

**Christallis Manor III LLC
d/b/a Beachside Living**

420 N Riverside Drive

Pompano Beach, FL 33062

Phone (954)274-5573/ Fax (954) 788-8350

State of Florida Agency for Health Care Administration License # AL10156

To: City of Pompano Beach/Zooning

Email: Maggie.Barszewski@copbfl.com

Date:02/09/2021

Pages Submitted: 16 (with coversheet)

Request for Abandonment



Thank you

Amparo Dierking

P&Z

PZ21-27000002

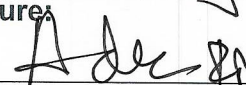
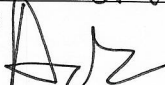
1/26/2022

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4679 Fax: 954.786.4666

Request for Abandonment

Request for Abandonment

Request for Abandonment		
<input checked="" type="checkbox"/> Easement Abandonment	<input type="checkbox"/> Right-of-Way Abandonment	
Street Address: Pompano Beach 420 N. Riverside Dr. FL 33062	Folio Number: Plat book 26	Zoning District: AE
Subdivision: Svr+side Villas	Block: Block 3	Lot: 6 Block 3
Project Name: Assisted living facility existent with 15 residents		
Date of Pre Application Meeting (Required Before Submittal): Any day		
Type of Easement (if applicable): Building extend through utility easement along southern boundary line shown, Fences extend through utility easement along southern.		
Improvements Located on Property: Assisted Living facility		

Applicant	Landowner (Owner of Record)
Business Name (if applicable): Christallis Manor III LLC d/b/a Badside Living	Business Name (if applicable): Christallis Manor III LLC
Print Name and Title: Amparo Bierking Owner	Print Name and Title: Amparo Bierking
Signature: 	Signature: 
Date: 2/9/2021	Date: 2/9/2021
Street Address: 420 N Riverside Dr.	Street Address: Same
Mailing Address City/ State/ Zip: Pompano Beach FL 33062	Mailing Address City/ State/ Zip:
Phone Number: (954) 274-5573	Phone Number:
Email: amparo.bierking748@hotmail.com christallismanor3@gmail.com	Email:
Email of ePlan agent (if different):	



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

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☒ Easement Abandonment

☐ Right-of-Way Abandonment

DEADLINE: Initial paper submission and fee must be received by 5:00 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 Abandonment	Pre-Application Meeting with Planner (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)
- ☒ Proof of ownership if applicable (owner's certificate form must be completed by owner). (pg. 4)
- ☒ Application Fee as established by resolution of the City Commission. See [Appendix C - Fee Schedule](#) in the Information section of the P&Z webpage.

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

ePLAN

- ☒ Conceptual Site Plan.
- ☒ Legal Description (**Digital copy in WORD**)
- ☒ Current survey or recorded plat.
- ☐ Project Narrative.
- ☒ "Letters of No Objection" from Utilities (See page 5 of 5 for list of companies and sample letter)
- ☐ **RIGHT-OF-WAY ABANDONMENTS:** Attorney's Title Opinion or Certificate of Title dated within the last six (6) months.



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Abandonment Review

155.2431. RIGHT-OF-WAY OR EASEMENT ABANDONMENT

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

REVIEW STANDARDS

An application for 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. Abandonment of the right-of-way or easement is consistent with the comprehensive plan.

PROCEDURE

1. Pre-Application Meeting with Planner.
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.

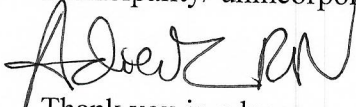
Date:02/09/2021

To: Maggie Barszewski, AICP
Planner
Utility Company

From: Christallis Manor III LLC
Contact person: Amparo Dierking
420 N Riverside Dr
Pompano Beach FL 33062
(954)274-5573

Re: Petitioner/ Owner Intent to vacate (**See Survey Notes**) Found in sheet 2 of sketch of survey and Municipality of city of **Pompano Beach**. 420 N Riverside Dr, Pompano Beach, FL 33062.
Lot 6, Block 3, Surfside Villas, according to the plat thereof as recorded in plat book 26, page 43 of the public records of Broward County, Florida.

The undersigned intends to submit application for Vacation or Abandonment to Broward County Board of County Commissioners for the reference property located within the boundaries of referenced municipality/ unincorporated Broward.



Thank you in advance
Amparo Dierking
(954) 274-5573

P&Z

PZ21-27000002

1/26/2022



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Request for Abandonment

"Letter of No Objection"
By Utilities & Governmental Entities

Utility Service Providers and Governmental/Quasi-Governmental Entities (non-exclusive list)	
<u>Florida Power & Light Company</u> a) FPL Pompano Service Center (north County) 330 SW 12 Ave, Pompano Beach, FL 33069 (954-956-2014) b) FPL Wingate Service Center (mid County) 3020 NW 19 St, Ft. Lauderdale, FL 33311 (954-978-7012) c) FPL Gulfstream Service Center (south County) 4000 Davie Road, Davie, FL (954-442-6398)	<u>City of Pompano Beach</u> a) Dept. of Development Services Daniel.Keester@copbfl.com b) Code Enforcement Msotolongo@cgsolutions.com c) Fire Department Peter.McGinnis@copbfl.com Robin.Burn@copbfl.com d) Public Works Department Robert.McCaughan@copbfl.com e) Utilities Department Randolph.Brown@copbfl.com f) CRA (Community Development Agency) Horacio.Danovich@copbfl.com
<u>AT&T- Engineering Department</u> 8601 W Sunrise Blvd, Plantation, FL 33322 (954-476-2734)	<u>Comcast – Engineering Department</u> 2601 SW 145 Ave, Miramar, FL 33027 (954-534-7380)
<u>Teco Peoples Gas – Engineering Department</u> 5101 NW 21 Ave #460, Ft. Lauderdale, FL 33309 (954-453-0817)	<u>Florida Department of Transportation (FDOT)</u> *If ROW is a State or County road Dan.Marwood@dot.state.fl.us

Sample language for Petitioner's Letter requesting a "Letter of No Objection"

Date _____

To: *Contact Person and Title*

Utility Company/Government Name

Department/Division

Address/City/State/Zip

From: *Petitioner(s) Name*

Contact person

Address/City/State/ZIP

Phone/Contact Information

Re: Petitioner/Owner Intent to Vacate _____ (see attached Sketch and Legal Description) Found in Section, Township, Range, and Municipality of _____ or Unincorporated Broward County Plat Name (if applicable) and Street Address of the subject property.

The undersigned intends to submit an application for Vacation and Abandonment to Broward County Board of County Commissioners for the referenced property located within the boundaries of referenced municipality/unincorporated Broward.

Please complete the following and return the signed and dated form to the Petitioner/Contact person referenced above:

1. _____ We have no objection to the vacation.

2. _____ We have no objection to the vacation if the following is satisfied:

3. _____ We have no objection as follows: _____

Attachments: Sketch & Legal Description Completed By: _____ Date: _____

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.

By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting and within 180 days from a complete submittal for projects that do require final action through a quasi-judicial hearing or a public meeting per FL Stat § 166.033 and the Pompano Beach Code Section 155.2303.F.3. It is the responsibility of the applicant to receive all final Development Orders and receive this determination within the allotted timeframe. If the applicant fails to resubmit an application within 30 calendar days after being first notified of deficiencies of the submittal, the application shall be considered withdrawn and a \$100 non-refundable administrative fee will apply (155.2303.F.2.b). Additionally, if all required approvals are not received within the allotted timeframe the application will automatically be denied unless both the City and the applicant agree to an extension of time (155.2303.I).

Owner's Name:
(Print or Type)

Christall's Manor LLC Amparo Bierking

Address:

420 N Riverside Dr.

Pompano Beach FL 33062

(Zip Code)

Phone:

(954) 274-5573

Email address:

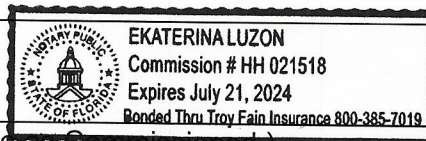
amparodierking748@hotmail.com / christallismanor3@gmail.com

Adriel Adierky
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 9th day of February, 2021 by means of
☒ physical presence or ☐ online notarization.

NOTARY PUBLIC, STATE OF FLORIDA

EKATERINA LUZON



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



Personally know to me, or

Produced identification:

FLDL D625-013-76-680-0

(Type of Identification Produced)