

**PROPOSED**

RESOLUTION NO.

1 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD  
2 COUNTY, FLORIDA, REGARDING RELEASE PETITION NO. 2024-V-10, RELEASING  
3 A PORTION OF A 20-FOOT-WIDE DRAINAGE EASEMENT (OFFICIAL RECORDS  
4 BOOK 11438, PAGE 331), LYING WITHIN PARCEL A OF NORTH ANDREWS  
5 INDUSTRIAL PARK PLAT; AND PROVIDING FOR SEVERABILITY AND AN  
6 EFFECTIVE DATE.

7  
8 WHEREAS, pursuant to a Notice of Public Hearing, duly and regularly advertised  
9 in accordance with law, a public hearing was held in the Commission Meeting Room 422,  
10 Broward County Governmental Center East, located at 115 South Andrews Avenue, Fort  
11 Lauderdale, Florida, on April 1, 2025, at 10:00 a.m., to consider the advisability of  
12 releasing a portion of a 20-foot-wide drainage easement recorded in Book 11438, Page  
13 331, of the Official Records of Broward County, Florida, lying within Parcel A of North  
14 Andrews Industrial Park plat and generally located at the southwest corner of Park Central  
15 Boulevard and North Andrews Avenue Ext, in the City of Pompano Beach, 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 Broward County road system or adversely affect  
20 the interests of the citizens of Broward County, and will not affect the ownership of or  
21 deprive any person of convenient access to his/her premises, in accordance with  
22 Section 27.69 of the Broward County Administrative Code, it was determined that it would

be in the best interest of all concerned to release the rights associated with 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. Release.

Pursuant to Section 27.69 of the Broward County Administrative Code, said Board  
hereby releases the rights associated with the portion of the 20-foot-wide drainage  
easement on the land as set forth in Release Petition No. 2024-V-10, 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/ Deanna Kalil 03/03/2025  
Deanna Kalil (date)  
Assistant County Attorney

By: /s/ Maite Azcoitia 03/03/2025  
Maite Azcoitia (date)  
Deputy County Attorney

SKETCH & DESCRIPTION  
**20' DRAINAGE EASEMENT**  
TO BE VACATED  
(O.R.B. 11438, PG. 331, B.C.R.)  
BROWARD COUNTY, FLORIDA

**SURVEYOR'S NOTES:**

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon is in accord with Drainage Easement recorded in Official Records Book 11438, Page 331 of the Public Records of Broward County, Florida.
4. Bearings shown hereon are assumed based on the West line of said Parcel A, NORTH ANDREWS INDUSTRIAL PARK, P.B. 108, PG. 18, B.C.R., having a bearing of N01°24'14"W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; CHB = Chord Bearing; CH = Chord; Δ = Central Angle; F.B. = Field Book; L = Arc Length; L.B. = Licensed Business; O.R.B. = Official Records Book; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.O.T. = Point of Termination; R = Radius.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 1/10/2025

John T.  
Doogan,  
P.L.S.

Digitally signed  
by John T.  
Doogan, P.L.S.  
Date: 2025.01.13  
10:07:27 -05'00'



JOHN T. DOOGAN, P.L.S.  
Florida Registration No. 4409  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300

**NOT VALID WITHOUT  
SHEETS 1 THRU 3**

**REVISIONS**

PREP EAST PARCEL 8/16/2024  
REVISE 01/10/2025



**AVIROM & ASSOCIATES, INC.**  
**SURVEYING & MAPPING**

50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594 / [www.AVIROMSURVEY.com](http://www.AVIROMSURVEY.com)

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JOB #:	12648-2_C-E
SCALE:	--
DATE:	07/19/2023
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.	-- PG. --
SHEET:	1 OF 3

**SKETCH & DESCRIPTION**  
**20' DRAINAGE EASEMENT**  
TO BE VACATED  
(O.R.B. 11438, PG. 331, B.C.R.)  
BROWARD COUNTY, FLORIDA

**LAND DESCRIPTION:**

A portion of Parcel A of NORTH ANDREWS INDUSTRIAL PARK, as shown on Plat recorded in Plat Book 108, Page 18 of the Public Records of Broward County, Florida, being described as follows:

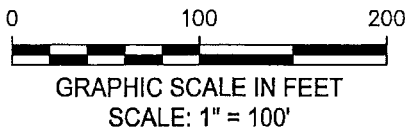
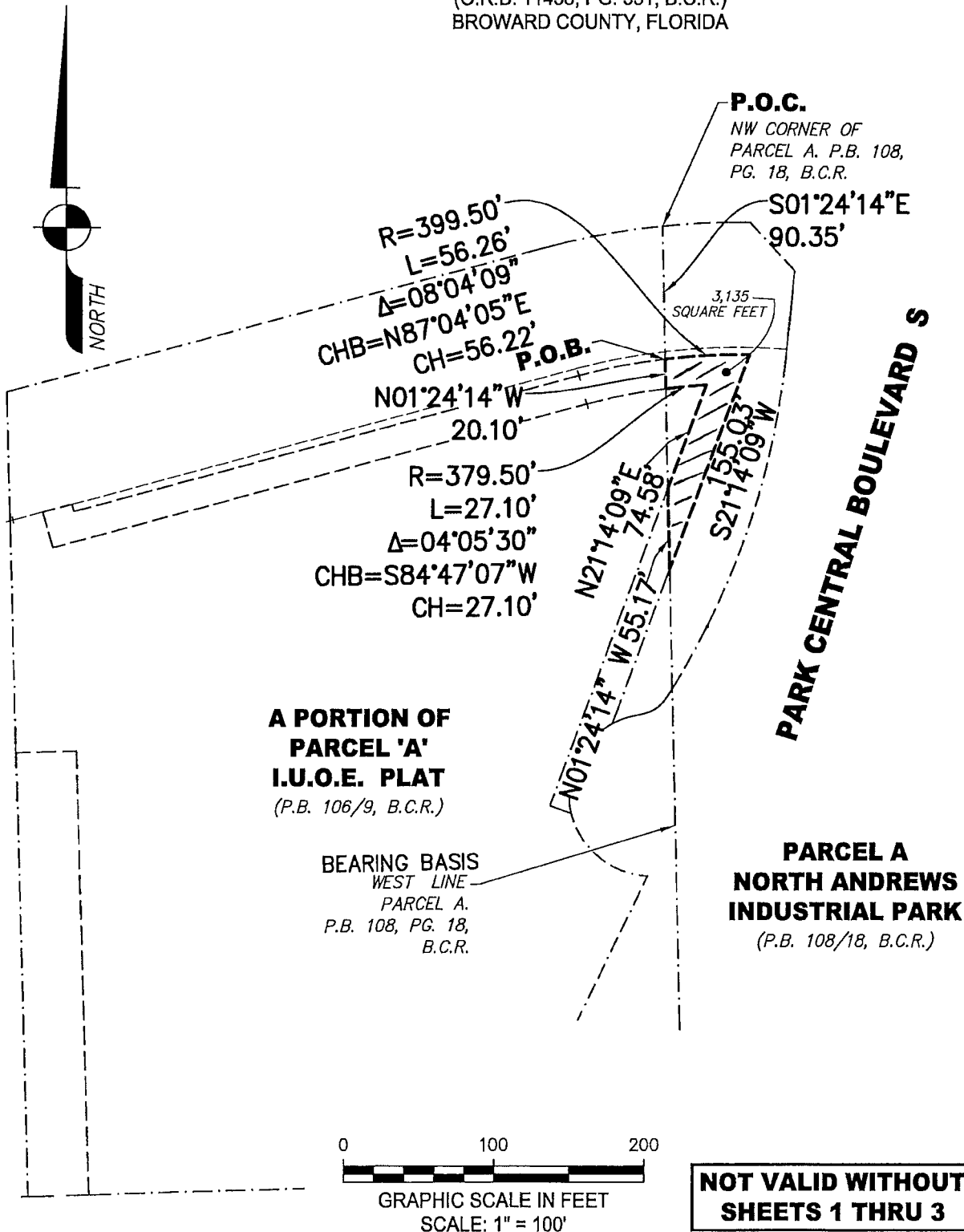
Commence at a the Northwest corner of said Parcel A, thence S01°24'14"E, along the west line of said Parcel A, a distance of 90.35 feet to the Point of Beginning; said point being on a curve, thence Northeasterly along a curve to the right having a radius of 399.50 feet, a central angle of 08°04'09", an arc distance of 56.26 feet and a chord which bears North 87°04'05" East, a distance of 56.22 feet; thence South 21°14'09" West, a distance of 155.03 feet; thence N01°24'14"W, a distance of 55.17 feet; thence North 21°14'09" East, a distance of 74.58 feet to a point on a curve; thence Southwesterly along a curve to the left having a radius of 379.50 feet, a central angle of 04°05'30", an arc distance of 27.10 feet and a chord which bears South 84°47'07" West, a distance of 27.10 feet; thence North 01°24'14" West, along the said west line of Parcel A, a distance of 20.10 feet to the Point of Beginning.

Said lands lying in Broward County, Florida and containing 3,135 square feet, 0.0720 acre more or less.

**NOT VALID WITHOUT  
SHEETS 1 THRU 3**

<b>REVISIONS</b>	<div data-bbox="574 1793 761 1950" data-label="Image"> </div> <div data-bbox="769 1772 1219 1980" data-label="Text"> <p><b>AVIROM &amp; ASSOCIATES, INC.</b> <b>SURVEYING &amp; MAPPING</b> 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / <a href="http://www.AVIROMSURVEY.com">www.AVIROMSURVEY.com</a> © 2022 AVIROM &amp; ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM &amp; ASSOCIATES, INC. and should not be reproduced or copied without written permission.</p> </div>	JOB #: <b>12648-2_C-E</b>
REVISE PER COMMENTS 08/16/2024		SCALE: --
REVISE 1/10/2025		DATE: 07/19/2023
		BY: W.R.E.
		CHECKED: J.T.D.
		F.B. -- PG. --
		SHEET: <b>2 OF 3</b>

SKETCH & DESCRIPTION  
**20' DRAINAGE EASEMENT**  
TO BE VACATED  
(O.R.B. 11438, PG. 331, B.C.R.)  
BROWARD COUNTY, FLORIDA



**REVISIONS**

REVISE PER COMMENTS 08/16/2024  
REVISE 01/10/2025



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JOB #: 12648-2\_C-E  
SCALE: 1" = 100'  
DATE: 07/19/2023  
BY: W.R.E.  
CHECKED: J.T.D.  
F.B. - PG. -  
SHEET: 3 OF 3

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

☒ 2024-V-10  
☒ Right of way approved - Public R/W  
☐ Right of way approved - Private Road

By: Jorge Sobrino Date: 01/14/25  
Sanchez