

**PLAT REL**

**PROPOSED**

RESOLUTION NO.

1 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD  
2 COUNTY, FLORIDA, REGARDING VACATION PETITION NO. 2025-V-05, VACATING  
3 AND ANNULING A 15-FOOT-WIDE PERIMETER UTILITY EASEMENT LYING WITHIN  
4 PARCEL A OF FRUSCIANS TRACT (PLAT BOOK 175, PAGE 55); AND PROVIDING  
5 FOR SEVERABILITY AND AN EFFECTIVE DATE.

6  
7 WHEREAS, pursuant to a Notice of Public Hearing, duly and regularly advertised  
8 in accordance with law, a public hearing was held in the Commission Meeting Room 422,  
9 Broward County Governmental Center East, located at 115 South Andrews Avenue, Fort  
10 Lauderdale, Florida, on June 10, 2025, at 10:00 a.m., to consider the advisability of  
11 renouncing and disclaiming the rights of Broward County ("County") and the public and  
12 to vacate and annul a 15-foot-wide perimeter utility easement lying within Parcel A of  
13 Fruscians Tract (Plat Book 175, Page 55), all included in the Official Records of Broward  
14 County, Florida, and generally located on the south side of Oakland Park Boulevard  
15 between Pine Island Road and Northwest 91 Avenue, in the City of Sunrise, Florida, said  
16 lands situate, being, and lying in Broward County, Florida, as described in Exhibit A,  
17 attached hereto; and

18 WHEREAS, after hearing all interested parties and determining that the proposed  
19 action will not materially interfere with the County road system or adversely affect the  
20 interests of the citizens of Broward County, and will not affect the ownership of or deprive  
21 any person of convenient access to his/her premises, in accordance with  
22 Section 177.101, Florida Statutes (as amended from time to time), it was determined that

it would be in the best interest of all concerned to vacate and annul the rights of the County and the public to and in the aforementioned land as described in Exhibit A, all situate, being, and lying in Broward County, Florida, NOW, THEREFORE,

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

Section 1. Vacation and Annulment.

Pursuant to Section 177.101, Florida Statutes, and Chapter 5, Article IX, of the Broward County Code of Ordinances, said Board hereby vacates and annuls the rights of the County and the public to the land set forth in Vacation Petition No. 2025-V-05, as described in Exhibit A, all situate, being, and lying in Broward County, Florida.

Section 2. Severability.

If any portion of this Resolution is determined by any court to be invalid, the invalid portion will be stricken, and such striking will not affect the validity of the remainder of this 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.

40 | Section 3. Effective Date.

41 | This Resolution is effective upon adoption.

ADOPTED this            day of            , 2025.

**PROPOSED**

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

By: /s/ Jennifer D. Brown 05/15/2025  
Jennifer D. Brown (date)  
Senior Assistant County Attorney

By: /s/ Maite Azcoitia 05/15/2025  
Maite Azcoitia (date)  
Deputy County Attorney



## SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870

**LEGAL DESCRIPTION: 15' UTILITY EASEMENT TO BE VACATED**

ALL OF THAT CERTAIN 15 FOOT WIDE PERIMETER UTILITY EASEMENT WITHIN PARCEL "A", "FRUSCIANS TRACT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGES 55 THRU' 58, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID EASEMENT LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA AND CONTAINING 58,550 SQUARE FEET, MORE OR LESS.

**NOTES:**

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1929 (1990 ADJUSTMENT) WITH THE WEST LINE OF PARCEL "A", BEING N01°26'59"W AS SHOWN ON SAID PLAT.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS.

CLIENT: MORGAN GROUP DEVELOPMENT

SCALE: N/A

DRAWN: BB

ORDER NO.: 68989A; REV. 3/21/25

DATE: 9/23/21

UTILITY EASEMENT VACATION

SUNRISE, BROWARD COUNTY, FLORIDA

FOR: FRUSCIANS

SHEET 1 OF 3

**John F  
Pulice**

THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1, 2 & 3Digitally signed by  
John F PuliceDate: 2025.03.21  
13:59:53 -04'00'

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136  
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
☐ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290  
 STATE OF FLORIDA



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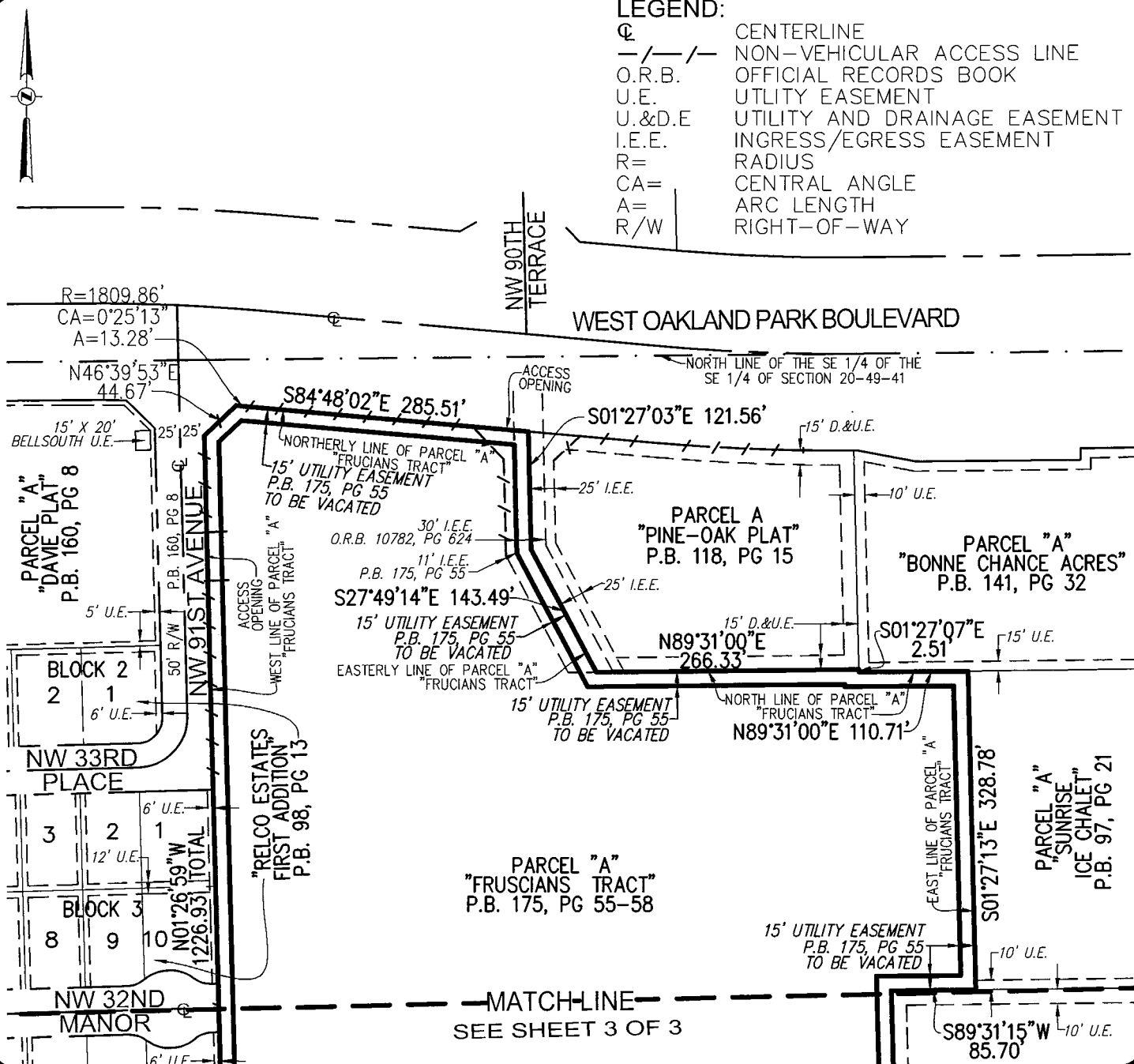
TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



**LEGEND:**

⊙ CENTERLINE  
- / - / - NON-VEHICULAR ACCESS LINE  
O.R.B. OFFICIAL RECORDS BOOK  
U.E. UTILITY EASEMENT  
U.&D.E. UTILITY AND DRAINAGE EASEMENT  
I.E.E. INGRESS/EGRESS EASEMENT  
R= RADIUS  
CA= CENTRAL ANGLE  
A= ARC LENGTH  
R/W RIGHT-OF-WAY



CLIENT: MORGAN GROUP DEVELOPMENT

SCALE: 1"=150'

DRAWN: BB

ORDER NO.: 68989A; REV. 3/21/25

DATE: 9/22/21

UTILITY EASEMENT VACATION

SUNRISE, BROWARD COUNTY, FLORIDA

FOR: FRUSCIANS

SHEET 2 OF 3

THIS DOCUMENT IS NEITHER FULL NOR  
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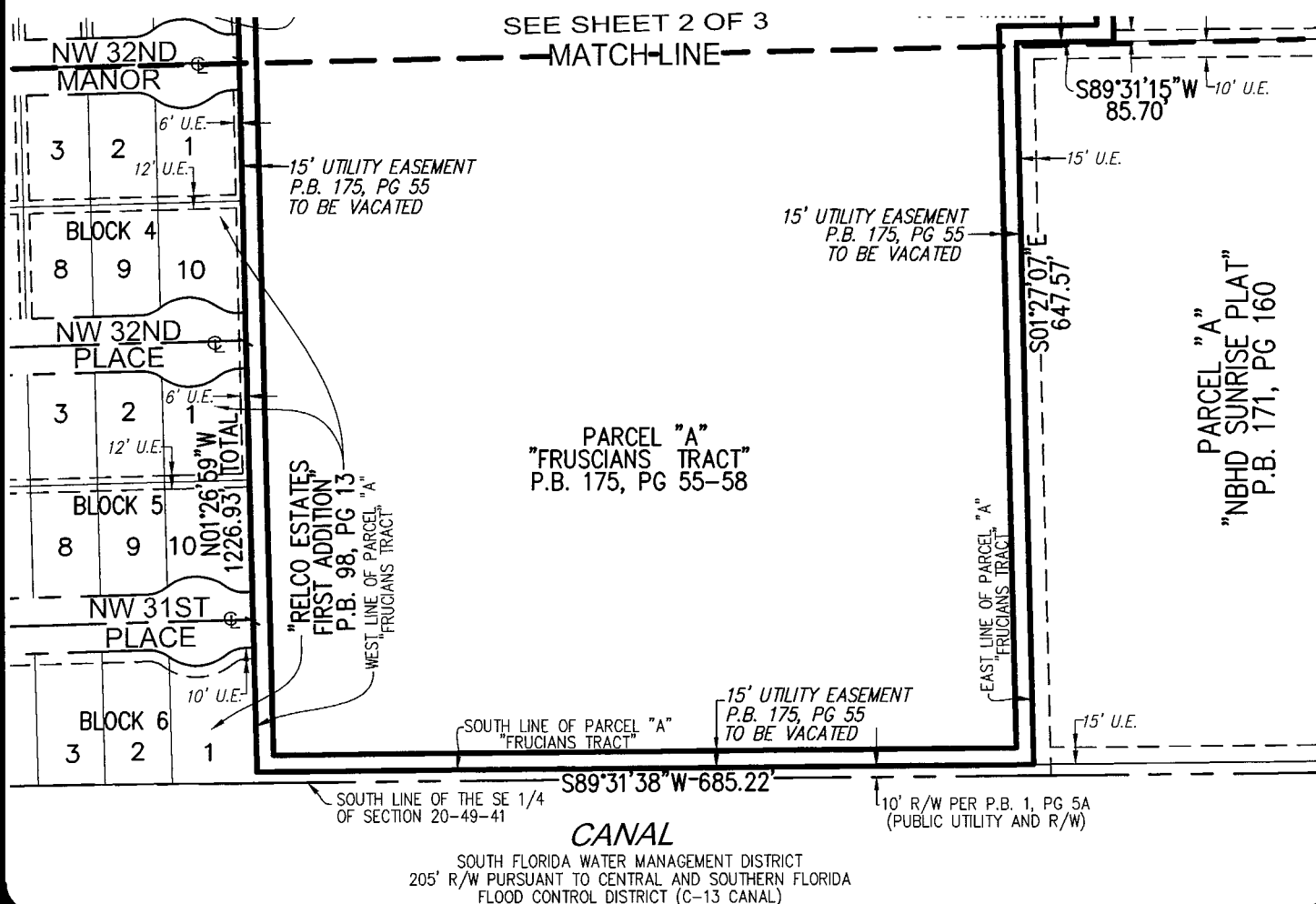
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SHEET 3 OF 3

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Broward County Engineering Division  
Right of Way Section  
1 North University Drive, Suite 300B  
Plantation, FL 33324-2038

☒ 2025-V-05  
☒ Right of way approved - Public R/W  
☐ Right of way approved - Private Road

By: Jorge Sobrino Date: 03/24/25  
Sanchez