



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

P&Z#: 19-27000005

Request for Vacation

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

Request for Vacation

Request for Vacation		
<input checked="" type="checkbox"/> Easement Vacation	<input type="checkbox"/> Right-of-Way Vacation	
Street Address: 1350 NW 31st Avenue	Folio Number: 484233680020	Zoning District: B-3
Subdivision: Lanier Plat Parcels B and C	Block:	Lot:
Type of Easement (if applicable): Utility		
Does Petitioner have any financial interest in properties near or abutting this property?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, explain: _____ _____ _____	
Improvements Located on Property: Vacant restaurant (Parcel B), billboard (Parcel C)		

Applicant	Landowner (Owner of Record)
Business Name (if applicable): KEITH	Business Name (if applicable): AVIARA CORPORATE PARK LLC
Print Name and Title: Michael Vonder Meulen, AICP	Print Name and Title: MAHER HANNA, MANAGER
Signature: 	Signature:
Date: 10/9/2019	Date: 11/11/19
Street Address: 2312 S Andrews Ave	Street Address: 933 S Congress Ave
Mailing Address City/ State/ Zip: Fort Lauderdale, FL 33316	Mailing Address City/ State/ Zip: Delray Beach, FL 33445
Phone Number: 954-788-3400	Phone Number: 561-923-8385
Email: MVonderMeulen@keithteam.com	Email: Support@mag-properties.com
Email of ePlan agent (if different):	<u>rmodys@keithteam.com</u>





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Reason for Request

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

The request is to vacate the southern portion of the 10' utility easement that runs entirely around Parcel B of the Lanier Plat. The Applicant intends to develop Parcel B in conjunction with development on Parcel C.

See the attached drawing of the easement area proposed to be vacated.

KEITH

Name of Petitioner

Owner's Agent

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: Aviara Corporate Park LLC
(Print or Type)

Address: 933 S Congress Ave
Delray Beach, FL 33445
(Zip Code)

Phone: 561-923-8385

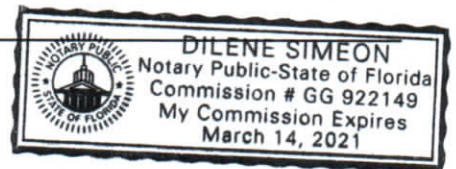
Email address: Support@mag-properties.com

[Handwritten Signature]
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 11th day of November, 2019.

Dilene Simeon
NOTARY PUBLIC, STATE OF FLORIDA

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



- Personally know to me, or
- Produced identification: _____
(Type of Identification Produced)





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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.

PROCEDURE

1. Pre-Application Conference with Planner.
(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.

Detail by Entity Name

Florida Limited Liability Company
AVIARA CORPORATE PARK LLC

Filing Information

Document Number	L19000106334
FEI/EIN Number	NONE
Date Filed	04/25/2019
State	FL
Status	ACTIVE

Principal Address

1181 S ROGERS CIRCLE #28
BOCA RATON, FL 33487

Mailing Address

1181 S ROGERS CIRCLE #28
BOCA RATON, FL 33487

Registered Agent Name & Address

SCHILIAN, GERALD
7301-A WEST PALMETTO PARK RD STE 305C
BOCA RATO, FL 33433

Authorized Person(s) Detail

Name & Address

Title AMBR

AVIARA FLORIDA, INC.
1181 S ROGERS CIRCLE #28
BOCA RATON, FL 33487

Title AMBR

MAG REAL ESTATE & DEVELOPMENT INC

1181 S ROGERS CIRCLE #28
BOCA RATON, FL 33487

Title AMBR

JMF INVESTMENT GROUP, INC.
1181 S ROGERS CIRCLE #28
BOCA RATON, FL 33487

Annual Reports

No Annual Reports Filed

Document Images

04/25/2019 -- Florida Limited Liability [View image in PDF format](#)