

PROPOSED

RESOLUTION NO.

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, REGARDING RELEASE PETITION NO. 2022-V-10, RELEASING A 75 FOOT WIDE STORMWATER STORAGE DRAINAGE EASEMENT RECORDED AT OFFICIAL RECORDS BOOK 16653, PAGE 671, AND A PORTION OF A 15 FOOT WIDE DRAINAGE EASEMENT RECORDED AT OFFICIAL RECORDS BOOK 16653, PAGE 664, ALL LYING WITHIN PARCEL A OF ANDREWS PREMIER BUSINESS PARK (PLAT BOOK 183, PAGES 1-2); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, pursuant to a Notice of Public Hearing, duly and regularly advertised in accordance with law, a public hearing was held in the Commission Meeting Room 422, Broward County Governmental Center East, located at 115 South Andrews Avenue, Fort Lauderdale, Florida, on August 21, 2025, at 10:00 a.m., to consider the advisability of releasing a 75 foot wide stormwater storage drainage easement recorded at Official Records Book 16653, Page 671, and a portion of a 15 foot wide drainage easement recorded at Official Records Book 16653, Page 664, lying with Parcel A of Andrews Premier Business Park (Plat Book 183, Pages 1-2), all as included in the Official Records of Broward County, Florida, and generally located on the west side of North Andrews Avenue between Northwest 15 Street and Northwest 18 Street, in the City Pompano Beach, Florida, said lands situate, being, and lying in Broward County, Florida, as described in Exhibit A, attached hereto; and

22 WHEREAS, after hearing all interested parties and determining that the proposed
23 action will not materially interfere with the Broward County road system or adversely affect
24 the interests of the citizens of Broward County, and will not affect the ownership of or
25 deprive any person of convenient access to his/her premises, in accordance with
26 Section 27.69 of the Broward County Administrative Code, it was determined that it would
27 be in the best interest of all concerned to release the rights associated with the
28 aforementioned land as described in Exhibit A, all situate, being, and lying in Broward
29 County, Florida, NOW, THEREFORE,

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

32 Section 1. Release.

33 Pursuant to Section 27.69 of the Broward County Administrative Code, said Board
34 hereby releases the rights associated with the Easements on the land as set forth in
35 Release Petition No. 2022-V-10, as described in Exhibit A, all situate, being, and lying in
36 Broward County, Florida.

37 Section 2. Severability.

38 If any portion of this Resolution is determined by any court to be invalid, the invalid
39 portion will be stricken, and such striking will not affect the validity of the remainder of this
40 Resolution. If any court determines that this Resolution, in whole or in part, cannot be
41 legally applied to any individual, group, entity, property, or circumstance, such
42 determination will not affect the applicability of this Resolution to any other individual,
43 group, entity, property, or circumstance.

44 Section 3. Effective Date.

45 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/ Maite Azcoitia 06/13/2025
Maite Azcoitia (date)
Deputy County Attorney

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", ANDREWS PREMIER BUSINESS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PGS. 1-2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "A"; SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF NORTHWEST 15TH AVENUE; THENCE NORTH 88°25'36" EAST ALONG THE NORTH LINE OF SAID PARCEL "A", 671.77 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1444.23 FEET (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 58°42'18" EAST), SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE FOR NORTH ANDREWS AVENUE EXTENSION; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND WESTERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 04°46'50", 120.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND WESTERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 00°35'50", 15.06 FEET; THENCE NORTH 58°34'56" WEST, 63.85 FEET; THENCE NORTH 31°25'04" EAST, 15.00 FEET; THENCE SOUTH 58°34'56" EAST, 65.15 FEET TO THE POINT OF BEGINNING

SAID LANDS BEING A PORTION OF THE SAME PARCEL (SITUATED WEST OF THE WESTERLY RIGHT OF WAY FOR NORTH ANDREWS EXTENSION) DESCRIBED IN OFFICIAL RECORDS BOOK 16653, PAGE 664, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA CONTAINING 968 SQUARE FEET, MORE OR LESS.

SURVEY NOTES:

1. PHYSICAL PAPER VERSIONS OF THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. ELECTRONIC VERSIONS OF THIS SURVEY MAP HAVE BEEN OFFICIALLY SIGNED AND SEALED BY BENJAMIN B. HOYLE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
2. BEARING'S SHOWN HEREON ARE RELATIVE TO THE PLAT OF ANDREWS PREMIER BUSINESS PARK, PLAT BOOK 183, PGS. 1-2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. REFERENCE BEARING OF N88°25'36"E ALONG THE NORTH LINE OF PARCEL "A". TO ACHIEVE BEARINGS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 WITH A 2011 ADJUSTMENT (NAD 83/2011), ROTATE THE GRID BEARINGS SHOWN HEREON 00°02'50" COUNTER-CLOCK-WISE.
3. THIS IS NOT A SURVEY. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS DELINEATED UNDER MY DIRECTION ON SEPTEMBER 20, 2022. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KCI TECHNOLOGIES, INC.

Digitally signed by
Benjamin B Hoyle
Date: 2024.02.03
16:25:00-05'00'



BY: BENJAMIN B. HOYLE, P.S.M.
FLORIDA REGISTRATION NO. 6769

VACATE 15' DRAINAGE EASEMENT

SKETCH OF DESCRIPTION

A PORTION OF PARCEL "A"
ANDREWS PREMIER BUSINESS
PARK P.B. 183,
PGS. 1-2 B.C.R.

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

DATE 9/20/2022

SCALE AS SHOWN

FIELD BK. N/A

DWG. BY SKN

CHK. BY BBH

DATE REVISIONS



ENGINEERS | PLANNERS | SCIENTISTS
CONSTRUCTION MANAGERS

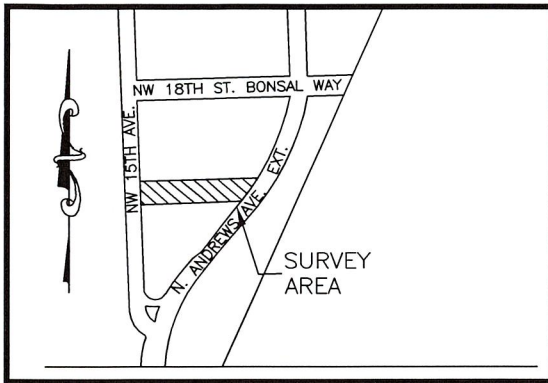
1425 W Cypress Creek Road, Suite 101
Fort Lauderdale, FL 33309 • 954.776.1616 • www.kci.com
LICENSED BUSINESS NO. 6901

SHEET NO. 1 OF 2 SHEETS
PROJECT NO. 512101149.00L

Z:\PROJECTS\512101149_BUTTERS\00_1698_ANDREWS_AVE_(TRIANGLE)\SURVEY\CAD\V-SD_VACATE_15FT_DRAINAGE.DWG

LEGEND:

BK.	BOOK
B.C.R.	BROWARD COUNTY RECORDS
FT.	FEET
LB.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
PGS.	PAGES
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
R/W	RIGHT OF WAY
SQ.	SQUARE
U.E.	UTILITY EASEMENT
////	NON-VEHICULAR ACCESS LINE
L	ARC LENGTH
R	RADIUS
Δ	CENTRAL ANGLE

**LOCATION SKETCH
(NOT TO SCALE)****PARCEL B**

"POMPANO CENTER EXCHANGE"
P.B. 175, PG. 169, B.C.R.

P.O.C.

NW CORNER OF PARCEL 'A'

L=120.50', R=1444.23'

Δ=04°46'50"

10' U.E. (P.B. 175, PG. 169, B.C.R.)

NORTH LINE PARCEL "A" N88°25'36"E 671.77' (REFERENCE BEARING) 15' DRAINAGE EASEMENT
O.R.B. 16653, PG. 664, B.C.R.
±968 SQ. FT.

75' STORM WATER STORAGE
DRAINAGE EASEMENT
O.R.B. 16653, PG. 671, B.C.R.

15' DRAINAGE EASEMENT
O.R.B. 16653, PG. 657, B.C.R.

L=15.06', R=1444.23'

Δ=00°35'50"

5' TEMPORARY EASEMENT
STATE ROAD DEPARTMENT R/W MAP
SECTION 86000-2600
LAST DATE 11/20/2001

PARCEL "A"

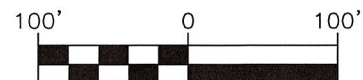
"ANDREWS PREMIER BUSINESS PARK"
P.B. 183, PGS. 1-2, B.C.R.

NORTH ANDREWS AVENUE EXTENSION
SECTION 86000-2600
R/W MAP
SECTION 86000-2600

15' DRAINAGE EASEMENT
O.R.B. 16653, PG. 664, B.C.R.

EAST LINE OF SW 1/4, NW 1/4;
SE 1/4 SECTION 27-48-42

10' UTILITY EASEMENT
P.B. 175, PG. 169, B.C.R.
PLAT LIMITS
WESTERLY R/W LINE
N ANDREWS AVE EXTENSION

GRAPHIC SCALE

(IN FEET)

VACATE 15' DRAINAGE EASEMENT**SKETCH OF DESCRIPTION**

A PORTION OF PARCEL "A"
ANDREWS PREMIER BUSINESS
PARK P.B. 183,
PGS. 1-2 B.C.R.

CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

DATE 9/20/2022

SCALE AS SHOWN

FIELD BK. N/A

DWG. BY SKN

CHK. BY BBH

DATE REVISIONS



ENGINEERS | PLANNERS | SCIENTISTS

CONSTRUCTION MANAGERS

1425 W Cypress Creek Road, Suite 101
Fort Lauderdale, FL 33309 • 954.776.1616 • www.kci.com

LICENSED BUSINESS NO. 6901

SHEET NO. 2 OF 2 SHEETS
PROJECT NO. 512101149.00L

Broward County Engineering Division
Right of Way Section
1 North University Drive, Suite 3008
Plantation, FL 33324-2038

☒ 2022-V-10
☐ Right of way approved - Public R/W
☐ Right of way approved - Private Road

By: Jorge Sobeino Date: 05/22/25
Sanchez

LEGAL DESCRIPTION:

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SAID LANDS BEING THE SAME PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 16653, PAGE 671, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA CONTAINING 37,503 SQUARE FEET, MORE OR LESS.

SURVEY NOTES:

1. PHYSICAL PAPER VERSIONS OF THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. ELECTRONIC VERSIONS OF THIS SURVEY MAP HAVE BEEN OFFICIALLY SIGNED AND SEALED BY BENJAMIN B. HOYLE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
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KCI TECHNOLOGIES, INC.

Digitally signed by
Benjamin B Hoyle
Date: 2024.02.03
16:24:19-05'00'



BY: BENJAMIN B. HOYLE, P.S.M.
FLORIDA REGISTRATION NO. 6769

VACATE 75' DRAINAGE EASEMENT

SKETCH OF DESCRIPTION

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PARK P.B. 183,
PGS. 1-2 B.C.R.

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

DATE 9/20/2022
SCALE AS SHOWN
FIELD BK. N/A
DWG. BY SKN
CHK. BY BBH

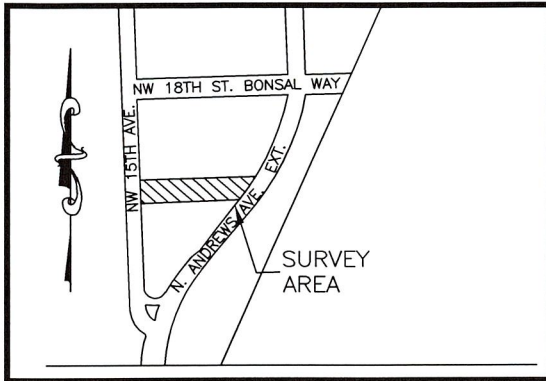
DATE	REVISIONS



ENGINEERS | PLANNERS | SCIENTISTS
CONSTRUCTION MANAGERS
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LICENSED BUSINESS NO. 6901

SHEET NO. 1 OF 2 SHEETS
PROJECT NO. 512101149.00L

Z:\PROJECTS\512101149_BUTTERS\00_1698_ANDREWS_AVE_(TRIANGLE)\SURVEY\CAD\V-SD_VACATE_75FT_DRAINAGE.DWG

**LEGEND:**

BK.	BOOK
B.C.R.	BROWARD COUNTY RECORDS
FT.	FEET
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
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P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
R/W	RIGHT OF WAY
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U.E.	UTILITY EASEMENT
////	NON-VEHICULAR ACCESS LINE

**LOCATION SKETCH
(NOT TO SCALE)****PARCEL B**

"POMPANO CENTER EXCHANGE"
P.B. 175, PG. 169, B.C.R.

P.O.C.

NW CORNER OF PARCEL 'A'

N88°25'36"E, 50.00'

10' U.E. (P.B. 175, PG. 169, B.C.R.)

10' U.E. (P.B. 175, PG. 169, B.C.R.)

NORTH LINE PARCEL "A" (REFERENCE BEARING)

S02°08'03"E

32.00'

P.O.B.

N02°08'03"W

75.00'

N88°25'36"E

529.76'

75' STORM WATER STORAGE
DRAINAGE EASEMENT
O.R.B. 16653, PG. 671, B.C.R.
±37,503 SQ. FT.

470.31'

S88°25'36"W

S36°29'00"W

95.25'

15' DRAINAGE EASEMENT
O.R.B. 16653, PG. 657, B.C.R.

15' DRAINAGE EASEMENT
O.R.B. 16653, PG. 664, B.C.R.

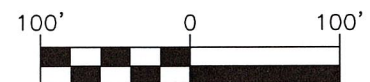
5' TEMPORARY EASEMENT
STATE ROAD DEPARTMENT R/W MAP
SECTION 86000-2600
LAST DATE 11/20/2001

PARCEL "A"

"ANDREWS PREMIER BUSINESS PARK"
P.B. 183, PGS. 1-2, B.C.R.

NORTH ANDREWS AVENUE EXTENSION
R/W MAP
SECTION 86000-2600

EAST LINE OF SW 1/4, NW 1/4,
SE 1/4 SECTION 27-48-42

GRAPHIC SCALE

(IN FEET)

VACATE 75' DRAINAGE EASEMENT**SKETCH OF DESCRIPTION**

A PORTION OF PARCEL "A"
ANDREWS PREMIER BUSINESS
PARK P.B. 183,
PGS. 1-2 B.C.R.

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

DATE 9/20/2022

SCALE AS SHOWN

FIELD BK. N/A

DWG. BY SKN

CHK. BY BBH

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SHEET NO. 2 OF 2 SHEETS
PROJECT NO. 512101149.00L

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Right of Way Section
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Plantation, FL 33324-2038

- ☒ 2022-V-10
☐ Right of way approved - Public R/W
☐ Right of way approved - Private Road

By: Jorge Sobrino Date: 05/22/25
Sanchez