



Public Works and Environmental Services Department
HOUSING AND 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: 11/12/2025

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

From: Housing and Urban Planning Division

Subject: Vacation Petition No.: 2025-V-08

Petitioner(s): Lennar Homes LLC

Agent for Petitioner(s): Cynthia Pasch/Dennis D Mele- Greenspoon Marder LLP

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: 10/12/2025
- File Fee (made payable to **Broward County Board of County Commissioners** and deposited)
- Petitioner Notice of Intent Dates Published: 8/14/2025 and 8/21/2025
- Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: 4/28/2025
- Property Location Municipality of City of Parkland Municipal Service District
- Certified Copy of Municipal Resolution No: 2025-045 Date(s): 7/08/2025
- Sketch and Legal Description by: David P. Lindley
- 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: Eliana Leal Date: 09/15/2025
- 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: Jennifer Brown Digitally signed by Jennifer Brown
Date: 2025.11.26 14:12:32 -05'00'

Print Name: Jennifer brown

Date: 11/26/2025



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 026-MP-22

Development and Environmental Review Online Application

Project Information

Plat/Site Plan Name

Homes at Parkland Royale

Plat/Site Number

026-MP-22

Plat Book - Page (if recorded)

PB 183, Page 725

Owner/Applicant/Petitioner Name

Lennar Homes LLC

Address

5505 Blue Lagoon Drive

City

Miami

State

FL

Zip

33126

Phone

(305) 229-6411

Email

melissa.bolivar@lennar.com

Agent for Owner/Applicant/Petitioner

Dennis D. Mele, Esq., Greenspoon Marder LLP

Contact Person

Cynthia A. Pasch, AICP

Address

200 East Broward Boulevard, Suite 1800

City

Fort Lauderdale

State

FL

Zip

33301

Phone

(954) 527-6266

Email

cynthia.pasch@gmlaw.com

Folio(s)

474119032070 and 474119032060

Location

South side of **Loxahatchee** at/between/and **Bishop Pit Road** and/of **street name**

north side/corner north

street name

street name / side/corner

street name

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)

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 type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number <input type="checkbox"/> N/A <input type="checkbox"/> Don't Know		
Project Name	<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 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 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? 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? <input checked="" 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. 205 Single Family Units	
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.) 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) Residential (3)	Land Use Plan Designation(s) Residential (3)
Zoning District(s) RS-3	Zoning District(s) RS-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?	Has 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
Single Family	205		

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

Date

7/22/2025

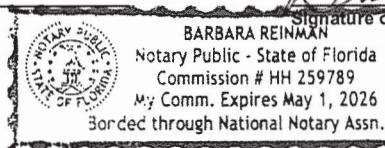
NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 22 day of July, 2025, 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

Application Date 10/6/2025	Acceptance Date 10/13/2025	Fee \$1,200
Comments Due 11/03/2025	Report Due N/A	CC Meeting Date TBD

Adjacent City or Cities

BMSD

<input type="checkbox"/> Plats	<input type="checkbox"/> Surveys	<input type="checkbox"/> Site Plans	<input type="checkbox"/> Landscaping Plans	<input type="checkbox"/> Lighting Plans
<input type="checkbox"/> City Letter	<input type="checkbox"/> Agreements			

Other: Narrative, sketches, title work

Distribute To <input 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

Christian Dumay

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

Date

LENNAR HOMES, LLC

7/22/25

Phil Serrate

Print Name

Signature

Patrick Bellon

Print Name

Signature

OWNER

(If not petitioner)

Date

LENNAR HOMES, LLC

Print Name

Signature

WITNESS

Print Name

Signature

NOTARY PUBLIC

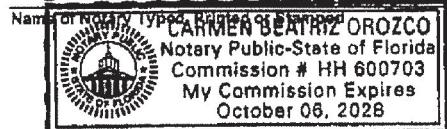
STATE OF FLORIDA

COUNTY OF BROWARD MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this 22 day of July, 2025, by Phil Serrate,
of LENNAR HOMES, LLC, on behalf of the company.

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

Carmen Orozco



Carmen

Signature of Notary Public – State of Florida

Notary Seal (or Title or Rank)

HH 600703

Serial Number (if applicable)

July 11, 2025

Jennifer Lu-Chong, AICP
Planning Section Supervisor
Urban Planning Division
Broward County
One North University Drive, Suite 102
Plantation, Florida 33324

Re: Homes At Parkland Royale Vacation Application

Dear Jennifer:

Background

Lennar Homes, LLC is the developer of approximately 71 acres located in the northwest corner of Parkland known as the Wedge. The property is platted as Homes At Parkland Royale.

The City Commission approved a variance for this community to allow a minimum lot area of 6,360 square feet. The Homes At Parkland Royale plat that was recorded depicts 4 lots that are below the 6,360 square foot minimum. A copy of the recorded plat is provided and these lots are listed below and highlighted on the plat. The lots do not meet the minimum area because right-of-way was dedicated at the corner of these lots.

- Lot 29 (page 6) has a lot area of 6,359 square feet or 1 square foot less than the required minimum.
- Lot 60 (page 7) has a lot area of 6,359 square feet or 1 square foot less than the required minimum.
- Lot 135 (page 10) has a lot area of 6,328 square feet or 32 square feet less than the required minimum.
- Lot 147 (page 9) has a lot area of 6,334 square feet or 26 square feet less than the required minimum.

Each of the above lots is adjacent to an open space tract. The dedication language on the plat (highlighted on page 1) states that the open space tracts are dedicated for The Homes at Sabra Royale Homeowners Association, Inc., its successors and assigns for open space, buffer and drainage purposes and are the perpetual maintenance obligation of said association, its successors and assigns. Lennar Homes, LLC is currently the owner of all the open space tracts.

Jennifer Lu-Chong, AICP
July 11, 2025
Page No. 2

Request

The areas that are the subject of this vacation application are depicted in the sketches and legals provided. The Applicant requests that the dedication language on the recorded plat be removed from portions of the open space tracts that are adjacent to the 4 lots so that those areas can be deeded to the future owners of the 4 lots. When combined, the areas described plus the existing adjacent platted lots will meet the minimum lot area requirements. The vacated land will be deeded to the purchaser with the adjacent platted lot at the time of closing.

Sincerely

GREENSPOON MARDER LLP



Cynthia A. Pasch, AICP