City of Pompano Beach
Department of Development Services
Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4634 **Fax:** 954.786.4666

Request for Vacation

Request for Vacation

Request for Vacation	
☐ Easement Vacation	☒ Right-of-Way Vacation

DEADLINE: Initial paper submission and fee must be received by 4:00 PM on the day of the deadline. *Electronic file submission must be uploaded into the ePlan system within 24 hours of this deadline.* Refer to the "Meeting Schedules and Deadlines" document provided on the City's website for submission deadlines. ***To ensure quality submittal, this project will only be added to the P&Z Agenda when a complete submission has been uploaded into the ePlan system. If a complete submission is not uploaded by the deadline, the application will be rejected via email.***

Application Review Process:

Application Type	Step 1	Step 2	Step 3	Step 4
Request for Vacation	Pre-Application Conference with Maggie Barszewski (Maggie.Barszewski 954-786-7921)	Recommendation from the Development Services Director	Recommendation by the Planning & Zoning Board	Final Decision by the City Commission

APPLICATION SUBMISSION PROCESS: Upon reception of the ***PAPER SUBMISSION*** (see below) at the Zoning Inquires counter, an email will be sent to the agent with a link to ePlan where all project drawings and documents listed in the ***DIGITAL SUBMISSION*** section (see below) shall be uploaded.

PAPER SUBMISSION: The following paper documents are to be submitted to the Planning & Zoning Department:

PAPER	☐	One (1) completed application with original signatures. (pg. 3-4)
	☐	Proof of ownership (owner's certificate form must be completed by owner). (pg. 5)
	☐	Application Fee as established by resolution of the City Commission. See P&Z webpage for amount.

DIGITAL SUBMISSION: The following digital documents are to be uploaded directly to Electronic Plan Review (ePlan):

ePLAN	☐	Conceptual Site Plan.	☐ **RIGHT-OF-WAY VACATIONS:** Attorney's Title Opinion or Certificate of Title dated within the last six (6) months.
	☐	Legal Description **(Digital copy in WORD)**	
	☐	Current survey or recorded plat.	

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155.2431. RIGHT-OF-WAY OR EASEMENT VACATION OR ABANDONMENT

(Below is a summary of Section 155.2431. For the complete language, please refer to the Zoning Code)

REVIEW STANDARDS

An application for vacation or abandonment of a public right-of-way or easement shall be approved only on a finding that all of the following standards are met:

1. The right-of-way or easement is not now, or in the foreseeable future, of any benefit to the city or its inhabitants; and
2. Vacation or abandonment of the right-of-way or easement is consistent with the comprehensive plan.placed underground.

PROCEDURE

1. Pre-Application Conference with Maggie Barszewski, Planner. (Maggie.Barszewski@copbfl.com or 954-786-7921)
2. Recommendation by the Development Service Director.
3. Recommendation by the Planning and Zoning Board, following a quasi-judicial hearing.
4. Final decision by the City Commission, following a quasi-judicial public hearing.

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P&Z#: _____

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☐ Easement Vacation	✓ Right-of-Way Vacation	
Street Address: NW 12 Avenue, Pompano Beach, FL 33069	**Folio Number:** 484227380021	**Zoning District:** I-1
Subdivision: Right-of-way	**Block:**	**Lot:**
Type of Easement (if applicable):		
Does Petitioner have any financial interest in properties near or abutting this property?	Yes ☑ No ☐ If yes, explain: The owner, Lone Oak-Broward LLC % Reyes Holdings LLC, owns the properties adjacent to the right-of-ways being abandoned	
Improvements Located on Property: 317,760 sf of warehouse/distribution/office		

Applicant	Landowner (Owner of Record)
Business Name (if applicable): Schmidt Nichols	**Business Name (if applicable):** Lone Oak - Broward, L.L.C. % Reyes Holdings, L.L.C.
Print Name and Title: Damian Brink, Agent	**Print Name and Title:** Pehr Peterson, Director of Construction and Asset Management
Signature:	**Signature:**
Date: 2/1/2018	**Date:** 11/13/2017
Street Address: 1551 N Flagler Dr., STE 102	**Street Address:** 6250 N River Road, STE 9000
Mailing Address City/ State/ Zip: West Palm Beach, FL 33401	**Mailing Address City/ State/ Zip:** Rosemont, IL 60018
Phone Number: 561-684-6141	**Phone Number:** Contact Agent
Email: dbrink@SNLandPlan.com	**Email:** Contact Agent
Email of ePlan agent (if different):	

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Reason for Request

(A separate sheet may be attached for additional information.):

Owner is requesting to abandon the right-of-way parcels to include them into the site plan in order to reconfigure the entrance, gate, signage, landscape, and utilities.

Lone Oak - Broward, L.L.C. % Reyes Holdings, L.L.C.
Name of Petitioner

Owner
Petitioner's Interest in Property

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OWNER'S CERTIFICATE

This is to certify that I am the owner of the subject lands described in this application and that I have authorized the filing of the aforesaid application for rezoning.

Owner's Name: (Print or Type) Lone Oak - Broward, L.L.C. % Reyes Holdings, L.L.C.

Address: 6250 N River Road, STE 9000
Rosemont, IL 60018
(Zip Code)

Phone: 847-430-9766

Email address: kpeterson@reyesholdings.com

11/13/2017
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 13th day of November, 2017.

Jo Ann Kirsch
NOTARY PUBLIC, STATE OF ~~FLORIDA~~ Illinois

OFFICIAL SEAL
JO ANN KIRSCH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 04/10/21

Jo Ann Kirsch
(Name of Notary Public: Print, stamp, or Type as Commissioned.)

[✓] Personally know to me, or
[ ] Produced identification: _____
(Type of Identification Produced)