

**PROPOSED**

RESOLUTION NO.

1 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD  
2 COUNTY, FLORIDA, AUTHORIZING THE CONVEYANCE OF CERTAIN REAL  
3 PROPERTY TO THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT  
4 TO SECTION 125.38, FLORIDA STATUTES; DETERMINING THAT THE REAL  
5 PROPERTY IS NOT NEEDED FOR COUNTY PURPOSES; DETERMINING THAT THE  
6 USE STATED HEREIN PROMOTES PUBLIC OR COMMUNITY INTEREST AND  
7 WELFARE; AUTHORIZING THE EXECUTION AND RECORDATION OF A QUITCLAIM  
8 DEED FOR THE REAL PROPERTY; AND PROVIDING FOR SEVERABILITY AND AN  
9 EFFECTIVE DATE.

10  
11 WHEREAS, Broward County ("County") holds title to certain real property located  
12 in the City of Sunrise, Florida, consisting of three (3) parcels identified as Parcel 105,  
13 Parcel 117A, and Parcel 117B (collectively, the "Parcels"), which Parcels are more  
14 particularly described in the legal descriptions within the quitclaim deed attached hereto  
15 and made a part of this Resolution as Attachment A (the "Quitclaim Deed");

16 WHEREAS, the Florida Department of Transportation ("FDOT") applied to the  
17 Board of County Commissioners of Broward County, Florida ("Board"), for the  
18 conveyance of the Parcels to FDOT for right-of-way purposes in connection with the Pat  
19 Salerno Full Interchange improvements on the Sawgrass Expressway ("Stated  
20 Purpose");

21           WHEREAS, Section 125.38, Florida Statutes, states that if “the state or any  
22 political subdivision or agency thereof, or any municipality of this state . . . should desire  
23 any real or personal property that may be owned by any county of this state or by its board  
24 of county commissioners, for public or community interest and welfare, then the . . . state  
25 or such political subdivision, agency, municipality . . . may apply to the board of county  
26 commissioners for a conveyance or lease of such property. Such board, if satisfied that  
27 such property is required for such use and is not needed for county purposes, may  
28 thereupon convey or lease the same at private sale to the applicant for such price,  
29 whether nominal or otherwise, as such board may fix, regardless of the actual value of  
30 such property. The fact of such application being made, the purpose for which such  
31 property is to be used, and the price or rent therefor shall be set out in a resolution duly  
32 adopted by such board”; and

33           WHEREAS, the Board supports the use of the Parcels for the Stated Purpose and  
34 desires to approve and authorize the conveyance of the Parcels to FDOT for the  
35 Stated Purpose, NOW, THEREFORE,

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

38           Section 1.    The recitals set forth in the preamble to this Resolution are true,  
39 accurate, and deemed incorporated by reference herein as though set forth in full  
40 hereunder.

41           Section 2.    The Board finds that (1) FDOT applied to the Board for the  
42 conveyance of the Parcels for the Stated Purpose in accordance with Section 125.38,  
43 Florida Statutes; (2) the Stated Purpose promotes public or community interest and  
44 welfare; and (3) the Parcels are required by FDOT for the Stated Purpose and are not  
45 needed for County purposes.

46           Section 3.    The Board authorizes the conveyance of the Parcels to FDOT for the  
47 Stated Purpose in exchange for the total price of Ten Dollars (\$10.00).

48           Section 4.    The Board authorizes the Mayor or Vice-Mayor of the Board to  
49 execute the Quitclaim Deed in the same form as Attachment A and authorizes the County  
50 Administrator to attest to such execution.

51           Section 5.    The Quitclaim Deed shall be properly recorded in the Official  
52 Records of Broward County, Florida.

53           Section 6.    Severability.

54           If any portion of this Resolution is determined by any court to be invalid, the invalid  
55 portion will be stricken, and such striking will not affect the validity of the remainder of this  
56 Resolution. If any court determines that this Resolution, in whole or in part, cannot be  
57 legally applied to any individual, group, entity, property, or circumstance, such  
58 determination will not affect the applicability of this Resolution to any other individual,  
59 group, entity, property, or circumstance.



Attachment A

Return recorded copy to:  
Broward County  
Real Property and Real Estate Development Division  
1 North University Drive  
Plantation, Florida 33324

This document prepared by:  
Gray J. Crow, Esq.  
Office of the County Attorney  
Broward County, Florida  
115 South Andrews Avenue, Suite 423  
Fort Lauderdale, Florida 33301

Folio Numbers: Portion of 4940-26-07-0010  
Portion of 4940-23-01-0012  
Portion of 4940-23-01-0011  
Portion of 4940-23-01-0013

**QUITCLAIM DEED**

(Pursuant to Section 125.411, Florida Statutes)

**THIS QUITCLAIM DEED**, made this \_\_\_ day of May, 2026, by **BROWARD COUNTY**, a political subdivision of the State of Florida (“Grantor”), whose address is 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, and **STATE OF FLORIDA**, by and through the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION** (“Grantee”), whose address is 3400 West Commercial Boulevard, Fort Lauderdale, Florida 33309.

(The terms “Grantor” and “Grantee” as used herein shall refer to the respective parties, and the heirs, personal representatives, successors, and assigns of such parties.)

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto Grantee, its successors and assigns, forever, all of Grantor’s rights, title, and interest, if any, in and to the following described lands, lying and being in Broward County, Florida, to wit:

See Exhibit A attached hereto and made a part hereof (the “Property”).

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behalf of the said Grantee forever.

**THIS CONVEYANCE IS SUBJECT TO** all zoning rules, regulations, and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property conveyed herein; existing public purpose utility and government easements and rights of way and other matters of record; and real estate taxes for the year 2026 and all subsequent years.

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice-Mayor of said Board, the day and year aforesaid.

**GRANTOR:**

BROWARD COUNTY, by and through  
its Board of County Commissioners

ATTEST:

\_\_\_\_\_  
Broward County Administrator, as  
ex officio Clerk of the Broward County  
Board of County Commissioners

(Official Seal)

By: \_\_\_\_\_  
Mayor  
\_\_\_\_ day of \_\_\_\_\_, 2026

Approved as to form by  
Andrew J. Meyers  
Broward County Attorney  
Governmental Center  
115 South Andrews Avenue, Room 423  
Fort Lauderdale, Florida 33301  
Telephone: (954) 357-7600

By: \_\_\_\_\_  
Gray J. Crow (Date)  
Assistant County Attorney

By: \_\_\_\_\_  
Annika E. Ashton (Date)  
Deputy County Attorney

REF: Approved by BOCC on May \_\_, 2026, Item No: \_\_\_\_\_  
Return to BC Real Property and Real Estate Development Division

**EXHIBIT A**  
**LEGAL DESCRIPTION**

PARCEL 1 ("Parcel 105"):

PARCEL 2 ("Parcel 117A"):

PARCEL 3 ("Parcel 117B"):



Parcel No. 105 FEE SIMPLE LIMITED ACCESS RIGHT OF WAY

A portion of Parcels "D" and "E", Savannah P.U.D. Plat 7 as recorded in Plat Book 149, Page 3 of the Public Records of Broward County, Florida, and lying in Section 26, Township 49 South, Range 40 East, Broward County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 26; thence South 88°40'46" East along the North line of said Section 26, a distance of 1,025.31 feet to the POINT OF BEGINNING; thence continue South 88°40'46" East, along said North line, a distance of 114.10 feet to a point on a curve concave Southeast, having a chord bearing of South 59°21'37" West; thence departing said North line along the arc of said curve, having a radius of 544.00 feet, through a central angle of 27°49'46", an arc distance of 264.23 feet to a point of compound curvature of a curve concave Southeast, having a chord bearing of South 44°11'24" West; thence Southwesterly along the arc of said curve, having a radius of 19,187.17 feet, through a central angle of 02°30'39", an arc distance of 840.85 feet to a point on said curve, being on the existing Easterly limited access right of way line of State Road No. 869 - Sawgrass/Deerfield Expressway, as shown on the Florida Department of Transportation Right of Way Maps, FP 437155-1 and being a point on a curve concave Southeast, having a chord bearing of North 38°02'11" East; thence Northeastly along said existing Easterly limited access right of way line and the arc of said curve, having a radius of 1,432.39 feet, through a central angle of 15°48'18", an arc distance of 395.12 feet to a point of reverse curvature of a curve concave Northwest, having a chord bearing of North 46°40'23" East; thence Northeastly along said existing Easterly limited access right of way line and the arc of said curve, having a radius of 24,395.33 feet, through a central angle of 01°28'02", an arc distance of 624.68 feet to the POINT OF BEGINNING.

Containing 0.730 acres, more or less.

Together with all rights of ingress, egress, light, air and view between grantor's remaining property and any facility constructed on the above described property.

AND: ACCESS RIGHTS ONLY

All rights of ingress, egress, light, air and view between that tract of land described as Parcel "E", Savannah P.U.D. Plat 7 as recorded in Plat Book 149, Page 3 of the Public Records of Broward County, Florida, and lying in Section 26, Township 49 South, Range 40 East, Broward County, Florida, and the following described line:

Commence at the Northwest corner of said Section 26; thence South 88°40'46" East along the North line of said Section 26, a distance of 1,139.41 feet to the POINT OF BEGINNING; thence continue South 88°40'46" East, a distance of 906.96 feet to the POINT OF TERMINUS of the Limited Access Right of Way line.

GENERAL NOTES:

- BEARINGS AND COORDINATES ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRAVERSE MERCATOR PROJECTION, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 (1990 ADJUSTMENT), AND THE WEST LINE OF SECTION 34, TOWNSHIP 49, SOUTH, RANGE 40 EAST IS TAKEN TO BEAR NORTH 00° 06' 43" WEST.
- ALL DISTANCES, ANGLES, BEARINGS, STATIONS AND OFFSETS ARE CALCULATED IN U.S. SURVEY FEET, UNLESS OTHERWISE NOTED.
- STATION AND OFFSETS ARE RELATIVE TO THE BASELINE OF SURVEY UNLESS OTHERWISE NOTED.
- SEE LEGAL DESCRIPTION.
- THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FOR PREPARATION OF THIS PARCEL SKETCH.
- SEE SHEET 1 OF 2 FOR SKETCH.

LEGEND:

- Δ = CENTRAL ANGLE
- ℓ = BASELINE
- C.B. = CHORD BEARING
- D.E. = DRAINAGE EASEMENT
- ESMT. = EASEMENT
- EXIST. = EXISTING
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- LB = LICENSE BUSINESS
- L/A = LIMITED ACCESS
- NO. = NOT APPLICABLE
- ORB. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- L/A = LIMITED ACCESS
- L = LENGTH
- SEC. = SECTION
- S.R. = STATE ROAD
- SPN. = STATE PROJECT NUMBER
- R = RADIUS
- R/W = RIGHT OF WAY
- U.E. = UTILITY EASEMENT

FLORIDA DEPARTMENT OF TRANSPORTATION <b>PARCEL SKETCH</b> <b>NOT A SURVEY</b>	STATE ROAD NO. 869 (SAWGRASS EXPRESSWAY)		BROWARD COUNTY	
	BY	DATE	PREPARED BY:	
	A.SCHAEFER	09/20/22	GARY R. ROCHE, PSM, TURNPIKE SURVEYOR	
	CHECKED	DATE	APPROVED: SEPT. 30, 2022	
REVISION	BY	DATE	F.P. NO. 437155-1-32-01	SHEET 2 OF 2
			SECTION N/A	



Parcel No. 117

FEE SIMPLE LIMITED ACCESS RIGHT OF WAY  
PART "A"

A portion of Tract "A", GREATON PLAT NO. 1, according to the plat thereof, as recorded in Plat Book 161, Page 14, and a portion of Parcel "B", SAWGRASS LAKES, according to the plat thereof, as recorded in Plat Book 154, Page 2, of the Public Records of Broward County, Florida, lying in Section 23, Township 49 South, Range 40 East, Broward County, Florida, being more particularly described as follows:

Commence at the South One-Quarter (S 1/4) corner of said Section 23; thence North 88°40'46" West along the South line of the Southwest One-Quarter (SW 1/4) of said Section 23, a distance of 1,297.96 feet to the POINT OF BEGINNING; thence continue North 88°40'46" West along said South line of the Southwest One-Quarter (SW 1/4), a distance of 293.49 feet to the Southeastery Limited Access Right of Way of State Road No. 869 (Sawgrass/Deerfield Expressway), being a point on a curve concave Southeastery, having a chord bearing of North 47°39'27" East; thence Northeastery along said Southeastery Limited Access Right of Way of State Road No. 869 (Sawgrass/Deerfield Expressway) and said curve, having a radius of 24,395.33 feet, through a central angle of 00°30'07", an arc distance of 213.72 feet to a point on said curve, and the beginning of a non-tangent curve concave Northeastery, having a chord bearing of South 63°59'28" East; thence departing said Southeastery Limited Access Right of Way line, run Southeastery along said curve, having a radius of 605.33 feet, through a central angle of 12°48'54", an arc distance of 135.39 feet to the end of said curve; thence South 19°36'05" West, a distance of 2.17 feet; thence South 89°26'08" East, a distance of 21.34 feet; thence South 04°13'20" West, a distance of 89.46 feet to the POINT OF BEGINNING.

Together with all rights of ingress, egress, light, air and view between grantor's remaining property and any facility constructed on the above described property. Containing 0.629 acres, more or less.

TOGETHER WITH:

Parcel No. 117

FEE SIMPLE LIMITED ACCESS RIGHT OF WAY  
PART "B"

A portion of Tract "A", GREATON PLAT NO. 1, according to the plat thereof, as recorded in Plat Book 161, Page 14, and a portion of Parcel "B", SAWGRASS LAKES, according to the plat thereof, as recorded in Plat Book 154, Page 2, of the Public Records of Broward County, Florida, lying in Section 23, Township 49 South, Range 40 East, Broward County, Florida, being more particularly described as follows:

Commence at the South One-Quarter (S 1/4) corner of said Section 23; thence North 88°40'46" West along the South line of the Southwest One-Quarter (SW 1/4) of said Section 23, a distance of 1,591.45 feet to the Southeastery Limited Access Right of Way of State Road No. 869 (Sawgrass/Deerfield Expressway), being a point on a curve concave Southeastery, having a chord bearing of North 47°45'48" East; thence Northeastery along said Southeastery Limited Access Right of Way of State Road No. 869 (Sawgrass/Deerfield Expressway) and said curve, having a radius of 24,395.33 feet, through a central angle of 00°42'53", an arc distance of 304.28 feet to a point on said curve, for a POINT OF BEGINNING; thence continue along last said curve concave Southeastery and said Southeastery Limited Access Right of Way of State Road No. 869 (Sawgrass/Deerfield Expressway), having a chord bearing of North 48°08'52" East, having a radius of 24,395.33 feet, through a central angle of 00°01'11", an arc distance of 8.43 feet to a point on said curve; thence South 85°45'46" East departing said Southeastery Limited Access Right of Way of State Road No. 869 (Sawgrass/Deerfield Expressway), a distance of 393.93 feet to a point on a curve concave Northeastery, having a chord bearing of South 69°41'04" East; thence Southeastery along said curve, having a radius of 316.82 feet, through a central angle of 16°00'32", an arc distance of 88.52 feet to a point on said curve; thence South 08°21'57" West, a distance of 32.28 feet; thence North 85°44'42" West, a distance of 259.04 feet to the beginning of a non-tangent curve concave Northeastery, having a chord bearing of North 73°01'07" West; thence Northwestery along said curve, having a radius of 518.67 feet, through a central angle of 25°29'19", an arc distance of 230.73 feet to the end of said curve, and the POINT OF BEGINNING.

Containing 0.504 acres, more or less.

Containing in the aggregate 1.133 acres, more or less.

- NOTE:  
1. SEE SHEET 1 OF 3 FOR SKETCH.  
2. SEE SHEET 3 OF 3 FOR LEGAL DESCRIPTION, GENERAL NOTES AND LEGEND.

<b>FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH NOT A SURVEY</b>	STATE ROAD NO. 869 (SAWGRASS EXPRESSWAY)				BROWARD COUNTY	
	REVISE LEGALS	A.S.	DATE	BY	PREPARED BY:	PARCEL 117
	SEPARATED LEGAL DESC	R. ORTEGA	05/31/22	S. HARP	WANTMAN GROUP, INC.	LB 7055
	REVISION		DATE	CHECKED	F.P. NO.	SECTION N/A
				R. ORTEGA	437155-1-32-01	SHEET 2 OF 3

