

## **Non-Buildable Property**

### **North Andrews Avenue, City of Fort Lauderdale**

<b>Facts</b>	<b>General Information</b>
<b>Site Ownership:</b>	Broward County
<b>Site Location:</b>	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.
<b>Folio Number:</b>	4942 10 13 0012
<b>Potentially Excess Size:</b>	Approximately 826 square feet
<b>How Acquired:</b>	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.
<b>Zoning in Area:</b>	B-3 – Heavy Commercial / Light Industrial Business
<b>Land Use:</b>	100 – Activity Center
<b>Total Assessed Value:</b>	\$420
<b>Legal Description:</b>	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.*



