



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

Review and Approval of Vacation Petition Application

Review

Date: 02/8/2023

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

From: Planning and Development Management Division

Subject: Vacation Petition No.: 2023-V-01

Petitioner(s): US Gateway Investments LLC

Agent for Petitioner(s): Tiffany Crump, Keith Team

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: 02/08/2022
- ☒ File Fee (made payable to **Broward County Board of County Commissioners** and deposited)
- ☒ Petitioner Notice of Intent Dates Published: 01/26/2023 and 02/02/2023
- ☒ Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: 01/31/2023
- ☒ Property Location ☒ Municipality of Pompano Beach ☐ Municipal Service District
- ☒ Certified Copy of Municipal Resolution No: 2023-24 Date(s): 01/10/23 and 01/24/2023
- ☒ Sketch and Legal Description by: Timothy H. Gray, Surveyor No. 6604
- ☒ 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: Evelyn Branas, Esq. Date: 01/24/2023
- ☐ 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: 2023.04.19 09:34:59 -04'00'

Print Name: _____

Date: _____



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102A · Plantation, FL 33324 · T: 954-357-6634 · F: 954-357-6521 · Broward.org/Planning

Application Number 029-MP-19

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name HUOK			
Plat/Site Number 029-MP-19		Plat Book - Page (if recorded) P.B. 184 P. 446	
Owner/Applicant/Petitioner Name US Gateway Investments LLC			
Address 950 N Powerline Road		City Pompano Beach	State FL
Zip 33069			
Phone (561)568-8045	Email kamil@hurok.com		
Agent for Owner/Applicant/Petitioner KEITH		Contact Person Tiffany Crump	
Address 301 East Atlantic Blvd.		City Pompano Beach	State FL
Zip 33060			
Phone (954) 788-3400	Email tcrump@keithteam.com		
Folio(s) 484234480010			
Location East side of Powerline Road at/between/and Dr Martin Luther King Jr. Boulevard and/of NW 9th Street 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 <i>Questionnaire Form, Plat Checklist</i>) ☐ Site Plan (fill out/PRINT <i>Questionnaire Form, Site Plan Checklist</i>) ☐ Note Amendment (fill out/PRINT <i>Questionnaire Form, Note Amendment Checklist</i>) ☒ Vacation (fill out/PRINT <i>Vacation Continuation Form, Vacation Checklist, use Vacation Instructions</i>) ☒ 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 (<i>Notary Continuation Form Affidavit</i> required, fill out <u>Business Notary</u> if needed)
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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
Green Land Trust

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 General Business	Zoning District(s) B-3 General Business

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?
Vacant			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
Garden apartment	128		

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 02/07/23

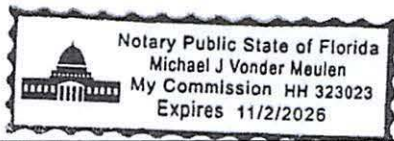
NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 7th day of February, 20 23, who ☒ is personally known to me | ☐ has produced _____ as identification.

Michael J. Vonder Meulen
Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

HH 323023
Serial Number (if applicable)

For Office Use Only

Application Type <u>Variation Application</u>		
Application Date <u>2/7/23</u>	Acceptance Date <u>2/8/23</u>	Fee <u>\$1200.00</u>
Comments Due <u>2/28/23</u>	Report Due <u>N/A</u>	CC Meeting Date <u>TBD</u>
Adjacent City or Cities <u>N/A</u>		
☒ Plats ☐ Surveys ☐ Site Plans ☐ Landscaping Plans ☐ Lighting Plans ☒ City Letter ☐ Agreements		
☒ Other: <u>Speeches</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 Penelope</u>		

Owner Affidavit / Letter of Authorization

City of Pompano Beach
Department of Development Services
100 W. Atlantic Blvd.
Pompano Beach, FL 33060

Broward County Florida
Planning and Development Management
1 N. University Drive
Plantation, FL 33324

RE: US Gateway Investments LLC
2022 W Atlantic Blvd.
Pompano Beach, FL 33069

Folio: 484234480010

To Whom It May Concern;

State of Florida
County of Broward

I, Mehmet Kamil Olcar, am the authorized agent of **US Gateway Investments LLC**, the owner of property located at 950 N Powerline Road, Pompano Beach and described in the legal description:

Parcel "A", HUOK, according to the plat thereof, as recorded in Plat Book 183, Pages 446 and 447, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 184,055 square feet or 4,2253 acres more or less.

We hereby authorize **KEITH**, to act on our behalf to submit all necessary applications for entitlement and development related issues.

Signature of owner/agent

Print Name
Mehmet Kamil Olcar

Sworn and subscribed to before me this 10 day of February, 2022.
He/she is personally known to me or
Has presented as identification.

Signature of Notary Public

Print Name

CINDY TROLLINGER



Witness

2/10/2022
Date

Witness

2/10/22
Date

2022 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L16000130322

Entity Name: US GATEWAY INVESTMENTS, LLC

Current Principal Place of Business:

2022 W ATLANTIC BLVD.
POMPANO BEACH, FL 33069

Current Mailing Address:

2022 W ATLANTIC BLVD.
POMPANO BEACH, FL 33069

FEI Number: 82-1543626

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CORPORATION COMPANY OF MIAMI
200 SOUTH BISCAYNE BOULEVARD
SUITE 4100 (A4F)
MIAMI, FL 33131 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title AMBR
Name OLCAR, HUSNU
Address 2022 W ATLANTIC BLVD.
City-State-Zip: POMPANO BEACH FL 33069

Title AMBR
Name OLCAR, MEHMET KAMIL
Address 2022 W ATLANTIC BLVD.
City-State-Zip: POMPANO BEACH FL 33069

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: HUSNU OLCAR

AMBR

03/04/2022

Electronic Signature of Signing Authorized Person(s) Detail

Date

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

02/03/23
Date

Tiffany Crump

Print Name

Signature

WITNESS

John Rinaldi

Print Name

Signature

OWNER
(if not petitioner)

02/03/23
Date

Mehmet Kamil Olcar

Print Name

Signature

WITNESS

Jonathan Cady

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 3rd day of February, 2023, by MEHMET KAMIL OLCAR of PALM BEACH COUNTY, on behalf of U.S. GATEWAY INVESTMENTS LLC. He/she ☒ is personally known to me | ☐ has produced _____ as identification.

CINDY TROLLINGER

Name of Notary Typed, Printed or Stamped



Signature of Notary Public -- State of Florida

Notary Seal (or Title or Rank)

Serial Number (if applicable)



February 7, 2023

Josie Sesodia, Director
Resilient Environmental Department
Urban Planning Division
1 N. University Drive
Plantation, FL 33324

**Re: Easement Vacation Narrative
Gateway Luxury Apartments
950 North Powerline Road, Pompano Beach
Folio #: 484234480010**

Dear Ms. Sesodia;

On behalf of US Gateway Investments, LLC. (property owner), KEITH is requesting approval for the vacation of a 24 foot access easement located at 950 N Powerline Road, Pompano Beach, FL. The access easement is required by the Florida Department of Transportation (FDOT) and is at the northern portion of the site. It is recorded in P.B. 183, PG. 446 on the Hurok plat. The existing easement conflicts with the proposed site plan; therefore, the access easement will be replaced with a new cross access easement by separate instrument. The 4.24-acre site is vacant with folio number 484234480010. A Sketch and Description has been provided for the existing and proposed easement. The vacation will allow for the development of the vacant land, pursuant to the approved site plan.

The City of Pompano Beach has approved the easement vacation via Ordinance 2023-24. Abandonment of the easement is consistent with the Comprehensive Plan and Chapter 5, Article IX of the Broward County Land Development Code of Ordinance. The KEITH Team looks forward to working with the Broward County on this application and appreciate your consideration.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Tiffany Crump'.

Tiffany Crump
Planner II

Attachments: Sketch & Description, Existing
 Sketch & Description, Proposed
 Ordinance No. 2023-24

www.KEITHteam.com