



**Public Works Department
REAL PROPERTY SECTION**
115 South Andrews Avenue (Room 501-RP)
Ft. Lauderdale, FL 33301
Phone 954-357-6826 FAX 954-357-5544

Office Use Only
Date Application Accepted:
11-3-2017

Application Number: **2017-V-07**

APPLICATION FOR VACATION AND ABANDONMENT

A. Vacation of Plats, or any Portion Thereof (BCAC 25.99)
 B. Abandonment of Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 25.100)
 C. Release of Public Easements and Private Platted Easements or Interests (BCAC 25.101)

PETITIONER INFORMATION	
Petitioners (Owners):	
Petitioner 1: Nicholas Beaufrand/Cecilia M Martin	Folio(s): 4802 05 17 0080
Address: 6675 NW 42 Terrace	Phone:
Address (cont'd):	Fax:
City, State Zip: Coconut Creek, FL 33073	Email:
Important: Proof of Property Ownership required. Note: For Co-Petitioners/Owners, complete additional Petitioner/Owner Information page(s).	

AGENT INFORMATION	
Agent for Petitioners:	
Contact Person: Scott Stoudenmire	Phone 1: 954-973-6756
Address: 4800 West Copans Road	Phone 2:
Address (cont'd):	Fax: 954-956-1424
City, State Zip: Coconut Creek, FL 33063	Email: sstoudenmire@coconutcreek.net
Note: Proof of Agent Authorization by Petitioners required.	

PROPERTY INFORMATION	
Vacation Requested: (brief description) Vacation of a 20 foot canal maintenance and underground utility easement also being the southerly 20 feet of a 50 foot canal easement located in Tract A of the Parkwood VI Plat (PB 148, Pg 37)	
Section: 5	Township: 48 S Range: 42 E
Approximate Street Address: 4153-4273 NW 66 Drive, 6675 NW 42 Terrace, and 6660 NW 41 Terrace	
Location: <input checked="" type="checkbox"/> Municipality	<input type="checkbox"/> Unincorporated Broward County
Folio Number(s):	
Plat:	
Surveyor/Mapper:	
Legal Description Attached: <input checked="" type="checkbox"/> Full <input type="checkbox"/> Short	Zoning: PUD Land Use: Low 5- Residential 5 du/ac
Reason for Vacation (be specific):	
First Application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, previous Application No:	

NOTE: Please type/print clearly. Application must be complete and accurate for acceptance.

ADDITIONAL PETITIONER INFORMATION	
Petitioner 2: Armando & Milagros Castaneda	Folio(s): 4842 05 17 0090
Address: 4273 NW 66 Drive	Phone:
Address (cont'd):	Fax:
City, State Zip: Coconut Creek, FL 33073	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 3: Virginia Merlino	Folio(s): 4842 05 17 0100
Address: 4263 NW 66 Drive	Phone:
Address (cont'd):	Fax:
City, State Zip: Coconut Creek, FL 33073	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 4: Rodline Guerrier & Rony Thessier	Folio(s): 4842 05 17 0110
Address: 4253 NW 66 Drive	Phone:
Address (cont'd):	Fax:
City, State Zip: Coconut Creek, FL 33073	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 5: Zaid Enrique Muvdi & Veronica A Muvdi	Folio(s): 4842 05 17 0120
Address: 4243 NW 66 Drive	Phone:
Address (cont'd):	Fax:
City, State Zip: Coconut Creek, FL 33073	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 6: Andrea D Polack	Folio(s): 4842 05 17 0130
Address: 4233 NW 66 Drive	Phone:
Address (cont'd):	Fax:
City, State Zip: Coconut Creek, FL 33073	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 7: Franco & Rita Filippone	Folio(s): 4842 05 17 0140
Address: 4223 NW 66 Drive	Phone:
Address (cont'd):	Fax:
City, State Zip: Coconut Creek, FL 33073	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 8: Michael A & Audrey S Cimilluca	Folio(s): 4842 05 17 0150
Address: 4213 NW 66 Drive	Phone:
Address (cont'd):	Fax:
City, State Zip: Coconut Creek, FL 33073	Email:

ADDITIONAL PETITIONER INFORMATION	
Petitioner 9: Tague Estes & Eryn Valentino	Folio(s): 4842 05 17 0160
Address: 4203 NW 66 Drive	Phone:
Address (cont'd):	Fax:
City, State Zip: Coconut Creek, FL 33073	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 10: Eudes & Ana Silva	Folio(s): 4842 05 17 0170
Address: 4193 NW 66 Drive	Phone:
Address (cont'd):	Fax:
City, State Zip: Coconut Creek, FL 33073	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 11: Douglas E & Marie Elena Ritchie	Folio(s): 4842 05 17 0180
Address: 4183 NW 66 Drive	Phone:
Address (cont'd):	Fax:
City, State Zip: Coconut Creek, FL 33073	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 12: Wesley L & Marcia E Bonnitto	Folio(s): 4842 05 17 0190
Address: 4173 NW 66 Drive	Phone:
Address (cont'd):	Fax:
City, State Zip: Coconut Creek, FL 33073	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 13: Heidi Dineen & Thomas Dineen	Folio(s): 4842 05 17 0200
Address: 4163 NW 66 Drive	Phone:
Address (cont'd):	Fax:
City, State Zip: Coconut Creek, FL 33073	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 14: Rick & Daniela Corgan	Folio(s): 4842 05 17 0210
Address: 4153 NW 66 Drive	Phone:
Address (cont'd):	Fax:
City, State Zip: Coconut Creek, FL 33073	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 15: James & Teneice Permission	Folio(s): 4842 05 17 0220
Address: 6660 NW 41 Terrace	Phone:
Address (cont'd):	Fax:
City, State Zip: Coconut Creek, FL 33073	Email:

Petitioner 1

The undersigned Petitioner(s) has fully reviewed the Instructions concerning the Application for Vacation and Abandonment and understands that the Application must be complete and accurate prior to Broward County acceptance and review. The undersigned hereby petitions the Broward County Board of County Commissioners to vacate and abandon the property described herein. By signing as Petitioner(s), the undersigned certifies authenticity of ownership and, when applicable, authorizes the Agent to be its representative in this Application to Vacate and Abandon process.

PETITIONER/OWNER(S)

6/8/17 AB
Date Petitioner
[Signature]
Witness
[Signature]
Witness

Nicholas Beaufrand
(print name)
By ALESSANDRO PIZZITELLI
(signature)
Rony Thessier
(print signer's name)

6/8/17 [Signature]
Date Petitioner
[Signature]
Witness
[Signature]
Witness

Cecilia Martin
(print name)
By ALESSANDRO PIZZITELLI
(signature)
Rony Thessier
(print signer's name)

PETITIONER ACKNOWLEDGMENT (By Individual)

State Florida
County Broward

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Cecilia Maehn & Nicholas Beaufrand

(name), who being first duly sworn by me this day, depose and state that s/he is the Petitioner in the foregoing Application for Vacation and Abandonment.

The foregoing instrument was acknowledged before me this 8 day of JUNE
2017 by
who is personally known to me or has produced _____
as identification _____



Rony Thesier
Commission # EA1GG029022
Expires: September 12, 2020
Bonded thru Aaron Notary

Rony Thesier

Print Name: Rony Thesier
Notary Public in and for the County and State last aforesaid.
My Commission Expires: 09/12/2012
Serial No., if any: _____

AFFIDAVIT TO AUTHORIZE PETITIONER(S) AGENT

I/We, Cecilia Martini & Nicholas Beaufrand

, the property owner(s) of property to be vacated in the subject Application for Vacation and Abandonment, being duly sworn, depose(s) and say (s):

1. That I/we am/are the owner(s) and record title holder(s) of the lands that are to be vacated and abandoned. my/our Folio Number(s) is/are as follows: 4842 OS 17 0080
2. That I/we do hereby appoint the following Agent to act on my/our behalf in the processing of the subject Application for Vacation and Abandonment to Broward County Board of Commissioners:

Name: City of Coconut Creek/Scott Stoudenmire
 Address: 4800 West Copans Road
 City, State Zip: Coconut Creek, FL 33063
 Telephone: (954) 973-6756
 Contact Person: Scott Stoudenmire

Nicholas Beaufrand
Name of Petitioner/Owner(s)

Cecilia Martini

By [Signature]
(signature)

[Signature]

Nicholas Beaufrand
(print name)

Cecilia Martini

9 day of June, 20 17

State Florida

County Broward

The foregoing instrument was acknowledged before me this 8 day of JUNE 2017 by [Signature] who is personally known to me or has produced _____ as identification.



NOTARY
Rony Thessler
(SEAL)
Commission # GG029022
Expires: September 12, 2020
Bonded thru Aaron Notary

[Signature]

Print Name: Rony Thessler

Notary Public in and for the County and State last aforesaid.

My Commission Expires: 09/12/2020

Serial No., if any: _____

Petitioner 2

The undersigned Petitioner(s) has fully reviewed the Instructions concerning the Application for Vacation and Abandonment and understands that the Application must be complete and accurate prior to Broward County acceptance and review. The undersigned hereby petitions the Broward County Board of County Commissioners to vacate and abandon the property described herein. By signing as Petitioner(s), the undersigned certifies authenticity of ownership and, when applicable, authorizes the Agent to be its representative in this Application to Vacate and Abandon process.

PETITIONER/OWNER(S)

8/24/18 X [Signature]
Date Petitioner

Armando Castaneda
(print name)

X [Signature]
Witness

By Sara Hagg
(signature)

X [Signature]
Witness

Peter Zambuto
(print signer's name)

8/24/18 X Milagros Castaneda
Date Petitioner

Milagros Castaneda
(print name)

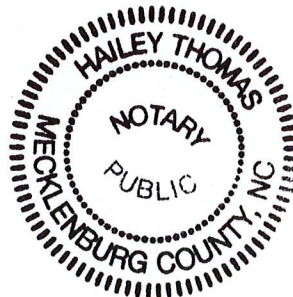
X [Signature]
Witness

By Sara Hagg
(signature)

X [Signature]
Witness

Peter Zambuto
(print signer's name)

STATE OF North Carolina
COUNTY OF Cabarrus
SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24 DAY OF August 2018
BY Armando and Milagros Castaneda
Hailey Thomas
NOTARY PUBLIC



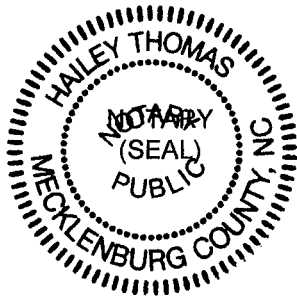
PETITIONER ACKNOWLEDGMENT (By Individual)

State North Carolina
County Cabarrus

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Armando Castarede and Melagros Castarede

(name), who being first duly sworn by me this day, depose and state that s/he is the Petitioner in the foregoing Application for Vacation and Abandonment.

The foregoing instrument was acknowledged before me this 24 day of August 2018 by Armando Castarede and Melagros Castarede who is personally known to me or has produced NC drivers licenses as identification.



X Hailey Thomas
Notary

Print Name: Hailey Thomas

Notary Public in and for the County and State last aforesaid.

My Commission Expires: Jan 28, 2023

Serial No., if any: N/A

AFFIDAVIT TO AUTHORIZE PETITIONER(S) AGENT

I/We, Armando Castaneda & Milagros Castaneda
4273 NW 66 Drive Coconut Creek Fl 33073, the property owner(s)
of property to be vacated in the subject Application for Vacation and Abandonment, being duly sworn, depose(s) and say
(s):

1. That I/we am/are the owner(s) and record title holder(s) of the lands that are to be vacated and abandoned.
my/our Folio Number(s) is/are as follows: 4842-05-17-0090
2. That I/we do hereby appoint the following Agent to act on my/our behalf in the processing of the subject
Application for Vacation and Abandonment to Broward County Board of Commissioners:

Name: Scott Stoulenmire
 Address: 4800 West Copans Road
 City, State Zip: Coconut Creek Fl 33063
 Telephone: 954-445-7037
 Contact Person: see above

Armando Castaneda
 Name of Petitioner/Owner(s)

Milagros Castaneda
 Name of Petitioner/Owner

X By [Signature]
 (signature)

X [Signature]
 signature

(print name)

24 day of August, 2018

24 day of August, 2018

State North Carolina
 County Cabarrus

The foregoing instrument was acknowledged before me this 24 day of August
 2018 by Armando Castaneda and Milagros Castaneda
 who is personally known to me or has produced NC Drivers license
 as identification.



X Hailey Thomas
 Notary

Print Name: Hailey Thomas
 Notary Public in and for the County and State last aforesaid.
 My Commission Expires: Jan 28, 2023
 Serial No., if any: N/A

Petitioner 6

The undersigned Petitioner(s) has fully reviewed the Instructions concerning the Application for Vacation and Abandonment and understands that the Application must be complete and accurate prior to Broward County acceptance and review. The undersigned hereby petitions the Broward County Board of County Commissioners to vacate and abandon the property described herein. By signing as Petitioner(s), the undersigned certifies authenticity of ownership and, when applicable, authorizes the Agent to be its representative in this Application to Vacate and Abandon process.

PETITIONER/OWNER(S)

5/23/18 Polack Andrea D ANDREA POLACK
Date Petitioner (print name)

~~000~~ Cecilia Marten By AM
Witness (signature)

~~AA~~ Nicholas Beaufort _____
Witness (print signer's name)

~~_____~~ ~~_____~~ ~~_____~~
Date Petitioner (print name)
~~_____~~ By ~~_____~~
Witness (signature)
~~_____~~ ~~_____~~
Witness (print signer's name)



Petitioner 9


The undersigned Petitioner(s) has fully reviewed the Instructions concerning the Application for Vacation and Abandonment and understands that the Application must be complete and accurate prior to Broward County acceptance and review. The undersigned hereby petitions the Broward County Board of County Commissioners to vacate and abandon the property described herein. By signing as Petitioner(s), the undersigned certifies authenticity of ownership and, when applicable, authorizes the Agent to be its representative in this Application to Vacate and Abandon process.

PETITIONER/OWNER(S)

9/22/18 Tague Estes
Date Petitioner

Tague Estes
(print name)




Witness

Witness

By 
(signature)

(print signer's name)

9/22/18 Eryn Valentino
Date Petitioner

Eryn Valentino
(print name)


Witness

Witness

By 
(signature)

(print signer's name)

PETITIONER ACKNOWLEDGMENT (By Individual)

State Florida
County Broward

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Tague Estes and Eryn Valentino

(name), who being first duly sworn by me this day, depose and state that s/he is the Petitioner in the foregoing Application for Vacation and Abandonment.

The foregoing instrument was acknowledged before me this 29 day of September 20 18 by Tague Estes and Eryn Valentino who is personally known to me or has produced _____ as identification.

NOTARY
(SEAL)



Rony Thessier
Commission **GG029022**
Expires: **September 12, 2020**
Bonded thru **Aaron Notary**

Print Name: Rony Thessier

Notary Public in and for the County and State last aforesaid.

My Commission Expires: 09/12/2020

Serial No., if any: 1229496

AFFIDAVIT TO AUTHORIZE PETITIONER(S) AGENT

I/We, Tague Estes & Eryn Valentino

, the property owner(s) of property to be vacated in the subject Application for Vacation and Abandonment, being duly sworn, depose(s) and say (s):

1. That I/we am/are the owner(s) and record title holder(s) of the lands that are to be vacated and abandoned. my/our Folio Number(s) is/are as follows: 4842 - 05 - 17 - 0160
2. That I/we do hereby appoint the following Agent to act on my/our behalf in the processing of the subject Application for Vacation and Abandonment to Broward County Board of Commissioners:

Name: _____
 Address: _____
 City, State Zip: _____
 Telephone: _____
 Contact Person: _____

Tague Estes
 Name of Petitioner/Owner(s)
 By [Signature]
 (signature)
Tague Estes
 (print name)


Eryn Valentino
[Signature]
Eryn Valentino

22 day of September, 2018

22 day of September 2018

State Florida
 County Broward

The foregoing instrument was acknowledged before me this 22 day of September 2018, by Tague Estes and Eryn Valentino who is personally known to me or has produced _____ as identification.

NOTARY
 (SEAL)

Rony Thessier
 Commission # GG029022
 Expires: September 12, 2020
 Bonded thru Aaron Notary

Print Name: Rony Thessier
 Notary Public in and for the County and State last aforesaid.
 My Commission Expires: 09/12/2020
 Serial No., if any: 1229496

Petitioner 13

AFFIDAVIT TO AUTHORIZE PETITIONER(S) AGENT

I/We, Dineen Heidi and Dineen Thomas

, the property owner(s)
of property to be vacated in the subject Application for Vacation and Abandonment, being duly sworn, depose(s) and say
(s):

1. That I/we am/are the owner(s) and record title holder(s) of the lands that are to be vacated and abandoned.
my/our Folio Number(s) is/are as follows: 484205170200
2. That I/we do hereby appoint the following Agent to act on my/our behalf in the processing of the subject
Application for Vacation and Abandonment to Broward County Board of Commissioners:

Name: City of Coconut Creek / Scott Stouckenmire
 Address: 4800 W. Cupans Rd
 City, State Zip: Coconut Creek, FL 33063
 Telephone: (954) 973-6756
 Contact Person: Scott Stouckenmire

Dineen Heidi
 Name of Petitioner/Owner(s)
 By Heidi Dineen
 (signature)
Heidi Dineen
 (print name)

Dineen Thomas
Thomas Dineen
05/26/18

26th day of May, 2018

State Florida
 County Broward

The foregoing instrument was acknowledged before me this 26 day of May
 2018, by Dineen Heidi and Dineen Thomas
 who is personally known to me or has produced _____
 as identification.



NOTARY
 (SEAL)
Rony Thessler
 Commission # **GG029022**
 Expires: **September 12, 2020**
 Bonded thru Aaron Notary

R. Thessler

Print Name: Rony Thessler
 Notary Public in and for the County and State last aforesaid.
 My Commission Expires: Sept 20, 2020
 Serial No., if any: 1229496

Attachment 3

BROWARD

FLORIDA

Finance and Administrative Services Department
RECORDS, TAXES, AND TREASURY DIVISION - Tax and License Section
115 S. Andrews Avenue, Room A 100 • Fort Lauderdale, Florida 33301 • 954-831-4000 • FAX 954-357-5483

September 11, 2018

CERTIFICATE OF TAXES PAID

RE: FOLIO # 484205-17-0080 & 484205-17-0090

**“PARKWOOD VI VACATION EASEMENT”
THE “20.00-FOOT-WIDE CANAL MAINTENACE AND UNDERGROUND UTILITY
EASEMENT”**

To whom it may concern:

This is to certify that a search of our records indicates all real estate taxes have been paid through the year 2017, including the 1980 Tax Roll Reconciliation.

There are no current outstanding property taxes owed for the property account referenced above.

Sincerely,



Tera Richardson
Records, Taxes & Treasury Division
115 S. Andrews Ave, Rm A100
Ft. Lauderdale, FL 33301
trichardson@broward.org
(954) 357-6232

Attachment 4

PATRICIA A. RATHBURN
Attorney at Law

September 18, 2018

Broward County Board of County Commissioners
115 South Andrews Avenue
Fort Lauderdale, Florida 33301

Re: Opinion of Title/Vacation of Canal Easement
Twenty Foot Wide Canal Maintenance and Underground Utility Easement in
Tract "A" of Parkwood VI, PB 148 page 37 Broward

Dear Commissioners:

This is to advise that I am an attorney licensed to practice law in the State of Florida and as such have examined the title to the property described as the Southerly 20 feet of the "50' Canal Easement" shown on the Plat of Parkwood VI, less the East 12 feet and less the West 12 feet thereof all as more particularly described in Exhibit "A" attached hereto and made a part hereof. Said easement runs across the following lots within Tract "A" of Parkwood VI, to wit:

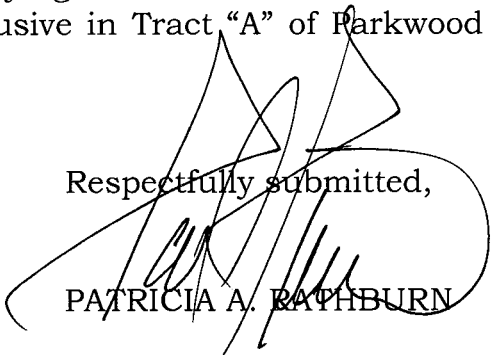
Lot	Fee Simple Owner(s)
8	Nicholas Beaufrand and Cecilia M. Martin
9	Armando Castaneda and Milagros Castaneda
10	Virginia Merlino
11	Rodline Guerrier and Rony Thessier
12	Zaid Enrique Muvdi and Veronica Arbelaez Muvdi
13	Andrea D. Polack
14	Franco Filippone and Rita Filippone
15	Michael A. Cimilluca and Audry S. Cimilluca
16	Tague Estes and Eryn Valentino
17	Eudes Silva and Ana Silva
18	Douglas E. Ritchie and Marie Elena Ritchie
19	Wesley L. Bonnitto, Sr. and Marcia E. Bonnitto
20	Heidi Dineen and Thomas Dineen
21	Rick T. Corgan and Daniela G. Corgan
22	James Permission and Teneice Permission

In addition to the fee simple owners of the lots underlying the above described easement, Parkwood VI Association, Inc. has an interest in the easement running across all of the above lots due to the dedication of the easement contained in the Platt.

With the understanding that this Opinion of Title is furnished to the Broward County Board of County Commissioners as an inducement for the vacation of the Canal and Underground Utility Easement located on the real property described above and in Exhibit "A", it is hereby certified that I have examined the public records for the subject property covering the period from the beginning to September 12, 2018 at 11:00 P.M. inclusive, the most recent date for which certification of the Public Records of Broward County, Florida is available; and I recognize that the County is relying on this opinion with regard to the vacation of the referenced easement.

Fee simple title to the property underlying the referenced easement is held by the owners of Lots 8 through 22 inclusive in Tract "A" of Parkwood VI as set forth above.

Respectfully submitted,



PATRICIA A. RATHBURN

PAR:gc

EXHIBIT "A"

LEGAL DESCRIPTION

The "20.00 foot wide Canal Maintenance and Underground Utility Easement" in Tract "A" of "Parkwood VI" according to the Plat thereof, as recorded in Plat Book 148, Page 37, of the Public Records of Broward County, Florida; also being the Southerly 20 feet of the "50' Canal Easement" shown on said Plat, less the East 12 feet and less the West 12 feet thereof.