

### City of Pompano Beach

Department of Development Services Planning & Zoning Division

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

Request for Abandonment

#### 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30 calendar days after being first notified of deficiencies of the submittal, the application shall be considered withdrawn and a \$100 non-refundable administrative fee will apply (155.2303.F.2.b).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:	Jean C Emmanuel	
(Print or Type)  Address:	1941 N Dixie Hwy STE 3	
	Pompano Beach FL 33060	
Phone:	(954) 709-6766	(Zip Code)
Email address:	cocoplum0262@comcast.net	
	Jam c Emmanus (Signature of Owner or Authorized Offic	ial)
SWORN AND SUB	SCRIBED before me this day of to e or online notarization.	, <u>2020</u> by means of
NOTARY PUBLIC,	STATE OF FLORIDA	Notary Public State of Florida Marc Evans Joseph
	ANS JOSEPH  ublic: Print, stamp, or Type as Commissioned	My Commission GG 312233 Expires 03/17/2023
Personally k	now to me, or entification:  (Type of Identification Produc	ed)



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

P&Z#: 17-12000056

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							
X Easement Abandonment	Right-of-Way Abandonment						
Street Address: 701 SW 10th Drive	Folio Number: 4942020309 30	Zoning District: RM-12					
Subdivision: FAIRVIEW AMENDED PLAT 10-25	BLK 12	Lot: LOT 10 TO 12					
Project Name: Jean Emmanuel 4 Plex							
Date of Pre Application Meeting (Required Before Submittal):							
Type of Easement (if applicable): Utility Easement							
Improvements Located on Property: 4 Unit Apartment							

Applicant	Landowner (Owner of Record)
Business Name (if applicable):	Business Name (if applicable):
Print Name and Title:	Print Name and Title: Jean Emmanuel
Signature:	Signature:
Date:	Date: 6/23/2020
Street Address:	Street Address: 1941 N Dixie Hwy STE 3
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip: Pompano Beach FL 33060
Phone Number:	Phone Number: (954) 709-6766
Email:	Email: cocoplum0262@comcast.net
Email of ePlan agent (if different):	



## City of Pompano Beach Department of Development Services

Planning & Zoning Division

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

Request for Abandonment

#### **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
- 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.



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

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										
>	X Easement Abandonment					Right-of-\	Right-of-Way Abandonment			
for A	lead lead or su l <b>ge</b> r	line. <i>Electronic</i> line. Refer to the abmission dead ada when a co	paper submission and feat file submission must be use the "Meeting Schedules and dlines. To ensure quality somplete submission has be uploaded by the deadlines.	uploa d De <b>subn</b> <b>been</b>	ded adl nitt	d into the e lines" docu t <b>al, this pro</b> p <b>loaded in</b> t	ePlan system with ment provided on pject will only be to the ePlan syst	in 24 hours of this the City's website added to the P&Z tem. If a complete		
Second .		ication Reviev	· Warrant and a state of the st							
	App	lication Type	Step 1		S	tep 2	Step 3	Step 4		
Request for Abandonment			Pre-Application Meeting with Planner (954-786-7921)	D	fro eve	mendation om the elopment es Director	Recommendation by the Planning & Zoning Board	Final Decision by the City Commission		
APPLICATION SUBMISSION PROCESS: Upon reception of the <i>PAPER SUBMISSION</i> (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 <i>DIGITAL SUBMISSION</i> section (see below) shall be uploaded.  PAPER SUBMISSION: The following <u>paper</u> documents are to be submitted to the Planning & Zoning Department:										
<u> </u>	One (1) completed application with original signatures. (pg. 3)									
PAPEK	Proof of ownership if applicable (owner's certificate form must be completed by owner). (pg. 4)									
2		Application Fee as established by resolution of the City Commission. See <u>Appendix C - Fee Schedule</u> in the Information section of the P&Z webpage.								
<b>DIGITAL SUBMISSION:</b> The following <u>digital</u> documents are to be uploaded directly to Electronic Plan Review (ePlan):										
		Conceptual Site	e Plan.							
AN		Legal Description	on (Digital copy in WORD)	٦,	_	RIGHT-OF-WAY ABANDONMENTS:				
ePLAN		Current survey or recorded plat.				Attorney's Title Opinion or Certificate of Title dated within the last six (6) months.				

Project Narrative.