

RESOLUTION NO. 2022-

1 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
2 COUNTY, FLORIDA ("BOARD"), REGARDING VACATION PETITION NO. 2021-V-11,
3 ABANDONING TWO SEPARATE PORTIONS OF NORTH PINE ISLAND ROAD RIGHT-
4 OF-WAY (OFFICIAL RECORDS BOOK 5897, PAGE 811, AND OFFICIAL
5 RECORDS BOOK 45192, PAGE 612), AND THREE SEPARATE PLATTED
6 12-FOOT UTILITY EASEMENTS LYING WITHIN PARCEL B OF COLONY WEST
7 SHOPPING PLAZA PLAT (PLAT BOOK 84, PAGE 25); AND PROVIDING FOR
8 SEVERABILITY AND AN EFFECTIVE DATE.

9
10 WHEREAS, pursuant to a Notice of Public Hearing, duly and regularly
11 advertised in accordance with law, a public hearing was held in the Commission
12 Meeting Room 422, Broward County Governmental Center, located at 115 South
13 Andrews Avenue, Fort Lauderdale, Florida, on October 11, 2022, at 10:00 a.m., to
14 consider the advisability of abandoning two separate portions of the North Pine
15 Island Road right-of-way recorded in Official Records Book 5897, Page 811, and
16 Official Records Book 45192, Page 612; and vacating and annulling three
17 separate platted 12-foot utility easements lying within Parcel B of Colony West
18 Shopping Plaza Plat (Plat Book 84, Page 25), all included in the Public
19 Records of Broward County, Florida, and generally located on the east side of
20 North Pine Island Road between Northwest 70 Street and West McNab Road in the
21 City of Tamarac, Florida, said lands situate, being, and lying in Broward
22 County, Florida, as described in Exhibit A, attached hereto; and

23 WHEREAS, after hearing all interested parties and determining that the proposed
24 action will not materially interfere with the Broward County road system or adversely affect
25 the interests of the citizens of Broward County, in accordance with
26 Sections 177.101 and 336.09, Florida Statutes, as may be amended from time to time, it
27 was determined that it would be in the best interest of all concerned to vacate, abandon,
28 and annul the rights of the County and the public to and in the aforementioned land as
29 described in Exhibit A, all situate, being, and lying in Broward County, Florida, NOW,
30 THEREFORE,

31
32 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
33 BROWARD COUNTY, FLORIDA:

34
35 Section 1. Vacation, Abandonment, and Annulment.

36 Pursuant to Sections 177.101 and 336.09, Florida Statutes, Chapter 5, Article IX,
37 of the Broward County Code of Ordinances, and Section 27.68 of the Broward County
38 Administrative Code, said Board hereby vacates, abandons, and annuls the rights of the
39 County and the public to the land set forth in Vacation Petition No. 2021-V-11, as
40 described in Exhibit A, all situate, being, and lying in Broward County, Florida.

41
42 Section 2. Severability.

43 If any portion of this Resolution is determined by any court to be invalid, the invalid
44 portion will be stricken, and such striking will not affect the validity of the remainder of this
45 Resolution. If any court determines that this Resolution, in whole or in part, cannot be

legally applied to any individual, group, entity, property, or circumstance, such determination will not affect the applicability of this Resolution to any other individual, group, entity, property, or circumstance.

Section 3. Effective Date.

This Resolution is effective upon adoption.

ADOPTED this day of , 2022.

Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

By: /s/ Kristin M. Carter 07/27/2022
Kristin M. Carter (date)
Assistant County Attorney

By: /s/ Maite Azcoitia 07/27/2022
Maite Azcoitia (date)
Deputy

SKETCH OF DESCRIPTION NW 88TH AVE-PINE ISLAND ROAD

A PORTION OF THE EXISTING RIGHT-OF-WAY OF NORTHWEST 88th AVENUE (PINE ISLAND ROAD) LYING ADJACENT TO PARCEL "A" OF THE COLONY WEST SHOPPING PLAZA AS RECORDED IN PLAT BOOK 84 PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL "A" OF THE COLONY WEST SHOPPING PLAZA AS RECORDED IN PLAT BOOK 84 PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY;

THENCE ALONG THE NORTH LINE OF SAID COLONY WEST SHOPPING PLAZA, SAID LINE BEING THE SOUTH RIGHT OF WAY LINE OF NW 70th AVENUE, SAID LINE BEING THE BASE OF BEARING FOR THIS DESCRIPTION, ON A BEARING OF SOUTH 89°32'31" WEST A DISTANCE OF 166.00 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTHEAST AND THE POINT OF BEGINNING, SAID NORTH LINE SHOWN AS BEARING NORTH 89°01'50" WEST ON AN ASSUMED MERIDIAN AS INDICATED ON SAID PLAT;

THENCE SOUTHWESTERLY ON SAID CURVE TO THE LEFT AND ON SAID NORTH LINE OF PARCEL "A" ALONG A CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 96°23'14" FOR AN ARC DISTANCE OF 42.06 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A";

THENCE NORTH 41°21'01" EAST A DISTANCE OF 37.27 TO THE POINT OF BEGINNING.

SAID PORTION HAVING AN AREA OF 215.1+/- SQUARE FEET.

SAID PORTION INDICATED AS PARCEL 101A AS RECORDED IN OFFICIAL RECORDS BOOK 45192 PAGE 612 PUBLIC RECORDS OF BROWARD COUNTY.

SAID LANDS SITUATE IN THE CITY OF TAMARAC, BROWARD COUNTY, FLORIDA.

NOTES:

1. THIS IS NOT A SURVEY.
2. ALL REFERENCES TO RECORDED DOCUMENTS ARE RECORDED IN THE BROWARD COUNTY PUBLIC RECORDS.
3. THE BEARING BASE FOR THE DESCRIPTION IS THE NORTH LINE OF THE COLONY WEST SHOPPING PLAZA, AS RECORDED IN PB 84 PG 25, SHOWN AS BEARING S89°32'31"W

FOR THE FIRM, BY:

MICHAEL D. SARVER

PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA REGISTRATION NO. 4174

SHEET 1 OF 2 SHEETS

DATE: 03/03/2020

PROJECT NO: 1138			
REVISE PER REVIEW BY HIGHWAY CONST. AND ENG. DIVISIONS	AF	12-20-2021	MDS
REVISIONS	DWN	DATE	CHKD

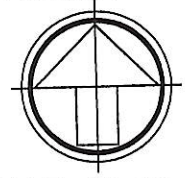
SDA SHAH DROTOS & ASSOCIATES

CERTIFICATE OF AUTHORIZATION NO. LB 6456
3410 N. Andrews Avenue Ext • Pompano Beach, FL 33064
PH: 954-943-9433 • FAX: 954-783-4754

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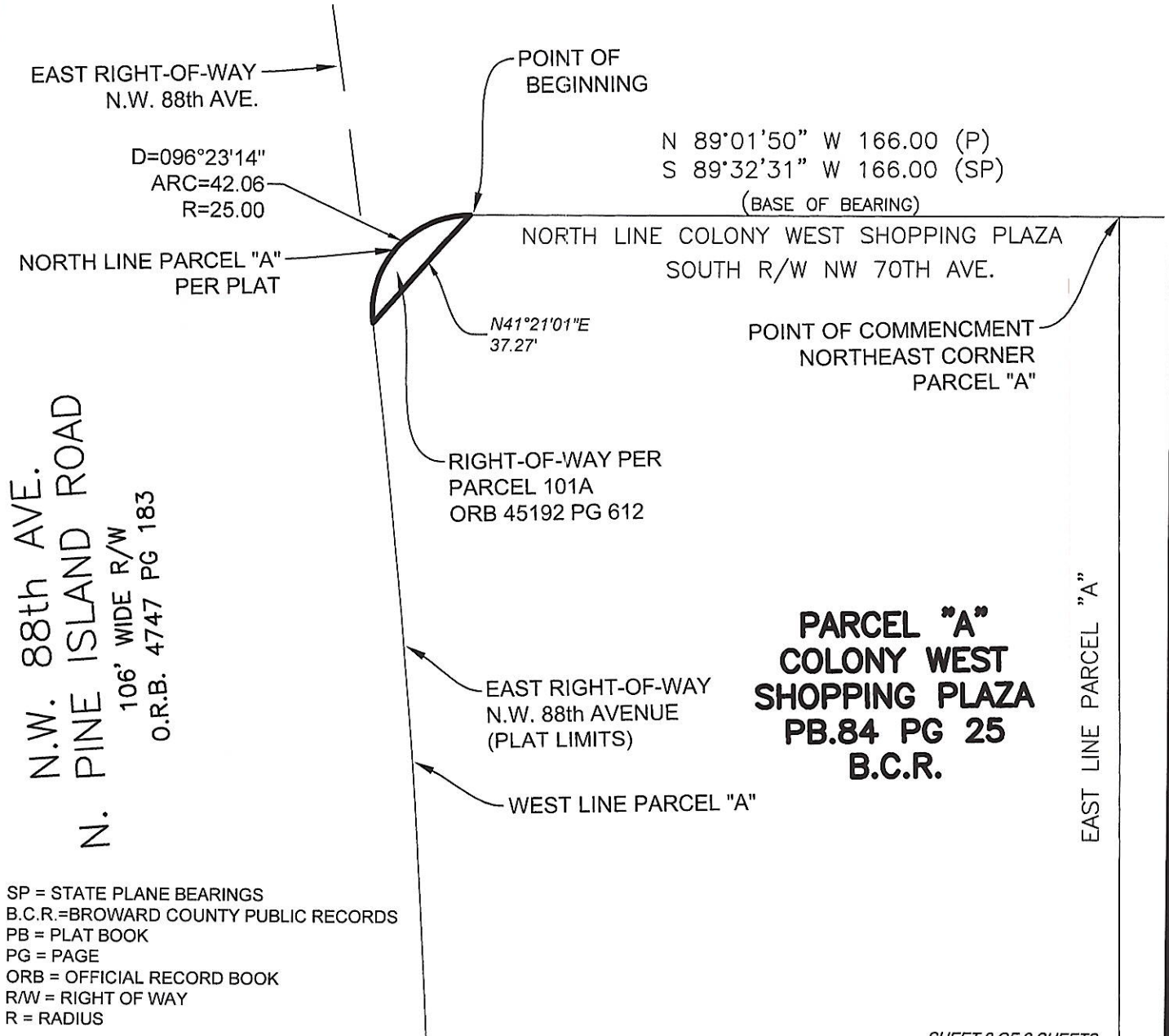
SKETCH OF DESCRIPTION NW 88TH AVE-PINE ISLAND ROAD

NORTH



SCALE: 1"=40'

NW 70th STREET



SP = STATE PLANE BEARINGS
B.C.R.=BROWARD COUNTY PUBLIC RECORDS
PB = PLAT BOOK
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Broward County Engineering Division
Right of Way Section
1 North University Drive, Suite 3008
Plantation, FL 33324-2038

☒ 2021-V-11

- ☐ Right of way approved - Public RW
☐ Right of way approved - Private Road

By: CATHERINE
DONN

Digitally signed by CATHERINE
DONN
Date: 2021.12.27 13:56:35-05'00'

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THENCE CONTINUE SOUTH 89°32'31" WEST ON THE WESTERLY PROJECTION OF THE NORTH LINE OF PARCEL "A" A DISTANCE OF 28.12 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH WEST 88th AVENUE (PINE ISLAND ROAD) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST (WHOSE RADIUS POINT BEARS SOUTH 82°30'07" WEST);

THENCE SOUTHEASTERLY ALONG THE EAST RIGHT-OF-WAY OF NW 88th AVENUE ON A CURVE HAVING A RADIUS OF 2,453.00 FEET, A CENTRAL ANGLE OF 00°39'10", FOR AN ARC DISTANCE OF 27.95 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST (WHOSE RADIUS POINT BEARS NORTH 83°09'26" EAST);

THENCE NORTHEASTERLY ON A CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 96°23'14", FOR AN ARC DISTANCE OF 42.06 FEET TO THE POINT OF BEGINNING.

SAID PORTION HAVING AN AREA OF 173.1+/- SQUARE FEET.
SAID LANDS SITUATE IN THE CITY OF TAMARAC, BROWARD COUNTY, FLORIDA.

NOTES:

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FOR THE FIRM BY:

MICHAEL D. SARVER

PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA REGISTRATION NO. 4174

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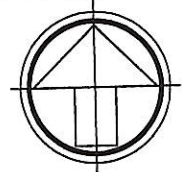
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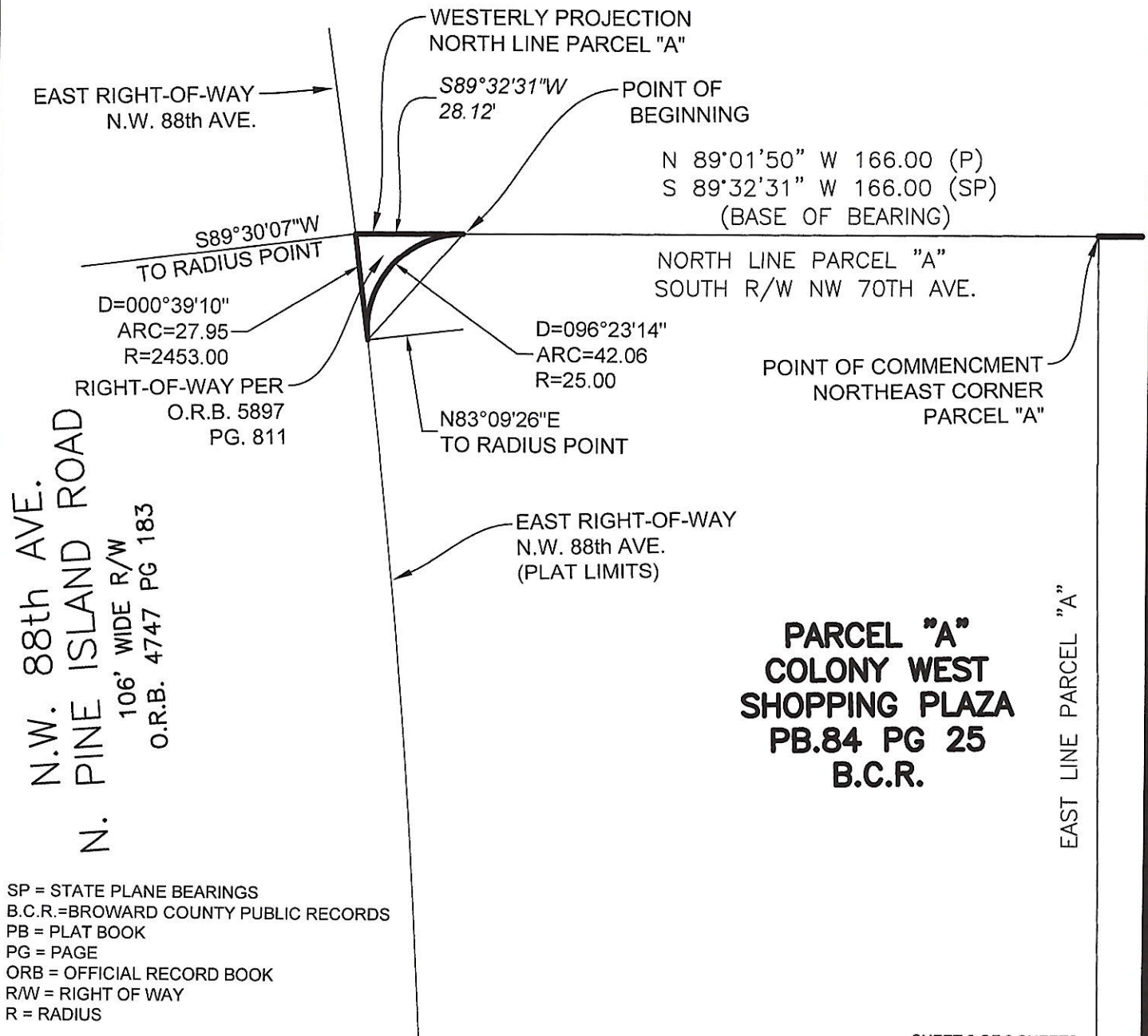
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SCALE: 1"=40'

NW 70th STREET



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SKETCH OF DESCRIPTION
A PORTION OF PARCEL B
COLONY WEST SHOPPING PLAZA, PLAT BOOK 84 PAGE 25 BCR
FOR VACATION OF PLATTED UTILITY EASEMENTS

PORTIONS OF PARCEL "B", OF THE COLONY WEST SHOPPING PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTIONS INDICATED AS 12' UTILITY EASEMENTS ON SAID PLAT, SAID PORTIONS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "B"; THENCE SOUTH 89° 01' 50" EAST ALONG THE NORTH LINE OF PARCEL "B" A DISTANCE OF 250.52 FEET TO THE CENTERLINE OF A 12 FOOT WIDE UTILITY EASEMENT AND THE POINT OF BEGINNING, THE SIDELINES OF SAID EASEMENT LYING 6 FEET ON EACH SIDE AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE AS SHOWN ON SAID PLAT;

THENCE SOUTH 00° 58' 10" WEST, ALONG SAID CENTERLINE, 10.00 FEET;

THENCE SOUTH 76°16'20" EAST ALONG SAID CENTERLINE, 126.00 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE; THE SIDELINES OF SAID EASEMENT TO BE LENGTHENED OR SHORTENED TO LIE PARALLEL TO SAID CENTERLINE.

TOGETHER WITH:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "B"; THENCE NORTH 89° 01' 50" WEST ALONG THE NORTH LINE OF PARCEL "B" A DISTANCE OF 78.00 FEET TO THE CENTERLINE OF A 12 FOOT WIDE UTILITY EASEMENT AND THE POINT OF BEGINNING, THE SIDELINES OF SAID EASEMENT LYING 6 FEET ON EACH SIDE AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE AS SHOWN ON SAID PLAT;

THENCE SOUTH 00° 58' 10" EAST, ALONG SAID CENTERLINE, 12.00 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE, THE SIDELINES OF SAID EASEMENT TO BE LENGTHENED OR SHORTENED TO LIE PARALLEL AND AT 90 DEGREES TO SAID CENTERLINE.

TOGETHER WITH:

THE 12 FOOT WIDE UTILITY EASEMENT OF THE COLONY WEST SHOPPING PLAZA, AS RECORDED IN PLAT BOOK 84 PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS THE EAST 12 FEET OF PARCEL "B", COLONY WEST SHOPPING PLAZA.

SAID LANDS SITUATE IN THE CITY OF TAMARAC, BROWARD COUNTY, FLORIDA.

NOTES:

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FOR THE FIRM, BY:

MICHAEL D. SARVER

PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA REGISTRATION NO. 4174

SHEET 1 OF 3 SHEETS

DATE: 02/21/2020

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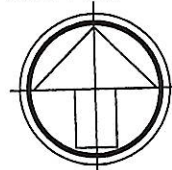
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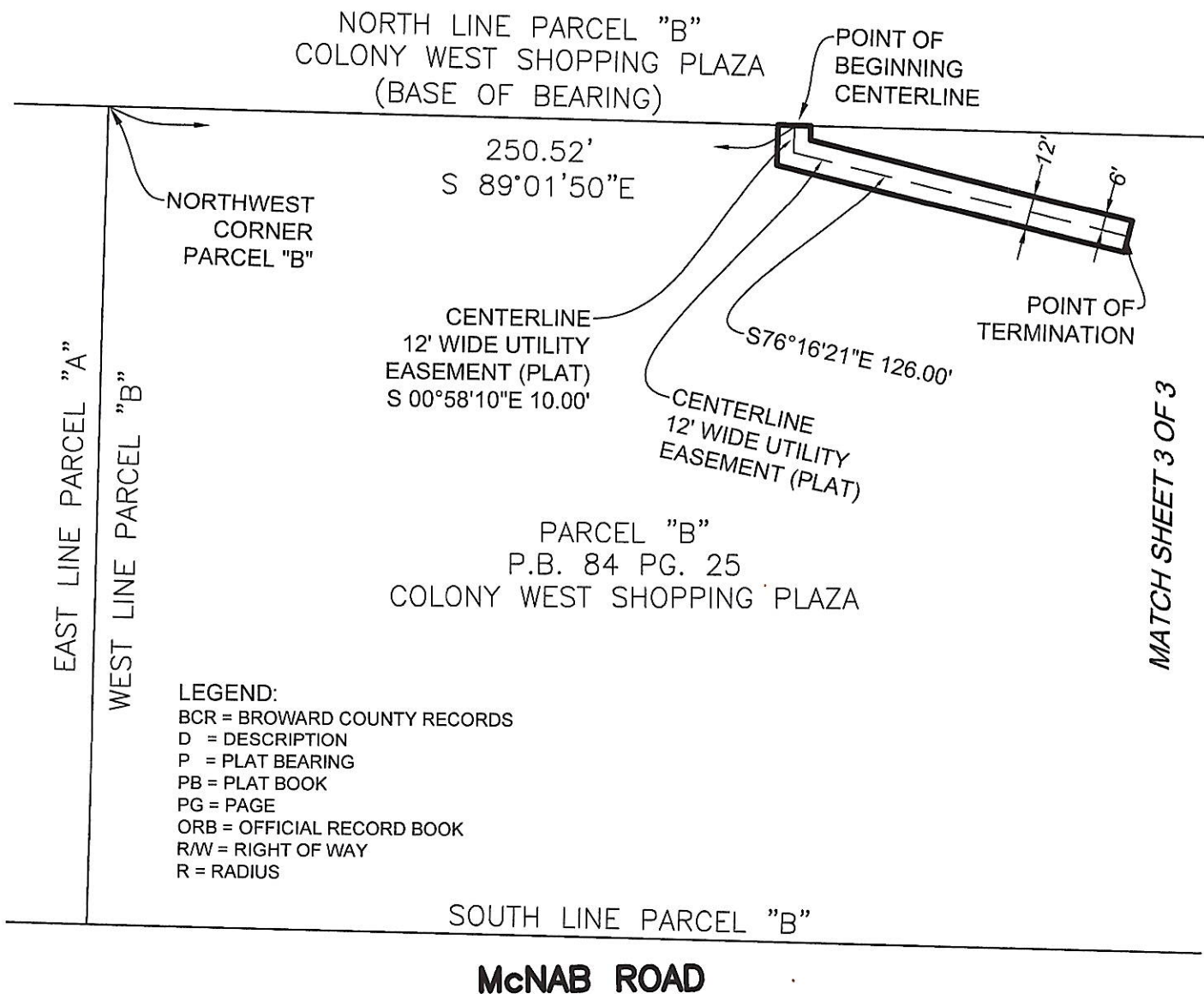
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NORTH



SCALE: 1"=60'

NW 70TH STREET



LEGEND:

BCR = BROWARD COUNTY RECORDS
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FOR VACATION OF PLATTED UTILITY EASEMENTS

NORTH



SCALE: 1"=60'

NW 70TH STREET

NORTH LINE PARCEL "B"
COLONY WEST SHOPPING PLAZA
(BASE OF BEARING)

POINT OF COMMENCEMENT
NORTHEAST CORNER
PARCEL "B"

POINT OF
BEGINNING
CENTERLINE

CENTERLINE
12' WIDE UTILITY
EASEMENT (PLAT)
S 00°58'10"E 12.00'

POINT OF
TERMINATION

N 89°01'50" W

12'

78.00'

PARCEL "B"
P.B. 84 PG. 25
COLONY WEST SHOPPING PLAZA

EAST 12' OF PARCEL B
EAST LINE PARCEL "B"
PLAT LIMITS

SOUTH LINE PARCEL "B"

McNAB ROAD

MATCH SHEET 2 OF 3

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SHEET 3 OF 3 SHEETS

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