REVIEW AND APPROVAL OF VACATION PETITION APPLICATION

Date:	December 17, 2018			
To:	Office of County Attorney Attention: Maite Azcoitia, Office of County Attorney			
From:	Planning & Development Management Division			
Subject	: Vacation Petition No. 2017-V-07			
J	Petitioner(s): Nicholas Beaufrand/Cecelia M. Martin et al			
	retitioner(s). Wenolas Beautrand/Cecena W. Wartin et al			
	Agent for Petitioner(s): City of Coconut Creek			
	 Type: ☐ Chapter 25.99 - Vacate Plat or any Portion Thereof ☐ Chapter 25.100 - Abandon Street, Alleyway, Road or Other Travel Place ☑ Chapter 25.101 - Release Public Easement or Private Platted Easement 			
	Project: ☑ Easement ☐ Right-of-Way ☐ Other			
and 25.	t to Florida Statute Chapter 177.101 and Broward County Administrative Code Chapters 25.99, 25.100 101, the following determined that the requested vacation petition would not affect the ownership or convenient access of persons owning other parts of the subdivision: Designated Review Agencies and Organizations Date: December 17, 2018			
Require	d Documentation:			
☑ Va	cation Petition Application Date Accepted: November 3, 2017			
☑ File	e Fee (made payable to Broward County Board of Commissioners and deposited)			
☑ Pet	itioner Notice of Intent Published: Not Required			
☑ Cei	rtificate of Real Estate Taxes Paid [Revenue Collection Division] Date: September 11, 2018			
☑ Pro				
☑ Cit	☑ City of Coconut Creek Resolution No. 2017-011, Dated: April 27, 2017			
☑ Ske	etch and Legal Description by: Pulice Land Survey			
☑ Loc	cation Map and Location Sketch			
☑ Aei	rial Photograph and Section Map			
	t, if applicable ☐ Certified ☐ Copy			
	☐ Written Consent of All Abutting Owners in Plat, if applicable			
☑ Cer	tificate or Opinion of Title: Updated Title to be provided prior to Public Hearing Date.			
	cumentation of all reviewers responding "no objection/no comment"			
	ivers of Objection by Utility Companies			
	idavit of Posting of Notice of Vacation Signage			
☑ Dra	off Resolution to Set Public Hearing			
☑ Dra	aft Resolution of Adopted Vacation			
Comme	approval of a Title Certificate dated within 45 days prior to the Public Hearing.			
Reviewed and Approved as to Form by: Teputy Date:				
	Assistant County Attorney			
Review	ed and Approved as to Form by: Mane Azcolua			
	Date: Assistant County Attorney			
	Assistant County Attorney			



(be specific):

First Application?

Tx Yes No

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

FOR VACATION AND ABANDONMENT

Office Use Only

Date Application Accepted:

11-5-2017

Application Number:

2017-V-07

PETITIONER II	NFORMATION
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 In	formation page(s).
AGENT INF	ORMATION
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.	
PROPERTYIN	IFORMATION
Vacation Requested: (brief description) Vacation of a 20 being the southerly 20 feet of a 50 foot canal easement located	
Section: 5 Township: 48\$	Range: 42 E
Approximate Street Address: 4153-4273 NW 66 Drive, 6675 N	NW 42 Terrace, and 6660 NW 41 Terrace
Location: x Municipality	☐ Unincorporated Broward County
Folio Number(s):	
Plat:	
Surveyor/Mapper:	
Legal Description Attached: X Full Short Zoning:	PUD Land Use: Low 5- Residential 5 du/a
Reason for Vacation	

If No, previous Application No:

ADDITIONAL PETITIONE	R 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 PETITIONE	RINFORMATION
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	RINFORMATION
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	RINFORMATION
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	RINFORMATION
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	RINFORMATION
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:
2000	

		Page 4 01 26
	ADDITIONAL PETITIONE	RINFORMATION
Petitioner 9:	Tague Estes & Eryn Valentino	Folio(s): 4842 05 17 0160
Address:	4203 NW 66 Drive	Phone:
Address (cont'c	l):	Fax:
City, State Zip:	Coconut Creek, FL 33073	Email:
	ADDITIONAL PETITIONE	RINFORMATION
Petitioner 10:	Eudes & Ana Silva	Folio(s): 4842 05 17 0170
Address:	4193 NW 66 Drive	Phone:
Address (cont'o):	Fax:
City, State Zip:	Coconut Creek, FL 33073	Email:
	ADDITIONAL PETITIONE	R 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 PETITIONEI	R 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	RINFORMATION
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	RINFORMATION
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	RINFORMATION
etitioner 15:	James & Teneice Permission	Folio(s): 4842 05 17 0220
Address:	6660 NW 41 Terrace	Phone:
Address (cont'd)		Fax:

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)

Petitigher

Witness

Witness

Witness

Witness

PETITIONER ACKNOWLEDGMENT (By Individual)

11	
State Florida	
County Brownsd	
I hereby certify that on this day persona acknowledgments,	Illy appeared before me, an officer duly authorized to administer paths and take Hackn & Wicholas Beaugeand
(name), who being first duly sworn by Application for Vacation and Abandonme	me this day, depose and state that s/he is the Petitioner in the foregoing ent.
The foregoing instrument was acknowled 20 17 , by who is personally known to me or has identification	dged before me this g day of S_{VNE}
Romy Thosster Commission FA IGG029022 Expires: September 12, 2020 Bonded thru Aaron Notary	Print Name: Rowy Thessies
Zislam /	Notary Public in and for the County and State last aforesaid. My Commission Expires:
Literat	Serial No., if any

AFFIDAVIT TO AUTHORIZE PETITIONER(S) AGENT

INVE. Cecilia Hartier & Dicholas 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: $4812 05 7 0080$
 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 Coconst Creal Scott Stoudenmin
Address: 4800 arch Copans (Count
City, State Zip: Cocont Crele, Fe 33063
Telephone: (954) 975-6756
Contact Person: Scott Stoudenmine
Name of Petitioner/Owner(s) Name of Petitioner/Owner(s)
By (slandure)
Wielialis Beaufacuel Ceculice Posteu
9 day of Jino, 20 17
State Florida
County Brownsd
The foregoing instrument was acknowledged before me this \sqrt{g} day of \sqrt{g}
who is personally known to me or has produced as identification.
N Rom Thessier
Commission GG029022
Expires: September 12, 2020 Bonded thru Aaron Notary Notary Public in and for the County and State last aforesaid.
My Commission Expires: palin lange
Serial No., if any:

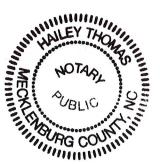
The undersigned Petitioner(s) has fully reviewed the Instructions concerning the Application for Vacation and Abandonment and understands that the Application must be complete and accurate prior to Broward County acceptance and review. The undersigned hereby petitions the Broward County Board of County 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)

8/34/18 Quel Cuth	Armando Castaredo
Date Petitioner	(print name)
x Sarattagg	By Sava Hapa
X Avitoriss	Refer Zambuto
Witness	(print signer's name)
817418 x Milafer Cartared	Milagros Castareda. (print name)
Date O Petitioner	(print name)
X Sara Haga	By Sara Happ
X Withess X	Pele Zambuta
Witness	(print signer's name)

STATE OF COUNTY OF CANCELLAS SUBSCRIBED AND SWORN TO BEFORE ME
THIS ALL DAY OF HUGUST JOIG
BY TYMAN OF COUNTY PUBLIC

NOTARY PUBLIC



PETITIONER ACKNOWLEDGMENT (By Individual)

State North Carolina	a.	
County <u>Cabarrus</u>		
I hereby certify that on this day personally appear acknowledgments,	red before me, an officer duly author starela and mil	rized to administer paths and take
(name), who being first duly sworn by me this Application for Vacation and Abandonment.		s the Petitioner in the foregoing
The foregoing instrument was acknowledged befo 20 by who is personally known to me or has product as identification.	eda and mag	tos Castavelr ensej
THOMAS IN THOMAS IN THE MOTOR TO THE MOTOR T	x Haildey	John Notary
(SEAL)	Print Name: Hand	ley Thomas
WBURG COUNTY	My Commission Expires:	County and State last aforesaid.
	Serial No., if any:	N/A

AFFIDAVIT TO AUTHORIZE PETITIONER(S) AGENT

Λ	
I/We, trmando (astane	da Milafros Castareda Creek R 33073, the property owner(s)
4273 NW 66 Drive Cocomi	Check & \$3073 , the property owner(s)
	Vacation and Abandonment, being duly sworn, depose(s) and say
 That I/we am/are the owner(s) and record title my/our Folio Number(s) is/are as follows: 	e holder(s) of the lands that are to be vacated and abandoned. $4842 - 05 - 17 - 0090$
That I/we do hereby appoint the following Age Application for Vacation and Abandonment to	ent to act on my/our behalf in the processing of the subject
Name: Scoff Stove	
Address: 4800 West	Copans Road reck Fe 33063
Telephone: 454 - 445	•
Contact Person: Sel above	
Name of Petitioner/Owner(s)	Milatros Castareda Warne of Petityper/garrer
By Ourse (signature)	X Milager Castaned
(print name)	
24 day of august, 20/8	24 day of august, 20 !
State North Carolina	(
County Caba mus.	
The foregoing instrument was acknowledged before m 20 b by	le this H day of August La and M. lafras Castareda NC Drivers Icense
	and a comment
HAILEY NOTARY OF	Notary
NO EAL)	Print Name: Hairy Thomas
EGI VOLIC /O.	Notary Public in and for the County and State last aforesaid.
The count is	My Commission Expires: $\sqrt{\omega}$ $26,203$
Was Cooling	Serial No. if any

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 Petitioner	ANDREA POLACK
Date Cecilia Hagter By	(prifit name)
Witness Ni No las Bennirael	(signature)
Witness	(print signer's name)
Date Petitioner	(print name)
Witness	(signature)
Witness	(print signer's name)

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/O	WNER(S)				
9/20/18_		e Estes	Tage	Estes	
Date	Pétitio	ner		(print name)	
	(DO)		By		A Life agreement of the same of
X	Witness			(signature)	
-	TA 1				
	Witness	2	×	(print signer's name)	
9/22/18	Eryn '	Valentino	Eryn	Valentino	
Date	Petition	ner	d'	(print name)	
	201		By July	Valentino	
	Witness			(signature)	
	PAL				
	Witness			(print signer's name)	

(print signer's name)

PETITIONER ACKNOWLEDGMENT (By Individual)

State T Lavida		
County Browssd		
hereby certify that on this day personally appear acknowledgments, Igue Est	red before me, an officer duly aut	horized to administer oaths and take
(name), who being first duly sworn by me this Application for Vacation and Abandonment.	day, depose and state that s/h	e is the Petitioner in the foregoing
The foregoing instrument was acknowledged before 20 18 by Taque Estes and who is personally known to me or has produce as identification.	re me this 27 day of Septe Eryn Valentin ed	mber
NOTARY (SEAL)	Print Name: Rowy	Thessiel
Rony Messier	,	ne County and State last aforesaid.
GG029022	My Commission Expires:	09/12/2020
Expires: September 12, 2020 Bonded 1970 Aaron Notary	Serial No., if any:	1229496

AFFIDAVIT TO AUTHORIZE PETITIONER(S) AGENT

I/We, _	Taque	Estes	a Erun	Vale	ntino
of prope			ı		, the property owner(s g duly sworn, depose(s) and say
1.	That I/we am/are the omy/our Folio Number(s		le holder(s) of the lands 4842 – 05		ne vacated and abandoned.
2.	That I/we do hereby ap Application for Vacatio	ppoint the following Ag n and Abandonment to	ent to act on my/our be o Broward County Boar	half in the pr	ocessing of the subject sioners:
	Name:				-
	Address:				
	City, State Zip:	-			
	Telephone:				
	Contact Person:		•		
	Name of Petition By (signature) (age 55) (print name) 22 day of September 1	ire/ tes	ERI Eng 220	M Va in Va tay of	Contino lentino September 201
State County	FLoria	la sd			
who is	egoing instrument was a personally known to mification.	cknowledged before n	ne this 22 day of Se	ptembe vtivo	
William.	NOTARY (SEAL) Rony The Commission # Expires: Septemi Bonded thru Aa	GG029022 per 12, 2020		nd for the Co Expires:	Thessie (unty and State last aforesaid. $09/12/2020$ 1229491

AFFIDAVIT TO AUTHORIZE PETITIONER(S) AGENT

I/We,	Dineen Heidi a	nd Dineen Thomas			
	erty to be vacated in the subject Application for Va	, the property owner(s) acation and Abandonment, being duly sworn, depose(s) and say			
(s): 1.	That I/we am/are the owner(s) and record title ho my/our Folio Number(s) is/are as follows: $\psi \otimes \psi$	Ider(s) of the lands that are to be vacated and abandoned.			
2.	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:				
	Address: $\frac{4800 \text{ u} \cdot \text{Co}}{\text{Coton-4}}$ City, State Zip: $\frac{\text{Coton-4}}{(554) 973 - 6}$	+ Creek/Scott Stordenme pams 12d reh, F-6 33063 renmire			
	Name of Petitioner/Owner(s) By WWW (signature) (print name) 36 day of Cuy, 20 18	Dineen Thomas TO CCC Thomas Dineen 05/26/18			
State County	Florida				
The foregoing instrument was acknowledged before me this 1/2 day of 2018, by Julean Heid: and Dineen Thomas who is personally known to me or has produced as identification.					
	Rony Thessier Commission # GG029022 Expires: September 12, 2020 Bonded thru Aaron Notary	Print Name: RONY THESSIE! Notary Public in and for the County and State last aforesaid. My Commission Expires: Sept 20, 2020 Serial No., if any: 1229496			

Attachment 3



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,

PA/TRĬĆI/A^A/ KWYHBURD

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.