



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: September 18, 2025

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

From: Urban Planning Division

Subject: Vacation Petition No.: 2025-V-07

Petitioner(s): Weston Hospitality, LLC and Royal Polo Hotel, LLC

Agent for Petitioner(s): Mendez Engineering Design, 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:** August 14, 2025
- ☐ File Fee (made payable to **Broward County Board of County Commissioners** and deposited)
- ☒ Petitioner Notice of Intent **Dates Published:** June 15, 2025 and June 22, 2025
- ☒ Certificate of Real Estate Taxes Paid [Revenue Collection Division] **Date:** July 17, 2025
- ☒ Property Location ☐ Municipality of Town of Davie ☐ Municipal Service District
- ☐ Certified Copy of Municipal Resolution **No:** R2024-239/R2025-089 **Date(s):** 11/6/24 & 05/7/25
- ☒ Sketch and Legal Description by: Richard Cousins
- ☒ 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: Jorge M. Vigil **Date:** August 5, 2025
- ☒ 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: Deanna Kalil Digitally signed by Deanna Kalil
Date: 2025.09.29 16:33:29 -04'00'

Print Name: Deanna Kalil

Date: 9/29/2025



Resilient Environment Department
BAN 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-07

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name A. Sapp Plat			
Plat/Site Number 97-661706		Plat Book - Page (if recorded) 64/18	
Owner/Applicant/Petitioner Name Weston Hospitality, LLC and Royal Polo Hotel, LLC			
Address 3785 NW 82 Avenue		City Miami	State FL
Zip 33166			
Phone 305-747-6153	mail larry.rojas@baywoodhotels.com		
Agent for Owner/Applicant/Petitioner Mendez Engineering Design, Inc.		Contact Person Michelle Diaz-Mendez	
Address 9000 Sheridan Street PMB #15		City Pembroke Pines	State FL
Zip 33024			
Phone 954-655-4572	mail michelle@mendezengdesign.com		
olio(s) 504016070010			
ocation southwest side of I-75 at/between/and SW 14th Street and/of _____ north side/corner orth street ame street name / side/corner street ame			

Type o 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?	Project Number	☐ N/A	☐ Don't Know
Project Name		☐ N/A	☐ Don't Know
A. Sapp Plat			
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
A. Sapp Plat	
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) Commercial	Land Use Plan Designation(s) Commercial
Zoning District(s) B-3	Zoning District(s) B-3

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?	<u>Has</u> been or <u>will</u> 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 is 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
		Hotel	93,454 sf gross floor 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.


Owner/Agent Signature

7/8/25
Date

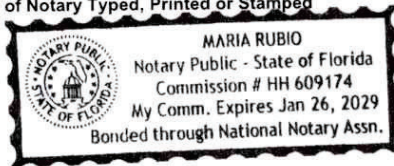
NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 8TH day of July, 20 25, who ☒ is personally known to me | ☐ has produced _____ as identification.

MARIA RUBIO
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 Date <u>08/07/2025</u>	Acceptance Date <u>08/14/2025</u>	Fee <u>\$1200</u>
Comments Due <u>09/13/2025</u>	Report Due	CC Meeting Date <u>TBD</u>
Adjacent City or Cities		
☒ Plats ☐ Surveys ☐ Site Plans ☐ Landscaping Plans ☐ Lighting Plans ☒ City Letter ☒ Agreements		
☒ Other: <u>Opinion of title, Sketch and Legal</u>		
Distribute To ☒ Full Review ☐ Planning Council ☐ School Board ☐ Land Use & Permitting ☐ Health Department ☐ Zoning Code Services (BMSD only) ☐ Administrative Review		
☐ Other:		
Received By <u>Diego Munoz</u>		



Application Number 2025-V-07

Vacation Submission Continuation Form

Additional Petitioner Information	
Petitioner 2 Royal Polo Hotel	Folio(s)
Address 3785 NW 82 Avenue Suite 204	
City, State, Zip Miami, FL 33166	Phone
Email	

Additional Petitioner Information	
Petitioner 3	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 4	Folio(s)
Address	
City, State, Zip	Phone
Email	

Additional Petitioner Information	
Petitioner 5	Folio(s)
Address	
City, State, Zip	Phone
Email	

AUTHENTICITY OF OWNERSHIP

The undersigned Petitioner(s) has/have fully reviewed the instructions concerning the Application for Vacation and Abandonment and understand(s) that the Application must be complete and accurate prior to Broward County acceptance and review. The undersigned hereby petitions the Broward County Board of County Commissioners to vacate and abandon the property described herein. By signing as Petitioner(s), the undersigned certifies authenticity of ownership and, when applicable, authorizes the Agent to be its representative in the Application to Vacate and Abandon process.

PETITIONER

9/25/25.
Date

Amit Patel
Print Name

[Signature]
Signature

WITNESS

LARRY ROYAS
Print Name

[Signature]
Signature

OWNER

(if not petitioner)

Date

Print Name

Signature

WITNESS

Print Name

Signature

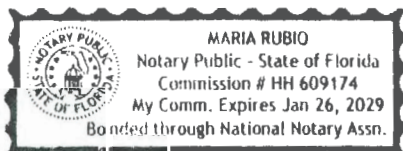
NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 25 day of SEPTEMBER, 2025, by AMIT PATEL, of ROYAL POLO HOTEL, LLC, on behalf of ROYAL POLO HOTEL, LLC. He/she ☒ is personally known to me | ☐ has produced _____ as identification.

MARIA RUBIO
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 07

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We Chirag Desai, Weston Hospitality 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:

504016070010

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: Mendez Engineering Design, Inc.

Address: 9000 Sheridan Street #15

City, State, Zip: Pembroke Pines, FL 33024

Telephone: (954) 655-4572

Contact Person: Michelle Diaz-Mendez, P.E.

Chirag Desai
Name of Owner/Petitioner

8/11/2025
Date

[Signature]
Signature of Owner/Petitioner (requires notarization)

Michelle Diaz-Mendez, hereby accept

owner/petitioner.

Michelle Diaz-Mendez
Name of Agent

8/11/2025
Date

[Signature]
Signature of Agent

NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

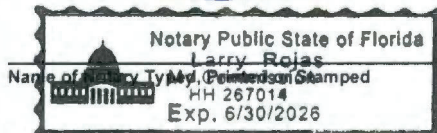
The foregoing instrument was acknowledged before me by the Affiant by means of

☒ physical presence | ☐ online notarization, this 11 day of AUGUST, 2025

by CHIRAG DESAI, of WESTON HOSPITALITY, on behalf of

MENDEZ ENGINEERING DESIGN INC

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



[Signature]
Signature of Notary Public - State of Florida

Notary Seal (or Title or Rank)

Serial Number (if applicable)



Application Number 2025-V-07

AFFIDAVIT TO AUTHORIZE PETITIONER'S GENT

I/We, Amit Patel, Royal Polo Hotel, 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:

504016070010

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: Mendez Engineering Design, Inc.

Address: 9000 Sheridan Street #1

City, State, Zip: Pembroke Pines, FL 33024

Telephone: (94)

Contact Person: Michelle Diaz-Mendez, P.E.

Amit Patel

Name of Owner/Petitioner

/12/2025

ate

[Signature]
Signature of Owner/Petitioner (requires notarization)

I, Michelle Diaz-Mendez, hereby accept the appointment as Agent to the above stated owner/petitioner.

Michelle Diaz-Mendez

Name of Agent

8/11/2025

ate

[Signature]
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 11 day of AUGUST, 20 25.

by AMIT PATEL, of ROYAL POLO HOTEL, on behalf of

MENDEZ ENGINEERING DESIGN

He/she ☐ is personally known to me | ☐ has produced N/A as identification.



[Signature]
Signature of Notary Public - State of Florida

Notary Seal (or Title or Rank)

Serial Number (if applicable)

MENDEZ ENGINEERING DESIGN, INC.

July 28, 2025

Mr. Diego Munoz
Senior Planner
Resilient Environment Department
Urban Planning Division
1 North University Drive, Box 102
Plantation, FL 33324

Re: Home 2 Suites by Hilton
A. Sapp Plat, P.B. 164, Pg. 18
Utility and Drainage Easement Vacations

Dear Mr. Munoz

This letter is regarding a request for the vacation of a 20-foot drainage easement and a partial vacation of a 15-foot utility easement dedicated by plat for the above-referenced project.

The project is a proposed hotel project located at the southwest corner of I-75 and S.W. 14th Street (Indian Trace Boulevard) in the Town of Davie and is currently under construction.

The 20-foot drainage easement coincided with an existing drainage canal that was owned by Central Broward Water Control District (f.k.a. Central Broward Drainage District). This canal has been replaced by a drainage pipe and a new drainage easement, centered on the pipe, was recorded under Instrument #118555421. Therefore, this drainage easement is no longer required nor needed. Central Broward Water Control District Board has approved the vacation of the easement as per the attached letter dated August 8, 2024.

The 15-foot utility easement being vacated is located on the east side of the property, adjacent to the I-75 right-of-way. The easement is not being used by any of the utility companies for the proposed project or for future improvements. Letters of No Objection were obtained from the appropriate utility companies. The easement is in conflict with the lake for the project as shown on the plan provided.

The Town of Davie has approved the vacation of the drainage easement per Resolution 2024-239 and the vacation of the utility easement per Resolution 2025-089. Copies of the resolutions are also included with this submittal.

Should you have any questions or require additional information, please do not hesitate to call.

Sincerely,



Michelle Diaz-Mendez, P.E.