

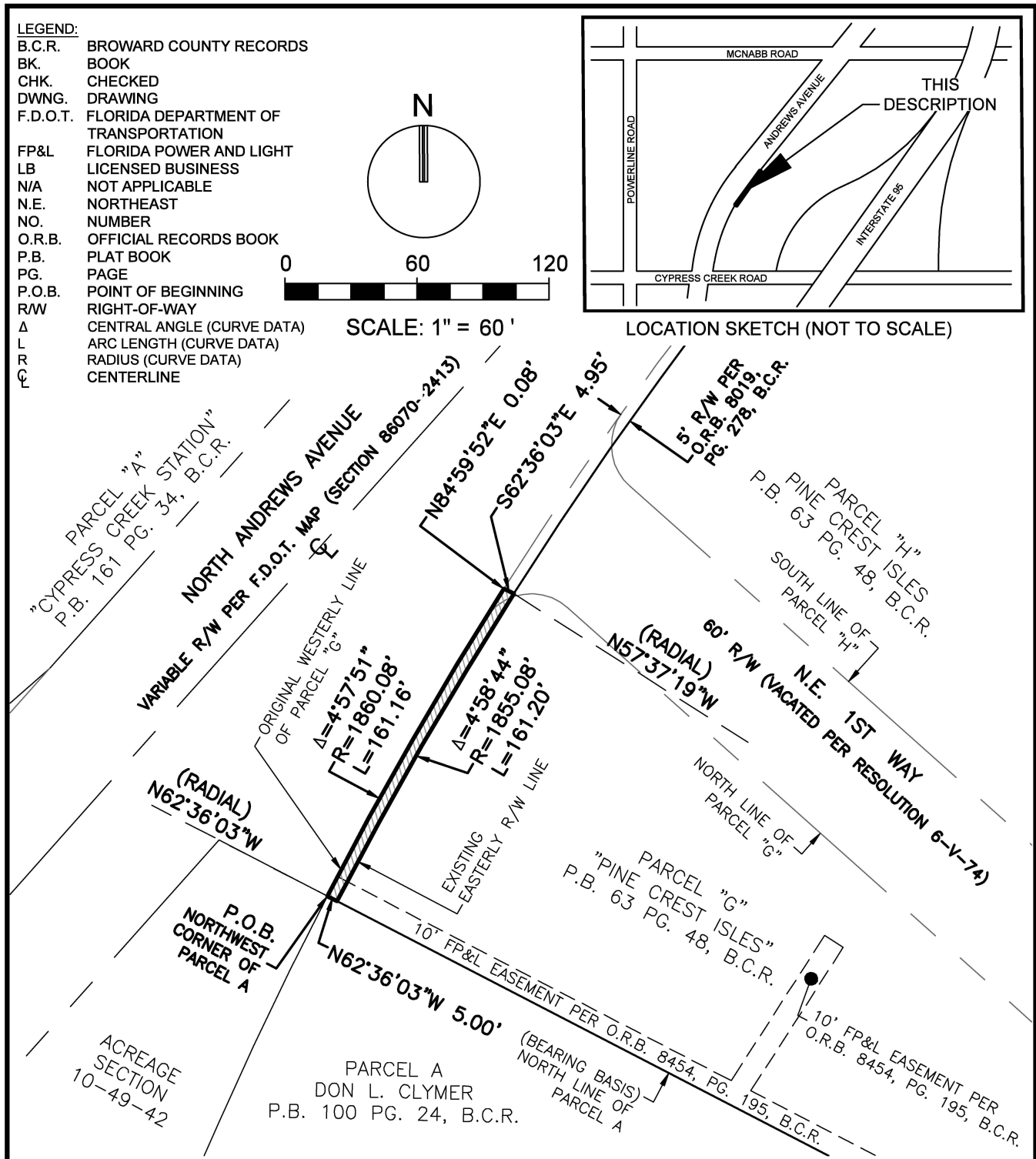
Non-Buildable Property
North Andrews Avenue, City of Fort Lauderdale

Facts	General Information
Site Ownership:	Broward County
Site Location:	The subject property is a non-buildable vacant governmental parcel along North Andrews Avenue. Located on the East side of North Andrews Avenue between East Cypress Creek Road and West McNab Road in the City of Fort Lauderdale.
Folio Number:	4942 10 13 0012
Potentially Excess Size:	Approximately 826 square feet
How Acquired:	Warranty Deed dated January 29, 1979, and recorded on February 1, 1979, in Official Records Book 8019, Page 278 of the Official Records of Broward County.
Zoning in Area:	B-3 – Heavy Commercial / Light Industrial Business
Land Use:	100 – Activity Center
Total Assessed Value:	\$420
Legal Description:	PINE CREST ISLES 63-48 B A POR OF PARCEL "G" DESC AS: BEG NW COR OF PARCEL "A" OF DON L. CLYMER PLT (100/24 B), NELY ALG ARC DIST 161.16, NE 0.08, SE 4.95, SWLY ALG ARC DIST 161.20, NW 5 TO POB

Aerial Photo of Site:



Note: This aerial photo is intended only to show the general location of the entire parcel. The sketch and legal description of the parcel is attached as Exhibit A to the Property Datasheet.



SKETCH & DESCRIPTION

RIGHT-OF-WAY VACATION

PORTION OF PARCEL "G"
AND VACATED N.E. 1ST WAY
"PINE CREST ISLES", P.B. 63, PG. 48, B.C.R.

FORT LAUDERDALE BROWARD COUNTY FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
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SHEET 2 OF 2

DRAWING NO. 14279.01 RIGHT-OF-WAY VACATION BC

DATE	04/22/25
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SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY ZPD

CHK. BY DAS

DATE	REVISIONS
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