



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:** 4/28/2025

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

**From:** Urban Planning Division

**Subject:** Vacation Petition No.: 2025-V-06

Petitioner(s): 3363 Pine Island, LLC

Agent for Petitioner(s): Dennis Mele/Cynthia Pasch - 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: 3/26/2025
- ☒ File Fee (made payable to **Broward County Board of County Commissioners** and deposited)
- ☒ Petitioner Notice of Intent      Dates Published: 1/24/2025 and 1/31/2025
- ☒ Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: 1/10/2025
- ☒ Property Location      ☒ Municipality of City of Sunrise      ☐ Municipal Service District
- ☒ Certified Copy of Municipal Resolution      No: 25-28      Date(s): 2/25/2025
- ☒ 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: Eliana Leal      Date: 3/12/2025
- ☒ 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: 2025.05.12 14:34:26 -04'00'

Print Name: Deanna Kalil

Date: 5/12/25



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Application Number 2025-V-06

## Development and Environmental Review Online Application

<b>Project Information</b>			
Plat/Site Plan Name <b>Sunrise Ice Chalet</b>			
Plat/Site Number <b>001-CP-78</b>		Plat Book - Page (if recorded) <b>97-21</b>	
Owner/Applicant/Petitioner Name <b>3363 Pine Island, LLC</b>			
Address <b>301 W Hallandale Beach Blvd</b>		City <b>Hallandale Beach</b>	State <b>FL</b>
Zip <b>33009</b>			
Phone <b>954.440.8169</b>	Email <b>steven@humboldtrealestate.com</b>		
Agent for Owner/Applicant/Petitioner <b>Greenspoon Marder LLP</b>		Contact Person <b>Dennis Mele/Cynthia Pasch</b>	
Address <b>200 East Broward Boulevard, Suite 1800</b>		City <b>Ft. Lauderdale</b>	State <b>FL</b>
Zip <b>33301</b>			
Phone <b>954-527-2409/954-527-6266</b>	Email <b>dennis.mele @gmlaw.com/cynthia.pasch@gmlaw.com</b>		
Folio(s) <b>494120130010</b>			
Location  <div style="display: flex; justify-content: space-between;"> <span>west</span> <span>side of <u>Pine Island Rd.</u> at/between/and <u>so of Oakland Park Blvd.</u> and/of</span> </div> <div style="display: flex; justify-content: space-between;"> <span><small>north side/corner north</small></span> <span><small>street name</small></span> <span><small>street name / side/corner</small></span> <span><small>street name</small></span> </div>			

### 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? ☐ 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 ☐ 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. See note below

Number and type of units approved in the underlying plat.

There is no restrictive note on this plat. The property will be developed with 40 townhouse 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 Irregular (20.1)	Land Use Plan Designation(s) Residential Irregular (20.1)
Zoning District(s) PUD	Zoning District(s) PUD

### 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?
ice skating rink	31,633 s.f.		YES   NO	YES   NO	HAS   <del>WILL</del>   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
Townhouse	40		

# 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.

Steven Fast  
Owner/Agent Signature

11/1/24  
Date


## 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 1 day of November, 2024, who ☐ is personally known to me | ☒ has produced FL driver license as identification.

Gustavo Henriquez  
Name of Notary Typed, Printed or Stamped

[Signature]  
Signature of Notary Public – State of Florida


**GUSTAVO HENRIQUEZ**  
\* Commission No. HH 367269  
Expires February 27, 2027  
  
Notary Seal (or Title or Rank)

367269  
Serial Number (if applicable)

## For Office Use Only

Application Type

Vacation Application

Application Date	Acceptance Date	Fee
3/19/2025	3/26/2025	\$1,200
Comments Due	Report Due	CC Meeting Date
4/28/2025	N/A	6/10/2025

Adjacent City or Cities

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

☒ Other: Opinion of Title, Narrative, Sketch and Legal Description

Distribute To  
☒ Full Review      ☐ Planning Council      ☐ School Board      ☐ Land Use & Permitting  
☐ Health Department      ☐ Zoning Code Services (BMSD only)      ☐ Administrative Review

☐ Other:

Received By  
Nataly Miguez



Application Number 2025-V-06

**AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT**

I/We, 3363 Pine Island, 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:

4941 20 13 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: Greenspoon Marder LLP

Address: 200 East Broward Boulevard, Suite 1800

City, State, Zip: Ft. Lauderdale, FL 33301

Telephone: 954-527-2409

Contact Person: Dennis Mele, Esq.

3363 Pine Island, LLC  
Name of Owner/Petitioner

11/1/24  
Date

STEVEN FLASZ  
Signature of Owner/Petitioner (requires notarization)

I, Dennis Mele, hereby accept the appointment as Agent to the above listed owner/petitioner.

Dennis Mele  
Name of Agent

11/1/24  
Date

Dennis P. Mele  
Signature of Agent

**NOTARY PUBLIC**

**STATE OF FLORIDA**  
**COUNTY OF BROWARD** Miami-Dade

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

☒ physical presence | ☐ online notarization, this 1 day of November, 2024,  
by Steven Flasz, of 3363 Pine Island, LLC, on behalf of  
the company \_\_\_\_\_.

He/she ☐ is personally known to me | ☒ has produced FL driver's license as identification.

Gustavo Henriquez  
Name of Notary Typed, Printed or Stamped

[Signature]  
Signature of Notary Public - State of Florida



**GUSTAVO HENRIQUEZ**  
Commission No. HH 367269  
Expires February 27, 2027

Notary Seal (or Title or Rank)

367269  
Serial Number (if applicable)



Application Number 2025-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.

STEVEN FLASZ

Agent Signature for Business/Government Entity

11/1/24

Date

**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 1 day of November, 2024, by Steven Flasz, the Manager, on behalf of 3363 Pine Island, LLC, a Florida limited liability company.

He/she ☐ is personally known to me | ☒ has produced FL drivers License as identification.

Gustavo Henriquez

Name of Notary Typed, Printed or Stamped

[Signature]

Signature of Notary Public – State of Florida



**GUSTAVO HENRIQUEZ**  
\* Commission No. HH 367269  
Expires February 27, 2027

Notary Seal (or Title or Rank)

367269

Serial Number (if applicable)



1279 W. Palmetto Park Road #272545  
Boca Raton, Florida 33427  
Phone 754-264-2184

February 28, 2025

Ms. Josie Sesodia, AICP, Director  
Broward County Urban Planning Division  
Governmental Center West  
1 North University Drive  
Building A, Box 102  
Plantation, FL 33324

**Parcel "A" "Sunrise Ice Chalet" (PB 97 Pg 21)**  
**3363 Pine Island Road, LLC**  
**Request to Vacate Platted Perimeter Utility and Drainage Easements**  
**City of Sunrise**

Dear Ms. Sesodia:

The applicant, 3363 Pine Island Road, LLC, is seeking to vacate the 10-foot wide utility easement and the 15-foot wide drainage easement granted by the Sunrise Ice Chalet plat within Parcel "A".

The applicant is proposing a multi-family residential project on this plat and the adjacent Fruscians Tract plat. The site plan is under City review.

The subject easements conflict with the proposed site plan, specifically with the landscape buffer and perimeter wall requested by the City. The drainage easement conflicts with the proposed right turn lane easement being granted for Pine Island Road.

This portion of the site is currently occupied by an ice skating rink which is being demolished. The single-family homes existing on the adjacent parcel included in this development (Fruscians Tract) are no longer inhabited.

The 15-foot drainage easement adjacent to the eastern boundary has never been used and does not continue off-site to the north or south.

The subject utility easement has not been utilized. Existing municipal water and sewer lines which coincide with portions of this easement will be replaced within new easements during the development process. A plan for relocation/replacement of these existing utilities has been approved and the City has accepted the temporary easements.

The City Commission approved the easement vacation on February 25, 2025 (Resolution #25-28). Included with the application are letters of no objection from franchise utilities,



City Gas and the City Engineer as well as the City resolution approving the easement vacation request.

A separate application to vacate the platted easement within the adjacent Fruscians Tract plat which is encompassed by the proposed development is being submitted for simultaneous review.

Please do not hesitate to contact me if you have any questions regarding the proposed vacation.

Sincerely

A handwritten signature in cursive script that reads "Linda C. Strutt". The ink is dark and the signature is fluid.

Linda C. Strutt

Cc: Dennis Mele, Esq.

Jonathan Pascheles