

PROPOSED

RESOLUTION NO.

1 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
2 COUNTY, FLORIDA, RECLASSIFYING A PORTION OF REAL PROPERTY OWNED BY
3 BROWARD COUNTY ("COUNTY") AND LOCATED AT 600 NORTH ANDREWS
4 AVENUE IN THE CITY OF FORT LAUDERDALE, FLORIDA, AS PUBLIC
5 RIGHT-OF-WAY ("RECLASSIFICATION"); DIRECTING THE COUNTY'S HIGHWAY
6 CONSTRUCTION AND ENGINEERING DIVISION TO TAKE ALL NECESSARY STEPS
7 TO EFFECTUATE THE RECLASSIFICATION; AND PROVIDING FOR SEVERABILITY
8 AND AN EFFECTIVE DATE.

9
10 WHEREAS, Broward County ("County") owns certain real property located at
11 600 North Andrews Avenue, Fort Lauderdale, Florida, and identified as
12 Folio Number 4942-3407-6250 ("Property");

13 WHEREAS, on December 12, 2017 (Agenda Item No. 74), the Broward County
14 Board of County Commissioners ("Board") approved the Ground Lease Agreement by
15 and between Broward County and Related FATVillage, LLC ("Developer"), as amended,
16 for purposes of allowing the Developer to finance, design, construct, operate, and
17 maintain a mixed-use development on the Property including 263 residential rental units,
18 150 of which are set aside as affordable housing units ("Project");

19 WHEREAS, pursuant to Chapter 6 of the Broward County Administrative Code,
20 the County's Highway Construction and Engineering Division ("Division") must prepare

21 right-of-way maps, write legal descriptions for rights-of-way, and review development
22 plans to determine the adequacy of rights-of-way;

23 WHEREAS, the Division has indicated to the Board that as a part of the
24 Developer's development of the Project and for purposes of compliance with the Broward
25 County Trafficways Plan, a portion of the Property measuring approximately 202 feet long
26 by 9 feet wide, as more particularly described in Exhibit "A" to this Resolution ("ROW
27 Parcel"), must be formally reclassified as public right-of-way; and

28 WHEREAS, the Board has determined that it is in the best interest of the public
29 and necessary for the County's operations to approve the reclassification of the ROW
30 Parcel as public right-of-way, and to direct the Division to take all steps necessary to
31 effectuate the Board's reclassification of the ROW Parcel, NOW, THEREFORE,

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

34 Section 1. The Board hereby reclassifies the ROW Parcel, as more particularly
35 described in Exhibit "A" to this Resolution, as public right-of-way.

36 Section 2. The Board hereby directs the Division to take all actions necessary
37 to effectuate the Board's reclassification of the ROW Parcel, including recordation of this
38 Resolution in the Official Records of Broward County, Florida.

39 Section 3. Severability.

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

44 determination will not affect the applicability of this Resolution to any other individual,
45 group, entity, property, or circumstance.

46 | Section 4. Effective Date.

47 This Resolution is effective upon adoption.

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

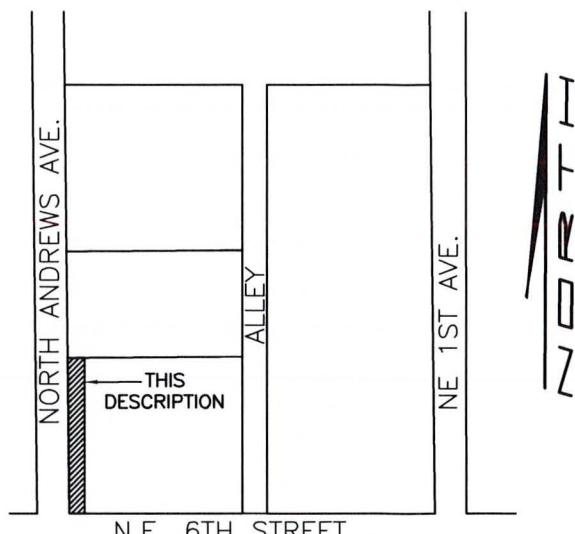
By: /s/ Claudia Capdesuner 05/21/2024
Claudia Capdesuner (date)
Assistant County Attorney

By: /s/ Annika E. Ashton 05/21/2024
Annika E. Ashton (date)
Deputy County Attorney

CC/sr
FATVillage ROW Reclassification Resolution
05/21/2024
#1053647v16

EXHIBIT A

SECTION 03, TOWNSHIP 50 SOUTH, RANGE 42 EAST

**SURVEY NOTES:**

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
4. THIS SKETCH IS NOT A BOUNDARY SURVEY.
5. LANDS SHOWN THEREIN WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

LEGAL DESCRIPTION:

THE EAST 9.00 FEET OF THE WEST 24.00 FEET OF LOTS 25, 26, 27, 28, 29, AND 30, BLOCK 319, PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,
AND
THE EAST 9.00 FEET OF THE WEST 24.00 FEET OF LOTS 31 AND 32, BLOCK 319, SUPPLEMENTAL PLAT OF BLK-319 TOWN OF PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 125 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 1,815 SQUARE FEET, MORE OR LESS.

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
M.D.C.R.	MIAMI-DADE COUNTY RECORDS
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
SQ.FT.	SQUARE FEET

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND 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.

T. Gray
TIMOTHY H. GRAY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6604
STATE OF FLORIDA

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2.		
1.		
DATE	REVISIONS	BY
	File Location:	

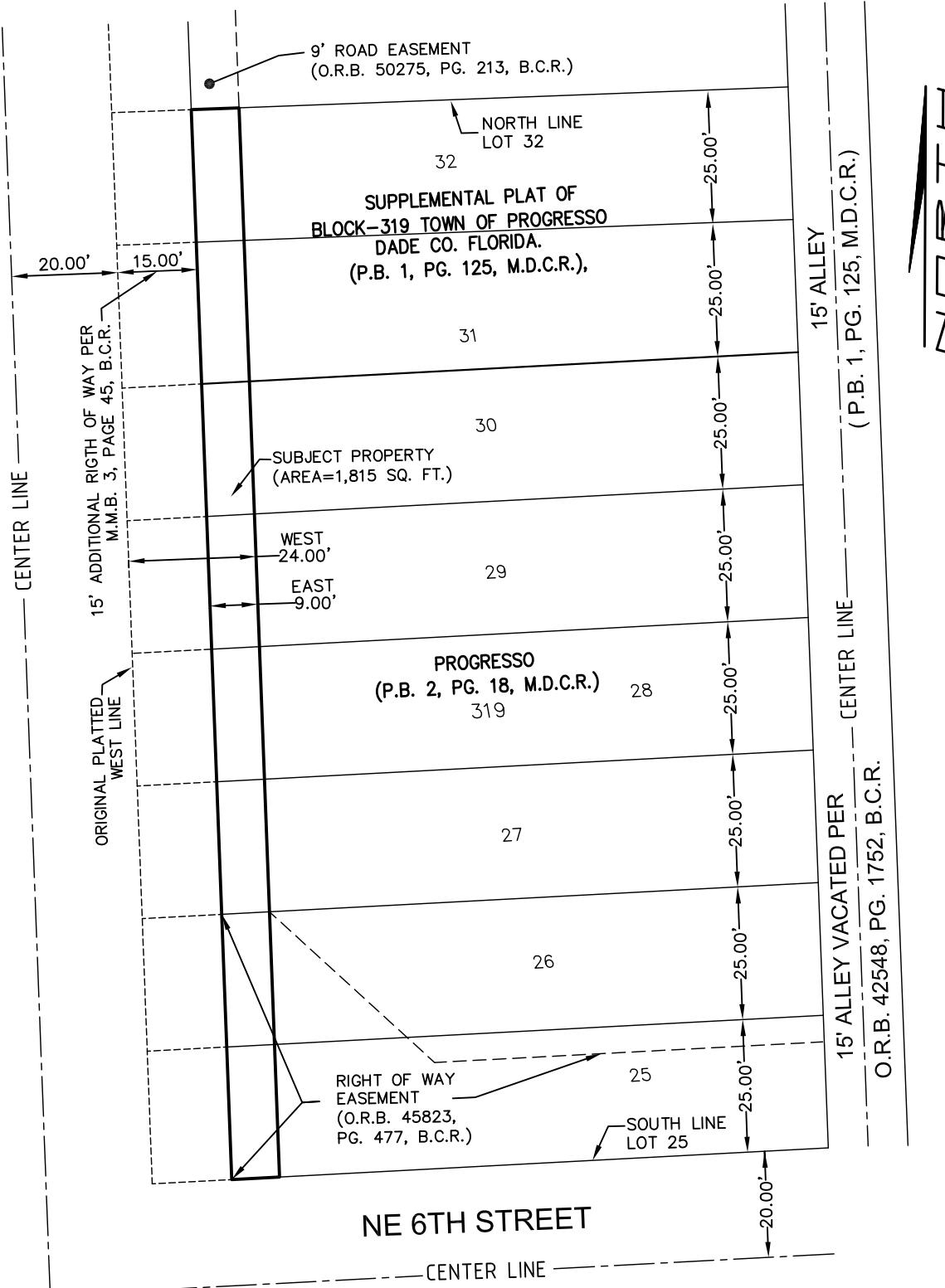
Scale: Drawn By: Date: Checked By: Date:
Not to Scale T. GRAY 9-28-23 J. SANCHEZ 9-29-23 E:\RW\ROW\Parcel Sketches\The Gallery at Flagler Village\Sheet1.dwg

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION

EXHIBIT A

SECTION 03, TOWNSHIP 50 SOUTH, RANGE 42 EAST

NORTH ANDREWS AVENUE
(24TH STREET PER P.B. 1 PG. 25, M.D.C.R.)



3.		
2.		
1.		
DATE	REVISIONS	BY

Scale: Drawn By: Date: Checked By: Date: File Location:
1" = 30' T. GRAY 9-28-23 J. SANCHEZ 9-29-23 E:\RW\ROW\Parcel Sketches\The Gallery at Flagler Village\Sheet2.dwg

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION