



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 type="checkbox"/> Easement Vacation	<input checked="" 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 ( <a href="mailto:Maggie.Barszewski@pompanobeach.org">Maggie.Barszewski</a> ) 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 type="checkbox"/> One (1) completed application with original signatures. (pg. 3-4)
	<input type="checkbox"/> Proof of ownership (owner's certificate form must be completed by owner). (pg. 5)
	<input type="checkbox"/> Application Fee as established by resolution of the City Commission. See P&Z webpage for <a href="#">amount</a> .

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

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



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**Request for Vacation**

**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**

**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:** Lone Oak - Broward, L.L.C. % Reyes Holdings, L.L.C.  
(Print or Type)

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

**Phone:** 847-430-9766

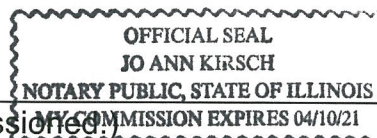
**Email address:** ppeterson@reyesholdings.com

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

**SWORN AND SUBSCRIBED** before me this 13<sup>th</sup> day of November, 2017.

[Signature]  
**NOTARY PUBLIC, STATE OF FLORIDA** Illinois

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



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