



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:** 10/7/2024

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

**From:** Urban Planning Division

**Subject:** Vacation Petition No.: 2024-V-04

Petitioner(s): F & F, LLC

Agent for Petitioner(s): Pillar Consultants, 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: 8/21/2024

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

Petitioner Notice of Intent      Dates Published: 6/28/2024 & 8/28/2024 and 7/5/2024 & 9/4/2024

Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: 7/22/2024

Property Location       Municipality of Town of Davie       Municipal Service District

Certified Copy of Municipal Resolution      No: 2016-178      Date(s): 8/17/2016

Sketch and Legal Description by: Pillar Consultants, Inc

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: Zimmerman, Kiser & Sutcliffe, P.A      Date: 12/1/2024

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: Deanna Kalil Digitally signed by Deanna Kalil  
Date: 2024.12.20 14:41:27  
-05'00'

Print Name: Deanna Kalil      Date: 12/20/2024



Application Number 2024-V-04

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

## Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name <b>GRIFFIN LANDMARK</b>			
Plat/Site Number <b>088-MP-06</b>	Plat Book - Page (if recorded) <b>178-114</b>		
Owner/Applicant/Petitioner Name <b>F &amp; F (Amin Gulamali)</b>			
Address <b>1700 MCCOY ROAD</b>	City <b>ORLANDO</b>	State <b>FL</b>	Zip <b>32809</b>
Phone <b>321-231-4580</b>	Email <b>obtshell@bellsouth.net</b>		
Agent for Owner/Applicant/Petitioner <b>Pillar Consultants, Inc.</b>		Contact Person <b>Whitney Wright-Gordon</b>	
Address <b>5230 S. University Drive Suite 104</b>	City <b>Davie</b>	State <b>FL</b>	Zip <b>33328</b>
Phone <b>(954) 680-6533</b>	Email <b>whitney@pillarconsultants.com</b>		
Folio(s) <b>504125330010</b>			
Location  <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <span><u>North Side</u> <small>north side/corner north</small></span> <span>side of <u>Griffin Road</u> <small>street name</small></span> <span>at/between/and <u>Florida's Turnpike</u> <small>street name / side/corner</small></span> <span>and/of <u>SW 48th Avenue</u> <small>street name</small></span> </div>			

Type of Application (this form required for all applications)
Please check all that apply (use attached <b>Instructions</b> for this form).
<input type="checkbox"/> <b>Plat</b> (fill out/PRINT <i>Questionnaire Form, Plat Checklist</i> )
<input type="checkbox"/> <b>Site Plan</b> (fill out/PRINT <i>Questionnaire Form, Site Plan Checklist</i> )
<input type="checkbox"/> <b>Note Amendment</b> (fill out/PRINT <i>Questionnaire Form, Note Amendment Checklist</i> )
<input checked="" type="checkbox"/> <b>Vacation</b> (fill out/PRINT <i>Vacation Continuation Form, Vacation Checklist</i> , use <i>Vacation Instructions</i> )
<input checked="" type="checkbox"/> <b>Vacating Plats, or any Portion Thereof</b> (BCCO 5-205)
<input type="checkbox"/> <b>Abandoning Streets, Alleyways, Roads or Other Places Used for Travel</b> (BCAC 27.29)
<input type="checkbox"/> <b>Releasing Public Easements and Private Platted Easements or Interests</b> (BCAC 27.30)
<input checked="" type="checkbox"/> <b>Vacation</b> ( <i>Notary Continuation Form Affidavit</i> required, fill out <u>Business Notary</u> 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 2019-V-08	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name Staybridge Hotel Davie		<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
<b>If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.</b>			

<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
<b>If YES, please answer the following questions.</b>	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
<b>If YES, please answer the following questions.</b>	
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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> No
<b>If the answer is "Yes" to any of the questions above</b>	
<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)	Land Use Plan Designation(s)
Zoning District(s)	Zoning District(s)

**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?
ACTIVITY CENTER	75,360 SF	02/01/22	<del>YES</del>   NO	YES   <del>NO</del>	HAS   WILL   <del>NO</del>
			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

**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.

Amin Gulamali \_\_\_\_\_ Date 11/10/2023 \_\_\_\_\_  
Owner/Agent Signature Date

Amin Gulamali

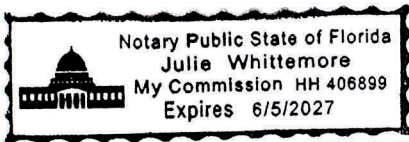
**NOTARY PUBLIC**

**STATE OF FLORIDA**  
**COUNTY OF ~~BROWARD~~ ORANGE**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 10th day of November, 2023, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

Julie Whittemore  
Name of Notary Typed, Printed or Stamped

[Signature]  
Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

HH 406899  
Serial Number (if applicable)

**For Office Use Only**

Application Type  
Vacation Application

Application Date	Acceptance Date <u>8/21/24</u>	Fee <u>\$1,200.00</u>
Comments Due <u>9/10/2024</u>	Report Due <u>N/A</u>	CC Meeting Date <u>TBD</u>

Adjacent City or Cities  
N/A

- Plats       Surveys       Site Plans       Landscaping Plans       Lighting Plans  
 City Letter       Agreements

Other: sketch + legal, narrative, taxes, OT, notice

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

Other:

Received By  
J. Wehoney



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
F & F, L.L.C.

### Filing Information

<b>Document Number</b>	L03000027690
<b>FEI/EIN Number</b>	20-0116237
<b>Date Filed</b>	07/28/2003
<b>Effective Date</b>	07/28/2003
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	11/15/2017
<b>Event Effective Date</b>	NONE

### Principal Address

4901 GRIFFIN ROAD  
DAVIE, FL 33314

Changed: 05/01/2023

### Mailing Address

100 W LUCERNE CIRCLE  
SUITE 603  
ORLANDO, FL 32801

Changed: 05/01/2023

### Registered Agent Name & Address

GULAMALI, RAMZAN  
100 W LUCERNE CIRCLE  
SUITE 603  
ORLANDO, FL 32801

Address Changed: 05/01/2023

### Authorized Person(s) Detail

#### **Name & Address**

Title Authorized Member

GULAMALI, RAMZAN  
100 W LUCERNE CIRCLE  
SUITE 603  
ORLANDO, FL 32801

Title Authorized Member

GULAMALI, AMIN  
100 W LUCERNE CIRCLE  
SUITE 603  
ORLANDO, FL 32801

**Annual Reports**

Report Year	Filed Date
2022	04/29/2022
2023	05/01/2023
2024	04/29/2024

**Document Images**

<a href="#">04/29/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/01/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/29/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/17/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/29/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">11/15/2017 -- LC Amendment</a>	View image in PDF format
<a href="#">04/29/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/27/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/29/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/29/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/27/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/24/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/29/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/2006 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/2005 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/15/2004 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/28/2003 -- Florida Limited Liabilites</a>	View image in PDF format



**PILLAR CONSULTANTS, INC.**

*Consulting Engineers, Planners, and Surveyors*

5230 South University Drive – Suite 104

Davie, Florida 33328

Phone (954) 680-6533

April 8, 2024

**Josie P. Sesodia, AICP**

Urban Planning Division, Director

Resilient Environment Department

1 N University Drive, #102A

Plantation, FL 33324

RE: **Griffin Landmark (Plat Book 178, Page 114)**

Easement Vacation

Dear Ms. Sesodia:

On behalf of F & F, LLC, the owner of the property located at 4901 Griffin Road, Davie, FL 33328, our company is preparing to submit an Application for Vacation and Abandonment of the existing lake management easements, utility easements, drainage retention and flowage easement, lift station easement and drainage easement to the Broward County Board of County Commissioners, Florida. The legal description of the land to be vacated and abandoned is more specifically described as follows:

- *Vacate and annul a 15-foot-wide Lake Maintenance & Utility easement lying within parcel A of the Griffin Landmark Plat, as recorded in Plat Book 178, Page 114 of the Official Records of Broward County, Florida.*
- *Vacate and annul a 20-foot by 20-foot lift station easement lying within parcel A of the Griffin Landmark Plat, as recorded in Plat Book 178, Page 114 of the Official Records of Broward County, Florida.*
- *Vacate and annul a Drainage, Retention and Flowage easement lying within parcel A of the Griffin Landmark Plat, as recorded in Plat Book 178, Page 114 of the Official Records of Broward County, Florida.*
- *Vacate and annul a 20-foot-wide Drainage Easement lying within parcel A of the Griffin Landmark Plat, as recorded in Plat Book 178, Page 114 of the Official Records of Broward County, Florida.*
- *Vacate and annul a 15-foot-wide Utility Easement lying within parcel A of the Griffin Landmark Plat, as recorded in Plat Book 178, Page 114 of the Official Records of Broward County, Florida.*



Thank you for your time and consideration, and should you have any questions or require additional documentation, please do not hesitate to contact me by e-mail at [jason@pillarconsultants.com](mailto:jason@pillarconsultants.com), or by phone at 954-680-6533.

Respectfully Submitted,  
**PILLAR CONSULTANTS, INC.**

A handwritten signature in black ink, appearing to read "Jason Wilson". The signature is written in a cursive, fluid style with a large initial "J" and "W".

Jason Wilson  
President