



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	
<input checked="" type="checkbox"/> Easement Vacation	<input type="checkbox"/> 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	<input checked="" type="checkbox"/> One (1) completed application with original signatures. (pg. 3-4)
	<input checked="" type="checkbox"/> Proof of ownership (owner's certificate form must be completed by owner). (pg. 5)
	<input checked="" type="checkbox"/> 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	<input type="checkbox"/> Conceptual Site Plan.	<input type="checkbox"/> RIGHT-OF-WAY VACATIONS: Attorney's Title Opinion or Certificate of Title dated within the last six (6) months.
	<input type="checkbox"/> Legal Description (Digital copy in WORD)	
	<input type="checkbox"/> 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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Street Address: North of and parallel to NE 2 St. between NE1 Avenue and NE 2 Ave.	Folio Number: See attached detailed list	Zoning District: TO (DPD)
Subdivision: Smoaks Addition to Pompano	Block:	Lot:
Type of Easement (if applicable):		
Does Petitioner have any financial interest in properties near or abutting this property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, explain: <u>CP Old Town Square LLC</u> <u>is the owner of all parcels and the developer of the</u> <u>project - Downtown Pompano Apartments</u>	
Improvements Located on Property:		

Applicant	Landowner (Owner of Record)
Business Name (if applicable): Lochrie & Chakas, P.A.	Business Name (if applicable): CP Old Town Square LLC By: Cavache Properties, LLC, its Manager
Print Name and Title: Nectaria M. Chakas, Attorney for Owner/	Print Name and Title: Adam Adache, Manager
Signature: <i>Nectaria Chakas</i>	Signature: <i>Adam Adache</i>
Date: October 20, 2017	Date: October 20, 2017
Street Address: 1401 E. Broward Blvd., Suite 303	Street Address: 2125 E Atlantic Blvd.
Mailing Address City/ State/ Zip: Fort Lauderdale, FL 33301	Mailing Address City/ State/ Zip: Pompano Beach, FL 33062
Phone Number: 954-779-1119	Phone Number: 954-568-0007
Email: nchakas@lochrielaw.com	Email: aadache@adachere.com
Email of ePlan agent (if different):	



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Reason for Request

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

See attached narrative.

CP Old Town Square LLC

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: CP Old Town Square LLC
(Print or Type) ~~By: Cavache Properties, LLC, Its Manager~~

Address: 2125 E Atlantic Blvd.
Pompano Beach, FL 33062
(Zip Code)

Phone: 954-568-0007

Email address: aadache@adachere.com

(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 30th day of October, 2017.

NOTARY PUBLIC, STATE OF FLORIDA

Alex Tran

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

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

