



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: May 29, 2026

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

From: Urban Planning Division

Subject: Vacation Petition No.: 2026 -V0 3

Petitioner(s): North Broward Hospital District d/b/a Broward Health

Agent for Petitioner(s): Nectaria M. Chakas, Esq.

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: April 22, 2026
- ☐ File Fee (made payable to **Broward County Board of County Commissioners** and deposited)
- ☒ Petitioner Notice of Intent Dates Published: March 27, 2026 & April 11, 2026 and April 7, 2026 & April 18, 2026
- ☒ Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: January 16, 2026
- ☒ Property Location ☒ Municipality of City of Sunrise ☐ Municipal Service District
- ☒ Certified Copy of Municipal Resolution No: 26-7 / 26-6 / 26-5 Date(s): January 13, 2026
- ☒ 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: Jeanette Flores Date: April 2, 2026
- ☒ 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: 2026.06.11 09:40:23 -04'00'

Print Name: _____

Date: _____



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Application Number 2026-V-03

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Broward Health Sunrise Freestanding Emergency Department			
Plat/Site Number (1) The Ben Ash Plat / 065-MP-83 (2) Sunrise Financial Center		Plat Book - Page (if recorded) (1) PB 124, PG 15 (2) PB 119, PG 48	
Owner/Applicant/Petitioner Name North Broward Hospital District d/b/a Broward Health			
Address 1800 NW 49th Street		City Fort Lauderdale	State FL
Phone 954-473-7450		Email DJClark@broward.org	
Agent for Owner/Applicant/Petitioner Nectaria M. Chakas, Esq.		Contact Person	
Address 699 N. Federal Highway, Suite 400		City Fort Lauderdale	State FL
Phone 954-779-1123		Email NChakas@lochrielaw.com	
Folio(s) 494120040092			
Location North side of W. Oakland Park Blvd. at/between/and NW 90th Terrace and/of NW 94th Avenue 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 <u>Business Notary</u> 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
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
The Ben Ash Plat & Sunrise Financial Center 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) Commerce	Land Use Plan Designation(s) Commerce
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?	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
		Commercial	18,041 square feet

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.

Nectaria Chabay
Owner/Agent Signature

3/17/2026
Date

NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 17 day of March, 2026, who ☐ is personally known to me | ☐ has produced _____ as identification.

Elizabeth Menendez
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)

For Office Use Only

Application Type

Application Date April 21, 2026	Acceptance Date April 22, 2026	Fee \$1,200
Comments Due May 21	Report Due N/A	CC Meeting Date TBD
Adjacent City or Cities None		
☒ Plats ☒ Surveys ☐ Site Plans ☐ Landscaping Plans ☐ Lighting Plans ☐ City Letter ☐ Agreements		
☒ Other: Narrative, Legal Description and Sketch, Resolutions		
Distribute To ☒ Full Review ☐ Planning Council ☐ School Board ☐ Land Use & Permitting ☐ Health Department ☐ Zoning Code Services (BMSD only) ☐ Administrative Review		
☐ Other:		
Received By Diego Munoz		

April 10, 2026

APPLICANT: North Broward Hospital District d/b/a Broward Health ("Applicant")
PROPERTY: 9001 W. Oakland Park Boulevard, Sunrise, FL 33351 ("Property")
REQUEST: Vacation of 12' Drainage & Utility Easement (ORB 11501-547), 12' Drainage & Utility Easement (ORB 10183-64), and 10' Utility Easement (PB 124, PG 15)

General Narrative

The Applicant is seeking to vacate three (3) easements located within the Property to facilitate the development of a freestanding emergency department. Two (2) of the easements are 12' Drainage & Utility Easements that represent the same easement area and were dedicated to the City of Sunrise by two separate instruments recorded in Official Record Book 11501, Page 547, and Official Record Book 10183, Page 64, of the Public Records of Broward County, Florida. There is no known City-maintained drainage or stormwater infrastructure within this easement area, and the easement is therefore no longer required. The City of Sunrise Public Works and Utilities Department issued a letter of no objection to the vacation of this easement on October 23, 2023. The City of Sunrise City Commission approved the vacation of these easements on January 13, 2026, pursuant to Resolution No. 26-5 and Resolution No. 26-5.

The 12' Drainage & Utility Easement appears on the Sunrise Financial Center plat, as recorded in Plat Book 114, Page 48 of the Public Records of Broward County, Florida (the "Plat"). The dedication statement that appears on the Plat dedicates all easements to the public. Therefore, the 12' Drainage & Utility Easement needs to be vacated from the Plat, requiring approval from the Broward County Board of County Commissioners.

The third easement is a 10' Utility Easement dedicated by The Ben Ash Plat, as recorded in Plat Book 124, Page 15, of the Public Records of Broward County, Florida. Florida Power & Light ("FPL") was the only utility provider with infrastructure located within this easement area. That infrastructure has since been relocated, and a replacement easement was granted to FPL by the Applicant pursuant to Instrument No. 119695448. Letters of no objection have been obtained from all other utility providers and applicable governmental entities. The City of Sunrise City Commission approved the vacation of this easement on January 13, 2026, pursuant to Resolution No. 26-7.

Included with this General Narrative are all required documents necessary to support the release and abandonment of each easement. The Applicant appreciates your consideration and respectfully requests approval of the application.