



PULICE LAND SURVEYORS, INC.

5381 NOB HILL RD.
SUNRISE, FL 33351
(954) 572-1777 (954) 572-1778 fax
surveys@pulicelandsurveyors.com



February 10, 2016

Ms. Corinne Lajoie, Principal City Planner
City of Dania Beach Community Development Department
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

**RE: FOREST VIEW ESTATES PLAT (PLAT BOOK 175, PAGE 183)
VACATION OF PARCEL P**

Dear Ms. Lajoie:

Please add the following supplemental information to our application to vacate Parcel P of Forest View Estates Plat (Plat Book 175, Page 183):

Sec. 655-40. - Review criteria; City Commission action

A) The City Commission may approve or deny an application to vacate the City's interest in Parcel P of Forest View Estates Plat based upon the following criteria:

1. Whether the vacation will adversely affect access to neighboring properties.

Vacating the Park use on Parcel P does not adversely affect access to any other property. The vacation is simply to remove the verbiage of park use off of Parcel P, a formerly public City park, to a private recreational area. The access lanes to the park and to the neighborhood are not changing. Therefore, the vacation will not adversely affect access to neighboring properties.

2. Whether the subject right-of-way or easement is needed for any public purpose.

This criterion does not actually apply to the vacation request we are seeking. The subject of this vacation is neither a right-of-way nor an easement. We are seeking to vacate the City's park use of Parcel P, a portion of the recorded plat. Parcel P was originally owned by the City for use as a public park. The City no longer owns Parcel P, it is now owned by Forest View Estates, LLC. This is merely the final step in the process to change Parcel P to a private recreational area. The City has already approved the Plat Note Amendment (Resolution 2015-127). It no longer has a public purpose since the ownership has already been transferred to the developer.

If there are any questions, or if we can be of further assistance, please give us a call.

Sincerely,
PULICE LAND SURVEYORS, INC.

Rachel Ross
Platting Assistant



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET**

Routing Date: January 8, 2016

PZ Log No: VC-005-16

Project: FOREST VIEW ESTATES

Comments Due: January 21, 2016

PLEASE REVIEW THE ABOVE REFERENCED PROJECT FOR COMMENTS TO BE INCORPORATED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT TO THE PLANNING AND ZONING BOARD AND/OR CITY COMMISSION.

- Complies with code as submitted.
- Comments to be addressed & plans resubmitted prior to public hearing.
- Denied.

Department

Date



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY**

Project: FOREST VIEW ESTATES

PZ Log No: VC-005-16

Plan Reviewer: PLANNER

Please log your time spent on reviewing the plans.

Time spent: _____

Overtime: _____

Rate per hour: _____

* Cost recovery – no charge on single family home plans, permits and variances.



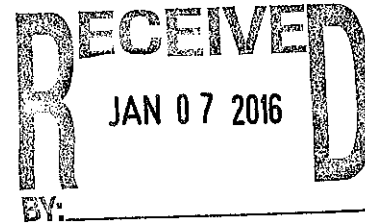
PULICE LAND SURVEYORS, INC.

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SUNRISE, FL 33351
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surveys@pulicelandsurveyors.com



January 5, 2016

Ms. Corinne Lajoie, Principal City Planner
City of Dania Beach Community Development Department
100 W. Dania Beach Boulevard
Dania Beach, FL 33004



RE: FOREST VIEW ESTATES – VACATION OF PARCEL P

Dear Ms. Lajoie:

On October 12, 2004 the FOREST VIEW ESTATES plat, consisting of thirty-one detached single-family homes, was approved and accepted by the City Commission and was subsequently recorded in Plat Book 175, Page 182 of the Public Records of Broward County. The public park (Parcel P) is dedicated to the City of Dania Beach by the plat.

On January 15, 2015, the City of Dania Beach, by Resolution No. 2015-009 transferred Parcel P back to the developers, Forest View Estates, LLC. Subsequently a Quit Claim Deed was executed on February 19, 2015.

On October 27, 2015, the City of Dania Beach, in Resolution 2015-127, approved amending the plat note to show that the 0.284 acre park was now a 0.284 acre private recreational area. On November 20, 2015, the application to amend the plat note was submitted to the County. The Development Review Report is due out on January 26, 2016.

Application for 2016-V-01 was also submitted to the County requesting the vacation of Parcel P from the plat of FOREST VIEW ESTATES. Notices were published in the Sun-Sentinel on September 23, 2015 and September 30, 2015. A public notice sign was placed on SW 35th Avenue at Stirling Road on November 10, 2015. Subsequently the County Attorney reviewed the application and his comment was that we would need to obtain municipal approval for the vacation of Parcel P before the County application could proceed.

At this time we are submitting an application to vacate Parcel P from public use.

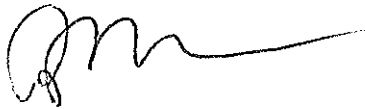
Ms. Corinne Lajoie
January 5, 2016
Page 2

Enclosed please find the following:

Original executed application
Check for \$3,500.00 for the application fee
Check for \$2,500.00 for cost recovery (as negotiated with Anna Christine Carrie)
6 copies of the recorded plat
6 copies of a sketch and legal of Parcel P
6 copies of Resolution 2015-009 showing transfer of ownership
6 copies of the Quit Claim Deed
6 copies of an Opinion of Title
6 copies of Resolution 2015-127 showing the note amendment
6 copies of letters from all utility companies showing no objection to the vacation
6 copies of affidavits for newspaper and sign posting
6 aerial photographs of the area

If there are any questions, or if we can be of further assistance, please give us a call.

Sincerely,
PULICE LAND SURVEYORS, INC.



Rachel Ross
Platting Assistant

Encl.

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

QUIT-CLAIM DEED
THIS IS NOT AN OFFICIAL COPY
THIS QUIT CLAIM DEED, executed this 19 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:

GRANTOR:

CITY OF DANIA BEACH, a Florida municipal corporation

Tom Schneider

Tom Schneider

Print Name

Marco A. Salvino

Marco A. Salvino

Print Name

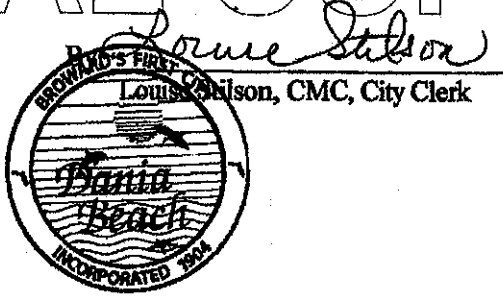
By:

Name: Marco A. Salvino, Sr.

Title: Mayor

THIS IS NOT AN OFFICIAL COPY

ATTEST:



APPROVED AS TO FORM AND CORRECTNESS:

By:

Thomas J. Ansbro

Thomas J. Ansbro, City Attorney

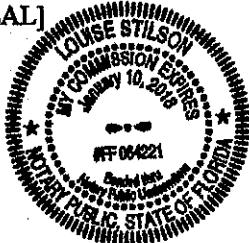
STATE OF FLORIDA)

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 $01^{\circ}14'41''$ WEST ALONG THE EAST LINE OF SAID PARCEL "P", A DISTANCE OF 121.62 FEET;

THENCE NORTH $89^{\circ}30'44''$ WEST ALONG THE SOUTH LINE OF SAID PARCEL "P", A DISTANCE OF 103.40 FEET;

THENCE NORTH $00^{\circ}29'16''$ EAST ALONG THE WEST LINE OF SAID PARCEL "P", A DISTANCE OF 116.25 FEET;

THENCE NORTH $87^{\circ}34'05''$ 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



OPINION OF TITLE

Broward County Land Development Code – Section 5-189(c)(3)
Florida Statutes Chapter 177

To: Broward County Board of County Commissioners

With the understanding that this Opinion of Title is furnished to Broward County Board of County Commissioners, for the vacation of the real property, hereinafter described, it is hereby certified that I have examined a complete “Abstract of Title” covering the period from the beginning to the 14th day of October, 2015, at the hour of 8:00 A.M., inclusive, of the following described property:

Legal Description See attached Exhibit “A”

I am of the opinion that on the last mentioned date, the fee simple title to the above described real property was vested in:

Forest View Estates LLC, a Florida limited liability company

As Counsel for the Applicant and basing my opinion on the Articles of Organization for Forest View Estates LLC, and Adolfo Daniel Avakian, the manager of Bricko, LLC, a Florida limited liability company and that same are authorized to execute any documents regarding the vacation of the Property before the County; and further that the parties comprising the Property Owner are accurately reflected in the signature block for the Property Owner attached hereto as Exhibit “B”.

Subject to the following:

Mortgage(s) of Record:

N/A

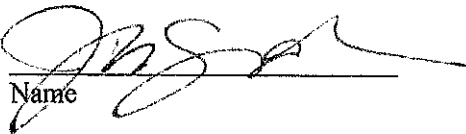
(If any mortgage holder is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.)

List of easements and Rights-of-Way lying within the plat boundaries

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of FOREST VIEW ESTATES PLAT, as recorded in Plat Book 175, Page(s) 182 & 183, affected by Notice in Book 42023, Page 22, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c)

2. Easement granted to Florida Power & Light Company by instrument recorded in Deed Book 190, Page 333.
3. Easement granted to City of Hollywood by instrument recorded in Official Records Book 23584, Page 303.
4. Access Easement recorded in Official Records Book 20186, Page 861.
5. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 41707, Page 1369.
6. Covenants, conditions, restrictions, liens, easements, assessments, options to purchase, right of first refusal or prior approval of future purchaser or occupant, if applicable, terms and other provisions of the Declaration of Covenants, Conditions and Restrictions recorded in Book 44786, Page 494, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Partially assigned in Book 47178, Page 1648.

I HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar. Respectfully submitted this 23rd day of October, 2015.


Name

Jennifer Snyder
Florida Bar No. 137812

EXHIBIT "B"

FOREST VIEW ESTATES LLC, a Florida limited liability Company

By: BRICKO LLC, a Florida limited liability company,
its Manager

By: _____
Adolfo Daniel Avakian, Manager



Otis T. Keeve
Utility Coordinator
Broward Engineering

AT&T Florida
8601 West Sunrise Boulevard
Plantation, FL 33322

T: 954.723.2540
F: 954.476.7841
Otis.keeve@att.com

September 1, 2015

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

Re: Vacation and Abandonment of Parcel P, Forest View Estates, PB 175, pg 182

Rachel:

This letter shall serve as notice that AT&T Florida has no objection to the above mentioned vacation / abandonment. However, the owner/ developer must assume any cost associated with the relocation of utilities if required, and a new recorded easement will need to be dedicated to allow AT&T to provide service to the proposed and/or existing properties.

Thank you.

A handwritten signature in black ink, appearing to read "Otis Keeve".

Otis Keeve
Mgr OPS Planning/Design
Utility Coordinator



Easement & Right-of-Way Vacation Letter

To: Rachel Ross
Pulice Land Surveyors, Inc.
5381 Nob Hill Road.
Sunrise, FL 33351

Subject: Forest View Estates

- (X) We have no facilities in the area to be vacated; therefore we have no objections to this vacation.

David Rivera
Senior Engineering Technician

- () We have facilities in the area to be vacated; however, we have no objections to this vacation providing the applicant will pay for the relocation or replacement of these facilities.

David Rivera
Senior Engineering Technician

- () We have facilities in the area to be vacated which cannot be relocated for technical reasons, however, we have no objections to the vacation providing a utility easement as shown on the attached drawing is incorporated in the replat, or the applicant will pay for the relocation or replacement of these facilities.

David Rivera
Senior Engineering Technician

- () We have objection to the proposed vacation for the following reasons:
PGS has facilities in the easement and cannot be relocated.

David Rivera
Senior Engineering Technician



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



Public Works Department • Water and Wastewater Services
WATER AND WASTEWATER ENGINEERING DIVISION

2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0745 • FAX: 954 831-0798/0925

July 30, 2015

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

RE: PARCEL P, RECORDED PLAT FOREST VIEW ESTATES PB 175, PG 182

Dear Ms. Ross:

Referencing your e-mail dated July 29, 2015, you requested a Letter of No Objection to vacate Parcel P of the recorded plat Forest View Estates.

Please be advised that BCWWS does not have any existing or planned future facilities and we have No Objection to this vacation as requested.

If you have any questions please do not hesitate to call me at 954-831-0968.

Regards,

Mario Manrique
Engineer II



Engineering -- Design Department
2601 SW 145th Ave Miramar, FL 33027

Wednesday, July 15, 2015

Rachel Ross
Pulice Land Surveyors, Inc.
5381 Nob Hill Rd
Sunrise, FL 33351

RE: Mark-Up Request / Adjustment of Utilities
Abandonment & Vacation @ Forest View Estates (Parcel P)
Hollywood, FL
Comcast ID # - CWSI-M14-3044

Attention Ross,

Please be advised...in reference to the proposed abandonment and vacation of Parcel P...Comcast has existing aerial and subgrade facilities located within the limits of this project.

Comcast is *clear and has no objections* to the proposed vacation. Should it become necessary, Comcast will coordinate an on-site meeting to discuss new routing, cost and other easements. Please contact the area construction coordinator.

Cordially,



Chris Henning
South Florida Utility Coordinator
Authorized Contractor for Comcast
954-239-8386

www.Cable-Wiring.com

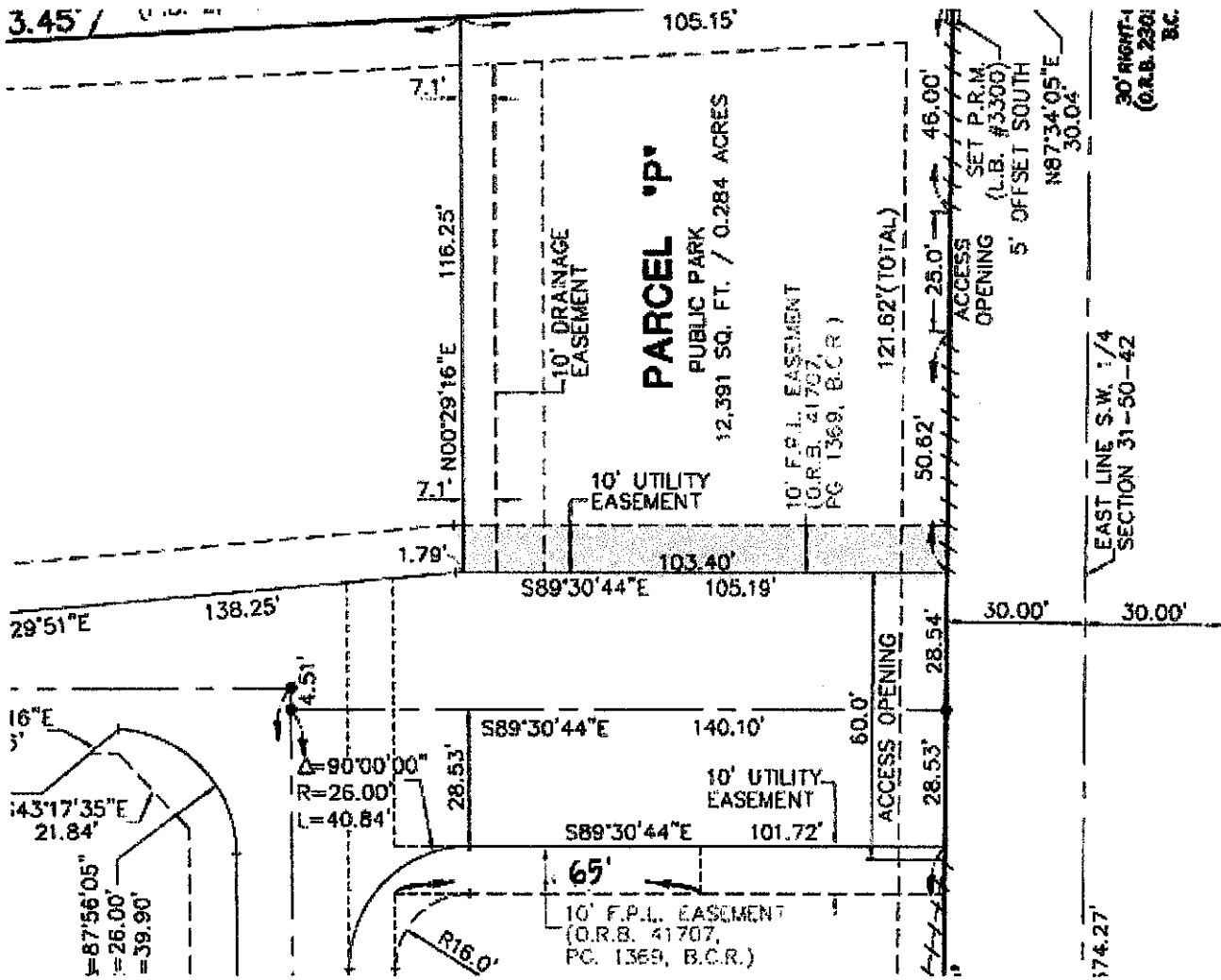
cc: Leonard Maxwell Newbold
cc: Ric Davidson
cc: Chuck Houston

Rachel Ross

From: Gill, David <David.Gill@fpl.com>
Sent: Wednesday, August 19, 2015 11:00 AM
To: Rachel Ross
Subject: RE: Forest View Estates

Rachel,

We cannot grant a letter of no objection because we have utilities within the 10' Easement on the south side of the property:



In order for FPL to release that easement, the customer would have to pay the full cost to relocate our facilities.

We have no Objection to release the rest of the property, but at this point we cannot release the 10' easement on the southend.

Please feel free to contact me if you have any questions.

LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



- Streets
- Parcels
- Aerials (2015)
- County Boundary

0 100 ft