Waivers of Objection by Utility C		
×	Draft Resolution to Set Public He		
×	Draft Resolution of Adopted Vac	ation	
Appro	val		
Approve	d subject to the Office of the County		al of a Title Certificate dated within 45 days
Review	ed and Approved as to Form by:	Jennifer Brown Digitally signed by Jennifer Brown Date: 2024.10.11 10:18:28 -04	100
Print Na	ame:		Date:



Application Number 2024-V-06

Resilient Environment Department URBAN PLANNING DIVISION

Project Information

1 N. University Drive, Box 102A · Plantation, FL 33324 · T: 954-357-6634 · F: 954-357-6521 · Broward.org/Planning

Urban Planning Division | Platting Section Online Application

A THE SECTION OF AN ARCHITECTURE ARCHITECTURE AND ARCHITECTURE ARCHITE				
Plat/Site Plan Name				
Cresthaven No. 8				
Plat/Site Number		Plat Book - Page (if recorded)		
n/a		44/8		
Owner/Applicant/Petitioner Name				
3151 NF Owner LLC			Tour	
Address		City	State	10152
375 Park Avenue, Ste 3000		New York	NY	10152
Phone	Email	AND ANA OUT - L-11-11-11-11-11-11-11-11-11-11-11-11-11		
516-551-1715	LLUCKM	AN@AMACHoldings.co	<u>m</u>	
Agent for Owner/Applicant/Petitioner		Contact Person		
Pulice Land Surveyors, Inc		Jane Storms	T Chata	7:
Address		City	State	Zip
5381 Nob Hill Road		Sunrise	FL	33351
Phone	Email	NULLOFI ANDSUDVEVO	DC COM	
954-572-1777	JANE@F	PULICELANDSURVEYO	RS.COM	
Folio(s)				
4842-24-18-0010				
Location				
North side of NE 31 Cour	t at/between/and	N. Federal Hwy	d/of	
north side/corner north street name		street name / side/comer	stree	et name
	***		11412-11412	
Type of Application (this form	n required for	all applications)		
		100 St 40 St 200		
Please check all that apply (use atta	ached Instruction	ns for this form).		
☐ Plat (fill out/PRINT Questionnal	ire Form, Plat Che	ecklist)		
☐ Site Plan (fill out/PRINT Questi	onnaire Form, Sit	e Plan Checklist)		
■ Note Amendment (fill out/PRIN)	T Questionnaire F	Form, Note Amendment Check	klist)	
☑ Vacation (fill out/PRINT Vacation	on Continuation F	form, Vacation Checklist, use	Vacation Instruc	ctions)
☐ Vacating Pla	ats, or any Portion	1 Thereof (BCCO 5-205)		
☐ Abandoning	Streets, Alleywa	ys, Roads or Other Places Us	ed for Travel (Bo	CAC 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 Project	□ N/A	9-1 <u>-</u> 9-1	
What was the project number assigned by the Urban Planning Division?	n/a		□ N/A	□ Don't	Know
Project Name Cresthaven No 8			□ 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?		⊠ No		□ Don't	
If yes, consult Policy 13.01.10 of the Land Use	Plan. A comp	atibility determina	tion may be	required	1
Replat Status					
Is this plat a replat of a plat approved and/or recorder	d after March 2	20, 1979? 🗆 Y e	s 🛭 No	□ Don	t Know
If YES, please answ	ver the following	g questions.			
Project Name of underlying approved and/or recorded plat			Number		
Is the underlying plat all or partially residential?	888.20	□ Ye	s 🗆 No	□ Don	t Know
If YES, please answ	ver the following	ig 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 underly	ring plat and the nun	nber of units proposed in	this replat		
School Concurrency (Residential Plats, Re	eplats and S	ite Plan Subm	issions)		
Does this application contain any residential units? (I	f "No," skip the	e remaining quest	ions.)	☐ Yes	□ No
If the application is a replat, is the type, number, or b changing?	edroom restric	ction of the reside	ntial units	☐ Yes	□ No
If the application is a replat, are there any new or a the replat's note restriction?	dditional resid	ential units being	added to	☐ Yes	□ No
Is this application subject to an approved Declarati Agreement entered into with the Broward County Sci	on of Restrict hool Board?	ive Covenants or	Tri-Party	□ Yes	□ No
If the answer is "Yes" RESIDENTIAL APPLICATIONS ONLY: Provide a rece Impact Application (PSIA) and fee have been accept concurrency, exempt from school concurrency (exemption communities, and projects contained within Developmen Restrictive Covenant or Tri-Party Agreement.	ipt from the S ed by the Sch s include project	chool Board doct ool Board for residual ts that generate les	dential proje s than one s	cts subjectudent, ag	t to school e restricted

Land Use and Zoning		
EXISTING	PROPOSED	
Land Use Plan Designation(s)	Land Use Plan Designation(s)	
Commerce	same	
Zoning District(s)	Zoning District(s)	
General Business	same	

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 t	there any	existing	structures	on the site?	,
710	HICIC CHIY	CAIDUING	oti dotai co	011 1110 0110 1	

		Date Last Occupied	EXISTING STUCTURE(S)		
Land Use	Gross Building sq. ft.* or Dwelling Units		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		ř	
RESII	DENTIAL USES	NON-	-RESIDENTIAL USES
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
residential	285	commercial	3,712 SF
		11.	

NOTARY PUBLIC: Owner/Agent Certification					
This is to certify that I am the or information supplied herein is true owner/agent specifically agrees to personnel for the purpose of verific	and correct to the best	et of my knowledge. By cribed property at reas covided by owner/agent.	signing this application, onable times by County		
Owner/Agent Signature		7/1/2 4			
Owner/Agent Signature		Date			
U	NOTARY PU	BLIC			
STATE OF FLORIDA COUNTY OF BROWARD					
The foregoing instrument was acknow	vledged before me by me	eans of a physical preser	nce □ online notarization,		
this I day of July	, 20 <u>24</u> , v	who X is personally know	n to me □ has produced		
	as identification. And SM				
Notary Seal (or Title or Rank)	Expires July Bonded Thru Budget !				
For Office Use Only Application Type Vacation Application					
Vacation Application Application Date	Acceptance Date	Fee			
08/23/2024	09/03/2024		00.00		
Comments Due	Report Due	CC Meeting I	C-03-2-2021		
10/01/2024 Adjacent City or Cities	N/A		טו		
Lighthouse Point					
Plats 🗆 Surveys	☐ Site Plans	☐ Landscaping Plans	☐ Lighting Plans		
City Letter		contesta consistante e con expressión de la constante en en entre en entre en entre en entre en entre en en			
Other: Narrative, legal desc	printion & skatch		·		
Distribute To		School Board	☐ Land Use & Permitting		
M. ou Verlen	Zoning Code Services (B	MSD only)	☐ Administrative Review		
☐ Other:			and and the mismion through the second to the		
Received By		in the second second			
Adrien Osias					



AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT				
I/We, 3151 NF Owner 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):				
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:				
4842-24-18-0010				
That I/we do hereby appoint the following Agent to act on my/our behalf in the processing of the subject o				
the Application to the Broward County Board of County Commissioners.				
Name: Pulice Land Surveyors, Inc.				
Address: 5381 Nob Hill Road				
City, Sate, Zip: Sunrise, FL 3351				
Telephone: 954-572-1777				
Contact Person: Jane Storms				
3151 NF Owner LLC 06/25/2024 //				
Name of Owner/Petitioner Date Signature of Owner/Petitioner (requires notarization				
I, Jane Storms, Pulice Land Surveyors, Inc., hereby accept the appointment as Agent to the apove listed				
Jane Storms 6/25/24 All Solvers				
Name of Agent Date Signature of Agent				
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 25 day of Jule , 2024				
by Maurice Kaufman, of 3151 NF Owner LLC, on behalf of				
· · · · · · · · · · · · · · · · · · ·				
He/she Is personally known to me □ has produced as identification.				
Matelex Vinter				
Name of Notary Typed, Printed established state of Florida Signature of Notary Public – State of Florida				
Salar Sa				
* * * * * * * * * * * * * * * * * * *				
To and the state of the state o				
Notary Seal (or Title or Rank) Notary Seal (or Title or Rank) Serial Number (if applicable)				
William IIII				



Application N	umber	2024-V-06
The state of the s		

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 Date
NOTARY PUBLIC
STATE OF FLORIDA COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of physical presence online notarization,
this as day of June, 2024, by Jane Storms
the agent on behalf of 3151 NF Owner LLC , a
He/she is personally known to me in has produced as identification.
Name of Notary Typed, Printed or Stamped Signature of Notary Public – State of Florida RACHEL S. ROSS Commission # HH 133839
Expires July 10, 2025 Bonded Thru Budget Holary Services
Notary Seal (or Title or Rank) Serial Number (if applicable)



PULICE LAND SURVEYORS, INC.

5381 NOB HILL RD. SUNRISE, FL 33351

Phone: (954) 572-1777 Fax: (954) 572-1778 surveys@pulicelandsurveyors.com



July 31, 2024

Ms. Josie P. Sesodia, AICP, Director Resilient Environment Department Urban Planning Division One North University Dr., Box 102-A Plantation, Florida 33324

RE: "CRESTHAVEN NO. 8" (44/8), 3207 N. FEDERAL HIGHWAY POMPANO BEACH, FLORIDA – EASEMENT RELEASE

Dear Ms. Sesodia,

We represent 3151 NF Owner, LLC, the new owners, on the above-referenced project. The property is located at 3207 N. Federal Highway in Pompano Beach, AKA Folio 4842-24-18-010 as recorded in the Public Records as "CRESTHAVEN NO. 8" (Plat Book 44/Page 8). We are asking to release a 12-foot-wide utility easement lying within Parcel A of Cresthaven No 8 Plat as recorded in the Official Records Book 13068, Page 468, as it is no longer in line with the current site plan. The utility easement is obsolete, and its vacation will not adversely affect any utility company as evidenced by the Letters of No Objection from all parties.

Sincerely,
PULICE LAND SURVEYORS, INC.
Rachel Ross.

Rachel Ross Platting Assistant