

Resilient Enviroment Department URBAN 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**

Reviev					
Date:	09/21/2022				
To:	County Attorney's Office Attention: Maite Azcoitia, Office of County Attorney				
From:	and the second s				
Subject	Vacation Petition No.: 2022-V-09				
	Petitioner(s): Christopher Partridge				
	Agent for Petitioner(s): Liam Sargent, kimley-horn				
	Type: ☐ Vacating Plats, or any Portion Thereof (BCCO 5-205)				
	<ul> <li>□ Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.68)</li> <li>☑ Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.69)</li> </ul>				
	Project:   Easement				
Pursuant	to Florida Statute Chapter 177,101 and the above sections of the Broward County Administrative Code and Cod	le of			
Ordinanc	es, the following determined that the requested vacation petition would not affect the ownership or right of conver	ient			
access o	persons owning other parts of the subdivision:  Designated Review Agencies and Organizations  Date:				
	Designated Review Agencies and Organizations Date.				
Requi	ed Documentation				
×	Vacation Petition Application Date Accepted: 09/21/2022				
	File Fee (made payable to Broward County Board of County Commissioners and deposited)				
	Petitioner Notice of Intent  Dates Published: N/A and N/A				
×	Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: 07/22/2022				
	Property Location ☑ Municipality of Deerfield Beach ☑ Municipal Service D	istrict			
×	Certified Copy of Municipal Resolution No: 2020-097 Date(s): 08/04/2020				
×	Sketch and Legal Description by: David P. Lindley , Surveyor No 5005				
	Location Map (Created by County Surveyor)				
1000000	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, ifapplicable				
1	Certificate or Opinion of Title by: Thomas F. Coyle, Jr. Esq. Bar No. 0298920  Date: 07/29/2022				
	Documentation of all reviewers responding "no objection/no comment"				
×	<ul> <li>Waivers of Objection by Utility Companies</li> <li>☑ Draft Resolution to Set Public Hearing</li> </ul>				
10.000					
	Start (Coolidies) of Adopted Vacation				
Appro					
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.					
Prior to the Public Hearing.  Jennifer Brown  Date: 2022.11.29 09:50:37 -05'00'					
	a and Approved as to 1 offin by.				
Printina	me: Date:				



Application Number 2022-V-09

Environmental Protection and Growth Management Department

#### PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

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	Project Information				
Owner/Applicant/Petitioner Name					
Address		City	State	Zip	
Phone	Email				
Agent for Owner/Applicant/Petitioner		Contact Person			
Address		O't.	04-4-	7:	
Address		City	State	Zip	
Phone	Email	1			
Plat/Site Plan Name					
Plat/Site Number		Plat Book - Page (if recorded)			
Folio(s)					
Location					
	t/between and	and of			
north side/corner north street name		street name / side/corner	street na	ame	
Type of Application (this form red	•	• • •			
Please check all that apply (use attached		,			
☐ Plat (fill out/PRINT Questionnaire Fo	orm, Plat Checki	list)			
☐ 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	roject □ Portion of Project □ N/A		□ N/A			
What was the project number assigned by the Planning and Development 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	o		□ Don't	Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	□ Yes	□ Ne			□ Don't	
If yes, consult Policy 13.01.10 of the Land Use	Plan. A compati	bility dete	rminatio	n 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 answ	er the following	questions				
Project Name of underlying approved and/or recorded plat			Project No	umber		
Is the underlying plat all or partially residential?		1	□ 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, Re	plats and Site	e Plan S	ubmiss	sions)		
Does this application contain any residential units? (If	"No," skip the re	emaining	questior	ns.)	□ Yes	□ No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?						
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?				□No		
Is this application subject to an approved Declaratio Agreement entered into with the Broward County Scho		Covenar	its or Ti	ri-Party	□ 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)		Land Use	Plan Designat	tion(s)		
Zoning District(s)		Zoning Di	strict(s)			
Existing Land Use						
A credit against impact fees may be given for the site's current or previous use. <b>No credit will be granted for any demolition occurring more than eighteen (18) months and/or sixty (60) months for mobile homes of Environmental Review of construction plans.</b> To receive a credit, complete the following table. <b>Note:</b> If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated <u>within</u> eighteen (18) months 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?						
				EX	ISTING STU	CTURE(S)
Land Use	Gross Bu sq. ft. Dwelling	* or	Date Last Occupied	Remain the Same?	Change Use?	Has been or will 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 id defined by the definition in the Land Development Code.						

Proposed Use					
RESIDEN	ITIAL 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.			
Muir fur Date 08/15/2022  Owner/Agent Signature Date			
NOTARY PUBLIC			
STATE OF FLORIDA COUNTY OF BROWARD			
The foregoing instrument was acknowledged before me by means of ⊠ physical presence   ☐ online notarization,			
this 15 day of 10403 , 20 22 , who to pris personally known to me   a has produced			
as identification.			
Rafael A. Bufera  Name of Notary Typed, Printed or Stamped  Signature of Notary Public - State of Florida			
Notary Public State of Florida Rafael Andres Botero My Commission GG 331861 Expires 05/07/2023  Notary Seal (of Title of Rank)  Serial Number (if applicable)			
For Office Use Only			
Application Type Volume Application			
Application Date    Acceptance Date   Fee			
Comments Due Report Due CC Meeting Date  NA  TBD			
Adjacent City or Cities  NA			
☐ Plats ☐ Surveys ☐ Site Plans ☐ Landscaping Plans ☐ Lighting Plans			
□ City Letter □ Agreements			
Dother: Skeet and lead.			
Distribute To DFull Review			
☐ Health Department ☐ Zoning Code Services (BMSD only) ☐ Administrative Review			
□ Other:			
Received By Dray Panuloza.			



<b>Application Number</b>	
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AFFIDAVIT	TO AUTHORIZE PETITIONER'S AGENT					
<sub>I/We</sub> Deerfie	eld Development Resources, LLC					
the property or	wner(s) of the property to be vacated in the subject of the Application, being duly sworn, depose(s)					
and say(s):	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3					
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/ou	r folio number(s) is/are as follows:					
See A	Attached Document					
	we do hereby appoint the following Agent to act on my/our behalf in the processing of the subject of					
the Ap	plication to the Broward County Board of County Commissioners.					
Name:	4045.0.0					
Addres						
	Delray Beach, FL 33445 561.484.5257					
Teleph	Line Control					
Contac	ct Person: Liam Sargent					
	velopment Resources 04/06/2022					
Name of Owner/Peti	Date					
Name of Agent	Joshua Horning  Name of Agent  Signature of Agent					
NOTARY PUBLIC						
STATE OF F	FLORIDA F BROWARD					
	nstrument was acknowledged before me by means of physical presence   □ online notarization, lay of, 20 كك . by (\\(\chi_1\) \(\chi_2\) \(\chi_1\)					
of	, on behalf of					
	rsonally known to me   □ has produced Di vers License as identification.					
po	as identification.					
Hanic	Monicy Diaz					
Name of Notary Typed, Printed or Stamped  Signature of Notary Public – State of Florida  MONICA DIMENSIONAL PROPERTY OF THE PR						
HIHIM	MONICA DIAM					
**************************************	ROMAN COMMENT OF THE PROPERTY					
Notoni Soul Di Tala						
Notary Seal of Title	Serial Number (if applicable)					
Jungle .	STATE OF FLORIDITIES					
DEVE	LEGIMENT AND ENVIRONMENTAL REVIEW ONLINE APPLICATION: NOTARY CONTINUATION FORM					



Application	Number	

NOTARY PUBLIC: Business/Government En	ntity Certification
This is to certify that I am the authorized acting a owner/agent of the property described in this applicand correct to the best of my knowledge. By signing	agent of the business/government entity that is the cation and that all information supplied herein is true g this application, owner/agent specifically agrees to
Joshua Hornina	04/06/2022
Agent Signature for Business/Government Entity	Date
NOTARY	PUBLIC
STATE OF FLORIDA COUNTY OF BROWARD	
The foregoing instrument was acknowledged before me bethis, 20, 20, on beh	ny means of physical presence l online notarization,, by
He/she D 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 (of Title of Rank)  Notary Seal (of Title of Rank)	Serial Number (if applicable)



Department of State / Division of Corporations / Search Records / Search by Entity Name /

## **Detail by Entity Name**

Florida Limited Liability Company
DEERFIELD DEVELOPMENT RESOURCES LLC

#### **Filing Information**

 Document Number
 L17000133823

 FEI/EIN Number
 82-2209122

 Date Filed
 06/21/2017

State FL

Status ACTIVE

### Principal Address

1769 NE 33RD ST.

POMPANO BEACH, FL 33064

#### **Mailing Address**

1769 NE 33RD ST.

POMPANO BEACH, FL 33064

### Registered Agent Name & Address

GRANT, MARK F, ESQ.

200 E. BROWARD BLVD., STE. 1800

FORT LAUDERDALE, FL 33301

### Authorized Person(s) Detail

#### Name & Address

Title MGR

PARTRIDGE, CHRISTOPHER

1769 NE 33RD ST.

POMPANO BEACH, FL 33064

#### **Annual Reports**

Report Year	Filed Date
2020	03/18/2020
2021	03/08/2021
2022	05/04/2022

#### **Document Images**

05/04/2022 -- ANNUAL REPORT

View image in PDF format

03/08/2021 ANNUAL REPOR	T View image in PDF format
03/18/2020 ANNUAL REPOR	<u>T</u> View image in PDF format
04/15/2019 ANNUAL REPOR	<u>T</u> View image in PDF format
03/05/2018 ANNUAL REPOR	<u>T</u> View image in PDF format
06/21/2017 Florida Limited Lia	ability View image in PDF format

Florida Department of State, Division of Corporations

## PROPERTY CONTROL NUMBERS



October 20th, 2022

Diego Penaloza, Resilient Environment Department Urban Planning Division 1 North University Drive, Plantation, FL 33324

RE: Vista Clara Apartments – Book 27771 Page 73 Easement

Request Letter for Broward's Involvement with Easement Abandonment

To Mr. Penaloza,

Vista Clara Apartments consists of multiple properties, located at 414, 430, 454, & 480 NE 1<sup>st</sup> Avenue, 240 NE 5<sup>th</sup> Street, 412,424,430,446,450& 458 N River Drive, and 409 N River Avenue. See attached application for the legal description and folio numbers.

As part of an existing municipal approved site plan, the applicant is requesting the abandonment of a variable width ingress and utility easement described and recorded in Official Records Book 27771 Page 73. It is located within the historic Cosden and Bracknell plat, Plat Book 6 Page 9. The easement in question goes from 20' wide at its north most section and travels south, reducing to about 5' at its smallest width.

The dedicated easement, having received City of Deerfield Beach action abandoning any interest in the same, is hereby included as a request to Broward County to review and schedule the abandonment of platted easement through the Board of County Commission. The applicant has attached an exhibit sheet describing the request, letters of no objection, and history of action by Deerfield Beach, including the easement shown in Official Records Book 27771 Page 73.

Please contact me at (561) 484-5257or <a href="mailto:liam.sargent@kimley-horn.com">liam.sargent@kimley-horn.com</a> should you have any questions or concerns.

Sincerely,

Liam Sargent, Planner

Copy to: File