



Resilient Environment Department
URBAN PLANNING DIVISION
1 N. University Drive, Box 102A · Plantation, FL 33324
T: 954-357-6666 F: 954-357-6521
Broward.org/Planning

Review and Approval of Vacation Petition Application

Review

Date: 9/19/25

To: County Attorney's Office **Attention:** Maite Azcoitia, Office of County Attorney

From: Urban Planning Division

Subject: Vacation Petition No.: 2025-V-09

Petitioner(s): South Florida Water Management District

Agent for Petitioner(s): Natalie Giannetti Cohen

Type: ☒ Vacating Plats, or any Portion Thereof (**BCCO 5-205**)
 ☐ Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (**BCAC 27.68**)
 ☐ Releasing Public Easements and Private Platted Easements or Interests (**BCAC 27.69**)

Project: ☒ Easement ☐ Right-of-Way ☐ Other

Pursuant to Florida Statute Chapter 177.101 and the above sections of the Broward County Administrative Code and Code of Ordinances, the following determined that the requested vacation petition would not affect the ownership or right of convenient access of persons owning other parts of the subdivision:

Designated Review Agencies and Organizations

Date: 12/31/2025

Required Documentation

- ☒ Vacation Petition Application Date Accepted: November 25, 2025
- ☒ File Fee (made payable to **Broward County Board of County Commissioners** and deposited)
- ☒ Petitioner Notice of Intent Dates Published: September 24, 2025 and October 1, 2025
- ☒ Certificate of Real Estate Taxes Paid [Revenue Collection Division] Date: 6/24/2026
- ☒ Property Location ☒ Municipality of Weston ☐ Municipal Service District
- ☒ Certified Copy of Municipal Resolution No: 2026-51 Date(s): April 20, 2026
- ☒ Sketch and Legal Description by: Brian S. McEachern
- ☒ Location Map (Created by County Surveyor)
- ☐ Aerial Photograph and Section Map (No longer provided; advise if needed for review)
- ☒ Plat, if applicable ☐ Certified ☒ Copy
- ☐ Written Consent of All Abutting Owners in Plat, if applicable
- ☒ Certificate or Opinion of Title by: Benny A. Ortiz, Esq. Date: November 5, 2025
- ☒ Documentation of all reviewers responding "no objection/no comment"
- ☒ Waivers of Objection by Utility Companies
- ☒ Draft Resolution to Set Public Hearing
- ☒ Draft Resolution of Adopted Vacation

Approval

Approved subject to the Office of the County Attorney's receipt, review, and approval of a Title Certificate dated within 45 days prior to the Public Hearing.

Reviewed and Approved as to Form by: DEANNA M. KALIL

Digitally signed by DEANNA M. KALIL
Date: 2026.06.24 10:46:26 -04'00'

Print Name: Deanna Kalil

Date: June 24, 2026



Application Number 2025-V-09

Public Works and Environmental Services Department

HOUSING AND URBAN PLANNING DIVISION

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6634 F: 954-357-6521 · Broward.org/Planning

Platting & Development Application

Project Information			
Plat Name Paradise Properties			
Plat Number 95-141310		Plat/Agreement Book - Page (if recorded) Plat Book 158, Page 7	
Owner(s)/Petitioner(s) Name South Florida Water Management District			
Address 3301 Gun Club Road		City West Palm Beach	State FL
		Zip 33406	
Phone 561-682-6541		Email Ngiannet@sfwmd.org	
Agent for Owner/Petitioner Natalie Giannetti Cohen		Contact Person Natalie Giannetti Cohen	
Address 3301 Gun Club Road		City West Palm Beach	State FL
		Zip 33406	
Phone 561-682-6541		Email Ngiannet@sfwmd.gov	
BCPA Folio Number(s) 503923010020			
General Location North Side side of Manatee Isle Drive at/between/and SW 202nd Ave and/of SW 196th Avenue north side/corner north street name street name / side/corner street name			

Type of Application

Please check the applicable application for the request. Each application type has a checklist indicating the documentation requirements for the pre-application meeting and formal submittal. This application should be submitted to the Housing and Urban Planning Division- Platting Section for review and acceptance.

- ☐ New Plat
- ☐ Plat Note Amendment
- ☐ Tri-Party Agreement – Building Permit Prior to Plat Recording
- ☐ Lien Release / Standard Agreements
- ☒ Vacation
 - ☒ Vacating Plats, or any Portion Thereof (BCCO 5-205)
 - ☐ Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.68)
 - ☐ Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.69)

Application Information			
Has this project been previously submitted?		☐ Yes	☐ No ☒ Don't Know
This is a resubmittal of:		☐ Entire Project	☐ Portion of Project ☒ N/A
What was the project number assigned by the Housing and Urban Planning Division?		Project Number	☐ N/A ☒ Don't Know
Project Name			☐ N/A ☒ Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?		☐ Yes	☐ No ☒ Don't Know
Has the flexibility been allocated or proposed under the County Land Use Plan?		☐ Yes	☐ No ☒ Don't Know
Is this an Affordable Housing project?	☐ Yes ☒ No	If yes, provide the Affordable Housing Certification Number:	
Is this a Live Local Act project?	☐ Yes ☒ No	If yes, provide correspondence from the municipality that this project meets the Live Local Act requirements pursuant to Section 125.01055, F.S.	

Replat Information (for new plats only)	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979? ☒ Yes ☐ No ☐ N/A	
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
Florida Fruit Land Company	
Is the underlying plat all or partially residential? If yes, please answer the following questions. ☐ Yes ☒ No ☐ N/A	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	

School Concurrency (for residential applications only)	
Does this application contain any residential units?	☐ Yes ☒ No ☐ N/A
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	☐ Yes ☐ No ☒ N/A
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	☐ Yes ☐ No ☒ N/A
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	☐ Yes ☐ No ☒ N/A
Has this project been issued a School Board Impact Fee Waiver?	☐ Yes ☐ No ☒ N/A
If the answer is "Yes" to any of the questions above provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board.	

Land Use	
EXISTING	PROPOSED
Land Use Plan Designation(s) Industrial	Land Use Plan Designation(s) Industrial

Existing Use A credit against impact fees may be given for the site's current or previous use.					
Are there any existing structures on the site? ☐ Yes ☒ No					
Land Use Type	Gross Building square foot or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or <u>will</u> be Demolished?
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO

Gross non-residential square footage includes the area of each floor level, measured from principal outside faces of exterior walls, including, but not limited to, corridors, mezzanines, floor surfaces with clear standing head room regardless of their use, areas totaling more than one hundred (100) square feet which are not enclosed but roofed.

Proposed Use			
RESIDENTIAL USE		NON-RESIDENTIAL USE	
Land Use Type	Number of Dwelling Units or Rooms for Hotel use	Land Use Type	Gross Floor Area
		INDUSTRIAL	

NOTARY PUBLIC: Owner/Agent Certification

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Natalie Giannini Mc Corm
Owner/Agent Signature

11/19/25
Date

NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

Personally Known To Me

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 19 day of November, 2025, who ☐ is personally known to me | ☐ has produced _____ as identification.

Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type

VACATION

Application Submittal Date

11/21/25

Acceptance Date

11/25/25

Fee

\$1,200

Comments Due

12/26/25

Report Due

CC Meeting Date

TBD

Adjacent Municipality

- ☒ Plat ☐ Survey ☒ Narrative ☒ Title Work ☐ Agent Affidavit
☐ Municipal Approval ☐ Pre-Application Conference Receipt

☐ Other:

Distribute To

☒ Full Review

☐ Administrative Review

Accepted By

DIEGO MUNOZ