



**CITY OF DANIA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT**

**DATE:** November 10, 2015

**TO:** Robert Baldwin, City Manager

**VIA:** Marc LaFerrier, AICP, Director *[Signature]*

**FROM:** Corinne Lajoie, AICP, Principal Planner, LEED G.A. *[Signature]*  
Mariluz Maldonado, City Planner *[Signature]*

**SUBJECT:** **DR-85-15:** The applicant, Pulice Land Surveyors, Inc., on behalf of the property owner, Forest View Estates, LLC, is requesting to amend a notation on the "FOREST VIEW ESTATES" plat for property located north of Stirling Road and west of SW 35th Avenue along Forest View Circle.

**DELEGATION REQUEST**

To amend the restrictive note on the plat.

**PROPERTY INFORMATION**

**ZONING DESIGNATION:** Planned Residential Development (PRD-1)  
**LAND USE DESIGNATION:** Low Residential  
**PROPOSED USE OF LAND:** Private Recreational Facility

The subject property, legally described as Forest View Estates Plat Parcel "P" is a 0.284 acre parcel located at the NE corner of the approved Forest View Estates residential subdivision. The Forest View Estates Plat dedicated the subject property to the City as a public park in satisfaction of the park concurrency requirements of the City Code for the development of the Forest View Estates single-family residential subdivision.

On October 12, 2004, the amended re-plat of Forest View Estates Plat, consisting of thirty-one (31) detached single-family homes, was approved and accepted by the City Commission pursuant to Ordinance No. 2004-028 and was subsequently recorded in Plat Book 175, Page 182, of the Public Records of Broward County, Florida.

On January 27, 2015, private control of the land was returned to Forest View Estates.

The applicant is requesting to amend the plat note to develop the parcel into a private recreational facility for the Forest View Estates residential development.

### **DELEGATION REQUEST**

The applicant is requesting to amend the plat note as follows:

**"FOREST VIEW ESTATES" PLAT NOTE AMENDMENT:**

**FROM:** 31 single family detached units and a 0.284 acre park

**TO:** 31 single family detached units and a 0.284 acre recreational area

### **DEVELOPMENT REVIEW COMMITTEE (DRC)**

The plat amendment was reviewed on August 27, 2015 by the Development Review Committee (DRC), which includes representative from the BSO Fire, Public Services, the City's landscape consultant and the Planning Division. The applicant has addressed all DRC comments.

Development of the property as a private recreational area will require site plan review and approval at a public hearing.

### **CITY COMMISSION PREVIOUS ACTION**

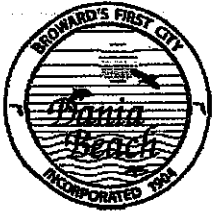
On October 12, 2004, the amended re-plat of Forest View Estates Plat was approved and accepted by the City Commission pursuant to Ordinance No. 2004-028.

On January 27, 2015, private control of the land was returned to Forest View Estates.

On October 27, 2015, the City Commission continued the item to the next meeting to allow the applicant and Forest View residents to meet and discuss the proposed private recreation area.

### **STAFF RECOMMENDATION**

Approval of the delegation request resolution.



City of Dania Beach, Florida  
Department of Community Development  
Planning and Zoning Division  
(954) 924-6805 X3643

(954) 922-2687 Fax  
RECEIVED  
SEP 04 2015  
Planning Department

### Standard Development Application

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance

Date Rec'd:

Petition No.: DR-85-15

Other: delegation Request (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

**THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS.** Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: Stirling Road + Sw 35 Avenue

Lot(s): 1 Block: 3 Subdivision: Forest View Estates

Recorded Plat Name: Forest View Estates Plat

Folio Number(s): 504231270320 Legal Description: \_\_\_\_\_

Applicant/Consultant/Legal Representative (circle one) Police Land Surveyors, Inc

Address of Applicant: 5381 Nob Hill Road, Sunrise, FL 33351

Business Telephone: 954 572 1777 Home: \_\_\_\_\_ Fax: 954 572 1778

E-mail address: Jane@PoliceLandSurveyors.com

Name of Property Owner: Forest View Estates, LLC

Address of Property Owner: 9130 S. Dadeland Blvd, Ste 1600, Miami, FL 33156

Business Telephone: 305 692 2232 Home: \_\_\_\_\_ Fax: \_\_\_\_\_

**Explanation of Request:** request to amend the plat note - see letter  
For **Plats** please provide proposed **Plat Name** for **Variations** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: 5.7065 Gross Acreage: 6.8026 Prop. Square Footage: 296,323

Existing Use: Residential Proposed Use: same

Is property owned individually, by a corporation, association, or a joint venture? \_\_\_\_\_

**AUTHORIZED REPRESENTATIVE**

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Police Land Surveyors, Inc. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA  
COUNTY OF BROWARD  
The foregoing instrument  
was acknowledged

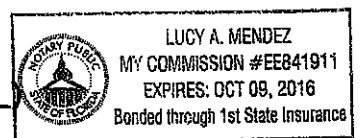
By: [Signature]  
(Owner / Agent signature\*)

BEFORE ME THIS 14<sup>th</sup> DAY OF July, 2015.

By: Arif D. Arakian  
(Print name of person acknowledging)

[Signature]  
(Joint owner signature if applicable)

Notary [Signature]  
(Signature of Notary Public - State of Florida)



Personally known  or Produced Identification \_\_\_\_\_

Type of identification produced: \_\_\_\_\_ or Drivers License \_\_\_\_\_

**\*If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

**NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.**

**ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.**

SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

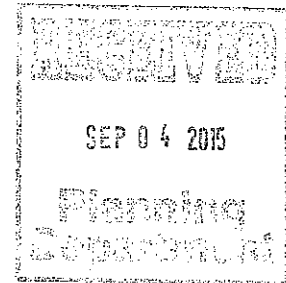
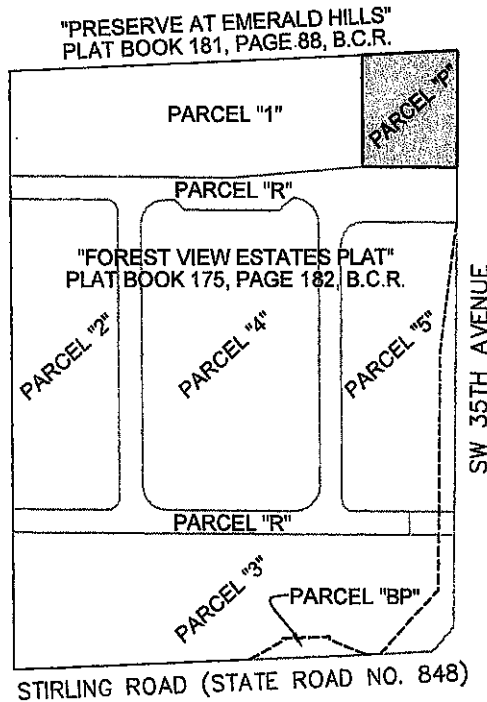
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



**LEGAL DESCRIPTION:**

PARCEL "P" OF "FOREST VIEW ESTATES PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGES 182 AND 183, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 12,391 SQUARE FEET, 0.2845 ACRES.



**LOCATION MAP**

NOT TO SCALE

**NOTES:**

- 1) BEARINGS ARE BASED ON THE EAST LINE OF PARCEL "P", BEING S01°14'41"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**FILE: FOREST VIEW ESTATES LLC**

**SCALE: N/A**

**DRAWN BY: B.E.**

**ORDER NO.: 59421**

**DATE: 07/20/15**

**PARCEL "P"**

**DANIA BEACH, BROWARD COUNTY, FLORIDA**

**FOR: FOREST VIEW ESTATES**

**SHEET 1 OF 2**

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

*Beth Burns*

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136  
STATE OF FLORIDA

SKETCH AND LEGAL DESCRIPTION

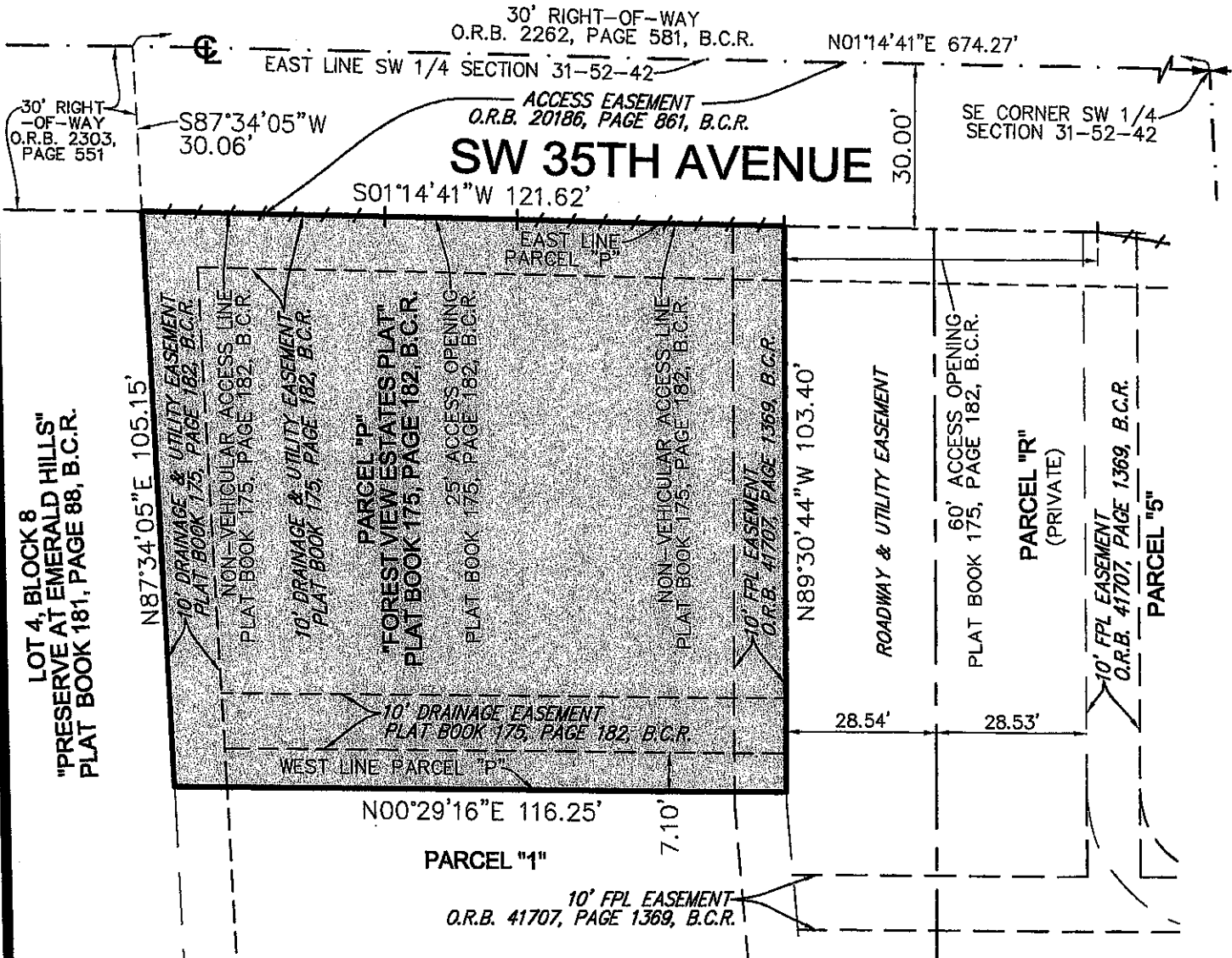
BY

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FILE: FOREST VIEW ESTATES LLC

SCALE: 1"=30'

DRAWN BY: B.E.

ORDER NO.: 59421

DATE: 07/20/15

PARCEL "P"

DANIA BEACH, BROWARD COUNTY, FLORIDA

FOR: FOREST VIEW ESTATES

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:

- Ⓢ CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- B.C.R. BROWARD COUNTY RECORDS
- D.C.R. DADE COUNTY RECORDS

**QUIT CLAIM DEED**

THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:

Eduardo M. Soto, Esq.  
Weiss Serota Helfman Bierman Cole & Popok, P.L.  
2525 Ponce de Leon Blvd., Suite 700  
Coral Gables, Florida 33134

Tax Folio No.: 504231270320

**THIS IS NOT AN OFFICIAL COPY**  
**QUIT-CLAIM DEED**  
THIS QUIT CLAIM DEED, executed this 17 day of FEBRUARY, 2015,  
from CITY OF DANIA BEACH, FLORIDA, a Florida municipal corporation, whose mailing  
address is 100 W. Dania Beach Blvd., Dania Beach, Florida 33004, hereinafter referred to as  
"Grantor", and FOREST VIEW ESTATES, LLC, a Florida limited liability company, whose  
mailing address is Two Datan Center, 9130 S. Dadeland Blvd., Suite 1600, Miami, Florida 33156,  
hereinafter referred to as "Grantee".

(Wherever used herein, the terms Grantor and Grantee include all the parties to this instrument and  
the heirs, legal representatives and assigns of individuals, and the successors and assigns of Corporations.)

WITNESSETH, That the said Grantor, for and in consideration of the sum of TEN  
(\$10.00) DOLLARS, and other good and valuable considerations, in hand paid by the said  
Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim  
unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor  
has in and to the following described lot, piece or parcel of land, situate, lying and being in  
Broward County, Florida, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances  
thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity  
and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit  
and behalf of the said Grantee forever; provided however that this Property is subject to the terms  
and conditions of, and shall be used in the manner as set forth in that certain CITY OF DANIA

BEACH, FLORIDA Resolution No. 2015-009.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

**WITNESSES:**

*Tom Schneider*  
 \_\_\_\_\_  
 Print Name  
*Tom Schneider*  
 \_\_\_\_\_  
 Print Name  
*John Franklin*  
 \_\_\_\_\_  
 Print Name  
*John Franklin*  
 \_\_\_\_\_  
 Print Name

**GRANTOR:**


CITY OF DANIA BEACH, a Florida municipal corporation

By: ~~\_\_\_\_\_~~  
 Name: ~~Marco A. Salvino, Sr.~~  
 Title: ~~Mayor~~

THIS IS NOT AN OFFICIAL COPY

**ATTEST:**

*Louise Stilson*  
 \_\_\_\_\_  
 Louise Stilson, CMC, City Clerk



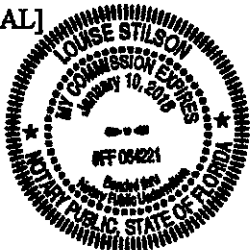
**APPROVED AS TO FORM AND CORRECTNESS:**

By: *Thomas J. Ansbro*  
 \_\_\_\_\_  
 Thomas J. Ansbro, City Attorney

STATE OF FLORIDA                    )  
   SS:  
 COUNTY OF BROWARD                    )

The foregoing instrument was sworn to and acknowledged before me this 19 day of FEBRUARY, 2015, by Marco A. Salvino, Sr., as Mayor of the City of Dania Beach, a Florida municipal corporation, on behalf of the corporation, who (check one)  is personally known to me or [ ] has produced a Florida drivers license as identification.

[SEAL]



*Louise Stilson*  
 \_\_\_\_\_  
 Notary Public, State of Florida  
LOUISE STILSON  
 Print Name  
 Commission Expires: 1-10-18



**EXHIBIT "A"**

**LEGAL DESCRIPTION OF PROPERTY**

PARCEL "P" FOREST VIEW ESTATES PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 175 PAGE 182, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL "P"; THENCE SOUTH 01°14'41" WEST ALONG THE EAST LINE OF SAID PARCEL "P", A DISTANCE OF 121.62 FEET;

THENCE NORTH 89°30'44" WEST ALONG THE SOUTH LINE OF SAID PARCEL "P", A DISTANCE OF 103.40 FEET;

THENCE NORTH 00°29'16" EAST ALONG THE WEST LINE OF SAID PARCEL "P", A DISTANCE OF 116.25 FEET;

THENCE NORTH 87°34'05" EAST ALONG THE NORTH LINE OF SAID PARCEL "P", A DISTANCE OF 105.15 FEET;

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY FLORIDA;  
CONTAINING 12,391 SQUARE FEET (0.289 ACRES) MORE OR LESS.

THIS IS NOT AN  
OFFICIAL COPY

Return recorded copy to:

PLAT REL

Plat Book 175 , Page 183

Planning and Redevelopment Regulation Division  
Governmental Center West  
1 North University Drive  
Building A, Suite 102  
Plantation, FL 33324

Document prepared by:  
PULICE LAND SURVEYORS, INC.  
5381 NOB HILL ROAD  
SUNRISE, FL 33351  
JANE STORMS

**COPY**

**NOTICE: PURCHASERS, GRANTEES, HEIRS, SUCCESSORS AND ASSIGNS OF ANY INTEREST IN THE PROPERTY SET FORTH ON EXHIBIT "A" ARE HEREBY PUT ON NOTICE OF THE OBLIGATIONS SET FORTH WITHIN THIS AGREEMENT WHICH SHALL RUN WITH THE PROPERTY.**

**AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT**

This is an Agreement, made and entered into by and between: BROWARD COUNTY, a political subdivision of the state of Florida, hereinafter referred to as "COUNTY,"

AND

FOREST VIEW ESTATES, LLC, its successors and assigns, hereinafter referred to as "DEVELOPER."

WHEREAS, DEVELOPER is the owner of property shown on the FOREST VIEW ESTATES PLAT Plat, Plat No./Clerk's File No. 005-MP-05, hereinafter referred to as "PLAT," which PLAT was approved by the Board of County Commissioners of Broward County on FEBRUARY 7, 2006; and

WHEREAS, a description of the platted area is attached hereto as Exhibit "A" and made a part hereof, and

WHEREAS, DEVELOPER has determined there exists a need for an amendment to the Notation on the face of said PLAT; and

WHEREAS, the COUNTY has no objection to amending the notation and the Board of County Commissioners approved such an amendment at its meeting of \_\_\_\_\_, 20\_\_;

NOW, THEREFORE, in consideration of the mutual terms, conditions and promises hereinafter set forth, the COUNTY and DEVELOPER agree as follows:

1. The above recitals and representations are true and correct and are incorporated herein.
2. COUNTY and DEVELOPER hereby agree that the notation shown on the face of the PLAT is hereby amended as set forth within Exhibit "B."
3. In the event that all the owners and/or mortgagees of property within the PLAT being amended are not parties to this Agreement, DEVELOPER hereby agrees to indemnify, defend, and hold BROWARD COUNTY harmless from any claims or causes of action brought by owners and/or mortgagees of property within the PLAT as a result of this Agreement for Amendment of Notation on the Plat. This indemnification obligation shall run with the land and bind DEVELOPER's successors and assigns.
4. NOTICE. Whenever any of the parties desire to give notice to the other, such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for whom it is intended at the place last specified; the place for giving of notice shall remain such until it is changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving notice:

For the COUNTY:

Director  
Environmental Protection and Growth Management Department  
Governmental Center West  
1 North University Drive  
Building A, Suite 102  
Plantation, FL 33324

For the DEVELOPER:  
FOREST VIEW ESTATES, LLC

---

2645 NE 207TH STREET

---

AVENTURA, FL 33180

---

5. RECORDATION. This Agreement shall be recorded in the Public Records of Broward County, Florida, at the DEVELOPER's expense. The benefits and obligations contained in this Agreement shall inure to grantees, successors, heirs, and assigns who have an interest in the PLAT.

6. VENUE; CHOICE OF LAW. Any controversies or legal issues arising out of this Agreement and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the State Courts of the Seventeenth Judicial Circuit of Broward County, Florida, the venue situs, and shall be governed by the laws of the state of Florida.
7. NOTATIONS. All other notations on the face of the above referenced PLAT not amended by this Agreement shall remain in full force and effect.
8. CHANGES TO FORM AGREEMENT. DEVELOPER represents and warrants that there have been no amendments or revisions whatsoever to the form Agreement without the prior written consent of the County Attorney's Office. Any unapproved changes shall be deemed a default of this Agreement and of no legal effect.
9. CAPTIONS AND PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provisions hereof.
10. NO WAIVER. No waiver of any provision of this Agreement shall be effective unless it is in writing, signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.
11. EXHIBITS. All Exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference. Typewritten or handwritten provisions inserted in this Agreement or attached hereto shall control all printed provisions in conflict therewith.
12. FURTHER ASSURANCES. The parties hereby agree to execute, acknowledge and deliver and cause to be done, executed, acknowledged and delivered all further assurances and to perform such acts as shall reasonably be requested of them in order to carry out this Agreement.
13. ASSIGNMENT AND ASSUMPTION. DEVELOPER may assign all or any portion of its obligations pursuant to this Agreement to a grantee of the fee title to all or any portion of the property described in Exhibit "A." DEVELOPER agrees that any assignment shall contain a provision which clearly states that such assignment is subject to the obligations of this Agreement and recorded in the public records of Broward County, Florida.
14. AMENDMENTS. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by the COUNTY and DEVELOPER.

IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice Mayor, authorized to execute same by Board action on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and DEVELOPER, signing by and through its \_\_\_\_\_, duly authorized to execute same.

**COUNTY**

ATTEST:

BROWARD COUNTY, through its  
BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
County Administrator, as Ex-  
Officio Clerk of the Board of  
County Commissioners of  
Broward County, Florida

By \_\_\_\_\_  
Mayor  
\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Approved as to form by  
Office of County Attorney  
Broward County, Florida  
Government Center, Suite 423  
115 South Andrews Avenue  
Fort Lauderdale, Florida 33301  
Telephone: (954) 357-7600  
Telecopier: (954) 357-6968

By \_\_\_\_\_  
Assistant County Attorney  
\_\_\_\_ day of \_\_\_\_\_, 20\_\_

**DEVELOPER-INDIVIDUAL**

Witnesses:

\_\_\_\_\_  
 (Signature)  
 Print name: \_\_\_\_\_

\_\_\_\_\_  
 Name of Developer (Individual)

\_\_\_\_\_  
 (Signature)  
 Print name: \_\_\_\_\_

\_\_\_\_\_  
 (Signature)  
 Print name: \_\_\_\_\_  
 Print address: \_\_\_\_\_

\_\_\_\_ day of \_\_\_\_\_, 20\_\_

**ACKNOWLEDGMENT - INDIVIDUAL**

STATE OF \_\_\_\_\_ )  
 ) SS  
 COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_ who is  
 personally known to me, or  
 produced identification. Type of identification produced \_\_\_\_\_.

NOTARY PUBLIC:

(Seal)

\_\_\_\_\_  
 Print name:

My commission expires:

**DEVELOPER-CORPORATION/PARTNERSHIP**

Witnesses (if partnership):

Alina Avakian  
(Signature)

Print name: AVAKIAN, ALINA

Soleyn Ares  
(Signature)

Print name: SOLEYN ARES

FOREST VIEW ESTATES, LLC.  
Name of Developer (corporation/partnership)

[Signature]  
By (Signature)

Print name: ADOLFO D. AVAKIAN

Title: MANAGER

Address: 2645 NE 20TH STREET  
AVENTURA FL 33180

22 day of JULY, 2015

ATTEST (if corporation):

(CORPORATE SEAL)

\_\_\_\_\_

(Secretary Signature)

Print Name of Secretary: \_\_\_\_\_

**ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP**

STATE OF Florida )  
                                  ) SS.  
COUNTY OF Dade )

The foregoing instrument was acknowledged before me this 22 day of July, 2015, by A.D. Avakian, as Manager of Forest View Estates LLC, a Florida corporation/partnership, on behalf of the corporation/ partnership. He or she is:

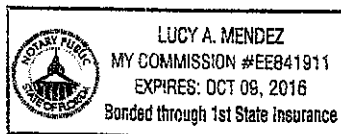
personally known to me, or  
 produced identification. Type of identification produced \_\_\_\_\_

(Seal)

My commission expires:

NOTARY PUBLIC:

[Signature]  
Print name: Lucy Mendez



**MORTGAGEE-INDIVIDUAL**

Mortgagee, being the holder of a mortgage relating to the parcel(s) described in Exhibit "A" hereby consents and joins in for the purpose of agreeing that its mortgage shall be subordinated to the foregoing Agreement.

Witnesses:

\_\_\_\_\_  
(Signature)  
Print name:\_\_\_\_\_

\_\_\_\_\_  
Name of Mortgagee (Individual)

\_\_\_\_\_  
(Signature)  
Print name:\_\_\_\_\_

\_\_\_\_\_  
(Signature)  
Print name:\_\_\_\_\_  
Print address:\_\_\_\_\_

\_\_\_\_ day of \_\_\_\_\_, 20\_\_

**ACKNOWLEDGMENT - INDIVIDUAL**

STATE OF                    )  
                                  ) SS.  
COUNTY OF                )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_ who is

- personally known to me, or
- produced identification. Type of identification produced \_\_\_\_\_.

NOTARY PUBLIC:

(Seal)

\_\_\_\_\_  
Print name:

My commission expires:



**MORTGAGEE-CORPORATION/PARTNERSHIP**

Mortgagee, being the holder of a mortgage relating to the parcel(s) described in Exhibit "A" hereby consents and joins in for the purpose of agreeing that its mortgage shall be subordinated to the foregoing Agreement.

Witnesses (if partnership):

_____	_____
(Signature)	Name of Mortgagee (corporation/partnership)
Print name: _____	By _____
_____	(Signature)
(Signature)	Print name: _____
Print name: _____	Title: _____
_____	Address: _____
_____	_____
	____ day of _____, 20__

ATTEST (if corporation):

\_\_\_\_\_ (CORPORATE SEAL)  
 (Secretary Signature)

**ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP**

STATE OF \_\_\_\_\_ )  
 ) SS.  
 COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_ corporation/partnership, on behalf of the corporation/ partnership. He or she is:  
 personally known to me, or  
 produced identification. Type of identification produced \_\_\_\_\_.

NOTARY PUBLIC:

(Seal)  
 My commission expires: \_\_\_\_\_  
 Print name: \_\_\_\_\_

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

ALL OF THE PLAT KNOWN AS "FOREST VIEW ESTATES PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 182, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**EXHIBIT "B"**

**AMENDMENT TO NOTATION ON PLAT**

The existing notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended from:

**THIS PLAT IS RESTRICTED TO 31 SINGLE FAMILY DETACHED UNITS AND A 0.284 ACRE PARK.**

The notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended to:

**THIS PLAT IS RESTRICTED TO 31 SINGLE FAMILY DETACHED UNITS AND 0.284 ACRES OF RECREATIONAL USE.**

**EXHIBIT "B" - CONTINUED**

PLEASE CHECK THE APPROPRIATE BOX OR BOXES.



**Expiration of Finding of Adequacy for Plat or Parcel without an Expiration of a Finding of Adequacy notation or the Finding of Adequacy has expired.**

If a building permit for a principal building (excluding dry models, sales, and construction offices) and first inspection approval are not issued by FEBRUARY 7, 20<sup>11</sup>, then the County's finding of adequacy shall expire and no additional building permits shall be issued for the amended uses until such time as Broward County makes a subsequent finding that the applicant satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; **and/or**

If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by FEBRUARY 7, 20<sup>11</sup>, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the applicant satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.



**Air Navigation Hazards.**

Any structure within this Plat shall comply with Section IV D 1. f., Development Review Requirements of the Broward County Comprehensive Plan regarding hazards to air navigation.



# CITY OF DANIA BEACH

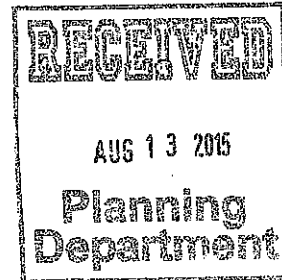
DEPARTMENT OF PUBLIC SERVICES

1201 Stirling Road ■ Dania Beach, FL 33004

Phone: 954-924-3615 ■ Fax 954-923-1109

July 29, 2015

Rachel S. Ross  
Platting Assistant  
Pulice Land Surveyors, Inc.  
5381 Nob Hill Road  
Sunrise, FL 33351




Subject: NO OBJECTION LETTER  
Application for Vacation and Abandonment

Dear Ms. Ross:

Please be advised that this Department has no objection to your intent to vacate from public use and return to private use Parcel P of the recorded plat Forest View Estates Plat Book 175 page 182 of the public records of Broward County, Florida.

Sincerely,

  
Ronnie S. Navarro, PE  
Deputy Director/City Engineer