



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-06

Petitioner(s): 3151 NF Owner LLC

Agent for Petitioner(s): Pulice Land Surveyor, 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: 09/03/2024

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

Petitioner Notice of Intent      Dates Published: \_\_\_\_\_ and \_\_\_\_\_

Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: 07/10/2024

Property Location       Municipality of City of Pompano Beach       Municipal Service District

Certified Copy of Municipal Resolution      No: \_\_\_\_\_ Date(s): \_\_\_\_\_

Sketch and Legal Description by: John F. Pulice

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: Sara Barli Herald      Date: 08/19/2024

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: Jennifer Brown Digitally signed by Jennifer Brown  
Date: 2024.10.11 10:18:28 -04'00'

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_



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Application Number 2024-V-06

### Urban Planning Division | Platting Section Online Application

<b>Project Information</b>			
Plat/Site Plan Name <b>Cresthaven No. 8</b>			
Plat/Site Number <b>n/a</b>		Plat Book - Page (if recorded) <b>44/8</b>	
Owner/Applicant/Petitioner Name <b>3151 NF Owner LLC</b>			
Address <b>375 Park Avenue, Ste 3000</b>		City <b>New York</b>	State <b>NY</b>
Phone <b>516-551-1715</b>		Email <b>LLUCKMAN@AMACHoldings.com</b>	
Agent for Owner/Applicant/Petitioner <b>Pulice Land Surveyors, Inc</b>		Contact Person <b>Jane Storms</b>	
Address <b>5381 Nob Hill Road</b>		City <b>Sunrise</b>	State <b>FL</b>
Phone <b>954-572-1777</b>		Email <b>JANE@PULICELANDSURVEYORS.COM</b>	
Folio(s) <b>4842-24-18-0010</b>			
Location <b>North</b> side of <b>NE 31 Court</b> at/between/and <b>N. Federal Hwy</b> and/of _____ <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 27.29)
  - Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)
- Vacation (*Notary Continuation Form Affidavit* required, fill out *Business Notary* if needed)

<b>Application Status</b>			
Has this project been previously submitted?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input checked="" type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number n/a	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name Cresthaven No 8		<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 checked="" type="checkbox"/> Yes	<input 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.			

<b>Replat Status</b>	
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
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input 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:	
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:	

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

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Commerce	Land Use Plan Designation(s) same
Zoning District(s) General Business	Zoning District(s) 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 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 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
residential	285	commercial	3,712 SF

**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 *[Signature]* Date 7/1/24

**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 1 day of July, 2024, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

Name of Notary Typed, Printed or Stamped \_\_\_\_\_ Signature of Notary Public – State of Florida *[Signature]*



NOTARY PUBLIC  
STATE OF FLORIDA

RACHEL S. ROSS  
Commission # HH 133839  
Expires July 10, 2025  
Bonded Thru Budget Notary Services

Notary Seal (or Title or Rank) \_\_\_\_\_ Serial Number (if applicable) \_\_\_\_\_

**For Office Use Only**

Application Type  
Vacation Application

Application Date 08/23/2024	Acceptance Date 09/03/2024	Fee \$1,200.00
Comments Due 10/01/2024	Report Due N/A	CC Meeting Date TBD

Adjacent City or Cities  
Lighthouse Point

Plats     
  Surveys     
  Site Plans     
  Landscaping Plans     
  Lighting Plans  
 City Letter     
  Agreements

Other: Narrative, legal description & sketch

Distribute To

<input checked="" type="checkbox"/> Full Review	<input type="checkbox"/> Planning Council	<input type="checkbox"/> School Board	<input type="checkbox"/> Land Use & Permitting
<input type="checkbox"/> Health Department	<input type="checkbox"/> Zoning Code Services (BMSD only)	<input type="checkbox"/> Administrative Review	

Other:

Received By  
Adrien Osias



Application Number 2024-V-06

**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):

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:  
4842-24-18-0010

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: Pulice Land Surveyors, Inc.  
Address: 5381 Nob Hill Road  
City, State, Zip: Sunrise, FL 3351  
Telephone: 954-572-1777  
Contact Person: Jane Storms

3151 NF Owner LLC 06/25/2024 [Signature]  
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 above listed owner/petitioner.

Jane Storms 6/25/24 [Signature]  
Name of Agent Date Signature of Agent

**NOTARY PUBLIC**

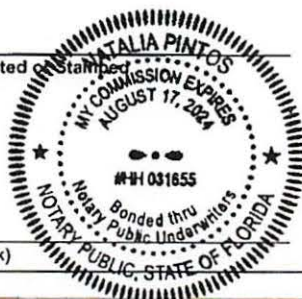
**STATE OF FLORIDA  
COUNTY OF BROWARD**

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

physical presence |  online notarization, this 25<sup>th</sup> day of June, 2024,  
by Maurice Kaufman, of 3151 NF Owner LLC, on behalf of

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

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 2024-V-06

**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 6/25/24

**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 June, 2024, by Jane Storms, the agent, on behalf of 3151 NF Owner LLC, a

He/she  is personally known to me |  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 Notary Services

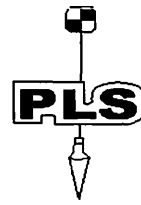
Notary Seal (or Title or Rank)

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  
POMPAÑO 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