

PLAT REL

PROPOSED

RESOLUTION NO.

1 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
2 COUNTY, FLORIDA, REGARDING VACATION PETITION NO. 2026-V-02; VACATING
3 AND ANNULING A 25-FOOT-WIDE THOROUGHFARE, A 20-FOOT-WIDE DRAINAGE
4 EASEMENT, AND A 12-FOOT-WIDE UTILITY EASEMENT, ALL LYING WITHIN TRACT
5 D OF PLEASANT ACRES PLAT (PLAT BOOK 131, PAGE 48); AND PROVIDING FOR
6 SEVERABILITY AND AN 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 August 20, 2026, at 10:00 a.m., to consider the advisability of
12 renouncing and disclaiming the rights of Broward County ("County") and the public and
13 to vacate and annul a 25-foot-wide thoroughfare, a 20-foot-wide drainage easement, and
14 a 12-foot-wide utility easement lying within Tract D of Pleasant Acres Plat (Plat Book 131,
15 Page 48), as recorded in the Official Records of Broward County, Florida, and generally
16 located on the east side of Southwest 111 Terrace, between Southwest 48 Street and
17 Southwest 51 Street in the Town of Davie, Florida, said lands situate, being, and lying in
18 Broward County, Florida, as described in Exhibit A, attached hereto; and

19 WHEREAS, after hearing all interested parties and determining that the proposed
20 action will not materially interfere with the County road system or adversely affect the
21 interests of the citizens of Broward County, and will not affect the ownership of or deprive
22 any person of convenient access to his/her premises, in accordance with

Section 177.101, Florida Statutes (as amended), 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. 2026-V-02, 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.

41 | Section 3. Effective Date.

42 | This Resolution is effective upon adoption.

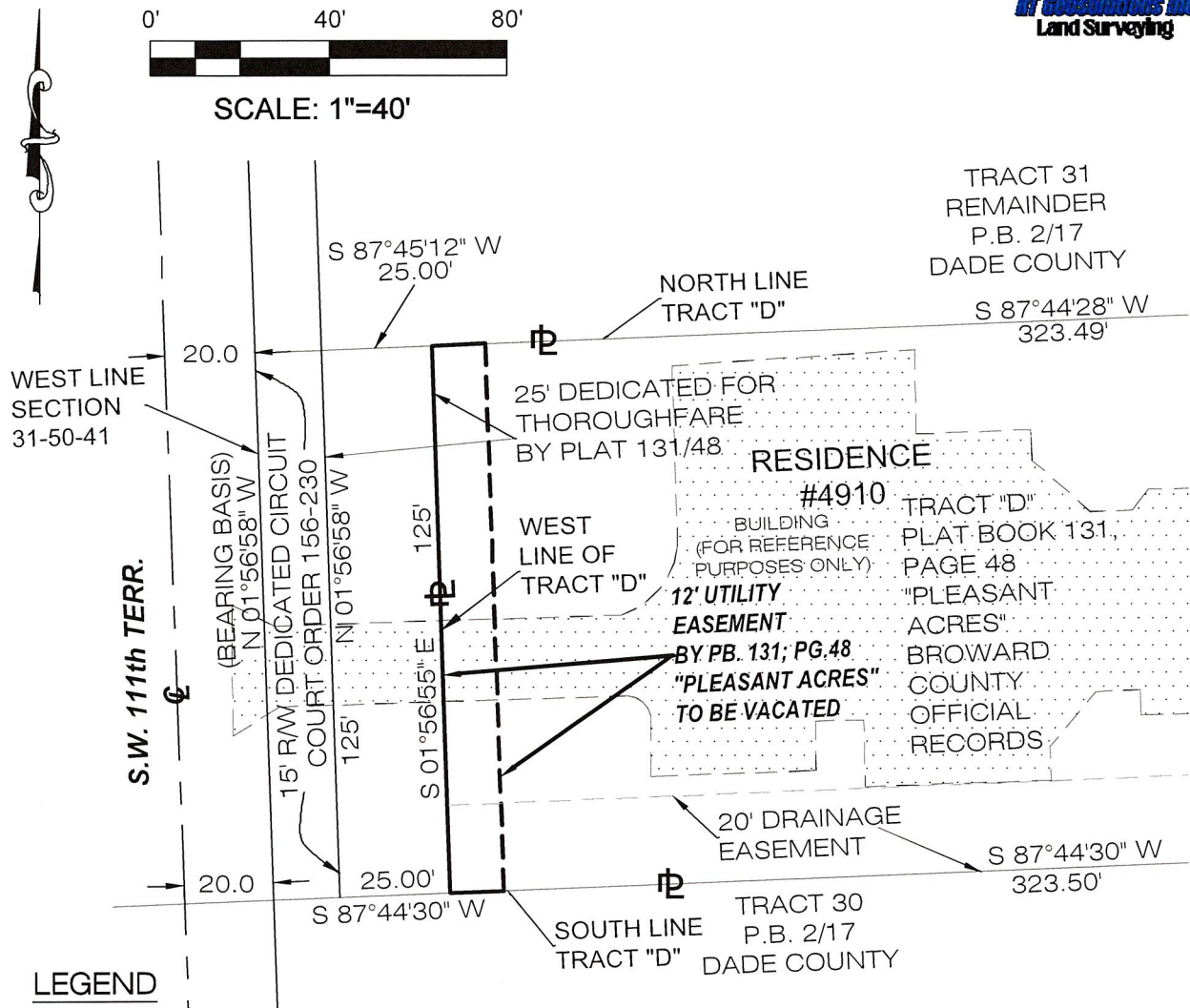
ADOPTED this day of , 2026. **PROPOSED**

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

By: /s/ Deanna Kalil 00/00/2026
Deanna Kalil (date)
Assistant County Attorney

By: /s/ Maite Azcoitia 00/00/2026
Maite Azcoitia (date)
Deputy County Attorney

EXHIBIT A
EAST 12' FEET UTILITY EASEMENT
TO BE VACATED



PG.= PAGE
PB.= PLAT BOOK
P.O.B.=POINT OF BEGINNING
P.O.C.=POINT OF COMMENCEMENT
P.L.= PROPERTY LINE
RGE=RANGE
R/W= RIGHT OF WAY
SEC.=SECTION
SQ.FT.=SQUARE FEET
TWP.=TOWNSHIP

LEGAL DESCRIPTION

THIS LEGAL DESCRIPTION COVERS CERTAIN UTILITY EASEMENT DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, IN TRACT "D" OF "PLEASANT ACRES", PLAT BOOK 131 AT PAGE 48, RECORDED IN BROWARD COUNTY OFFICIAL RECORDS, SAID EASEMENT HAVING ENCUMBERED THAT REAL PROPERTY DESCRIBED AND IDENTIFIED IN THIS EXHIBIT.

THAT WEST PORTION OF TRACT "D", PLEASANT ACRES, PLAT BOOK 131 AT PAGE 48, RECORDED IN BROWARD COUNTY OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

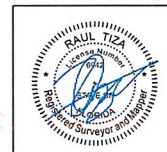
THE WEST 12 FEET OF TRACT "D" OF PLEASANT ACRES, PLAT BOOK 131 AT PAGE 48, RECORDED IN BROWARD COUNTY OFFICIAL RECORDS CONTAINING 1,500 SQ.FT. MORE OR LESS. SAID LANDS SITUATE, LAYING AND BEING IN BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY
2. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
3. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
4. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN OF N 01°56'58"W ALONG THE WEST LINE OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 41 EAST.

Raul
Tiza
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signed by
Raul Tiza
LS6942
Date:
2026.04.20
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RAUL TIZA
LAND SURVEYOR AND MAPPER No. 6942, LB 8029.
STATE OF FLORIDA
815 N. HOMESTEAD BLVD. # 445, HOMESTEAD,
FLORIDA 33030
PHONE: 786-975-8588

NOT VALID WITHOUT THE SIGNATURE AND THE
ELECTRONIC SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER

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

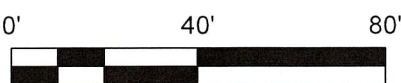
- ☒ ~~RD~~ 2026-V-02
☐ Right of way approved - Public R/W
☐ Right of way approved - Private Road

By: Jorge Sobrino Date: 04/20/26
SANCHEZ



N.W. CORNER
SEC.31-50-41

EXHIBIT A 25 FEET RIGHT OF WAY TO BE VACATED

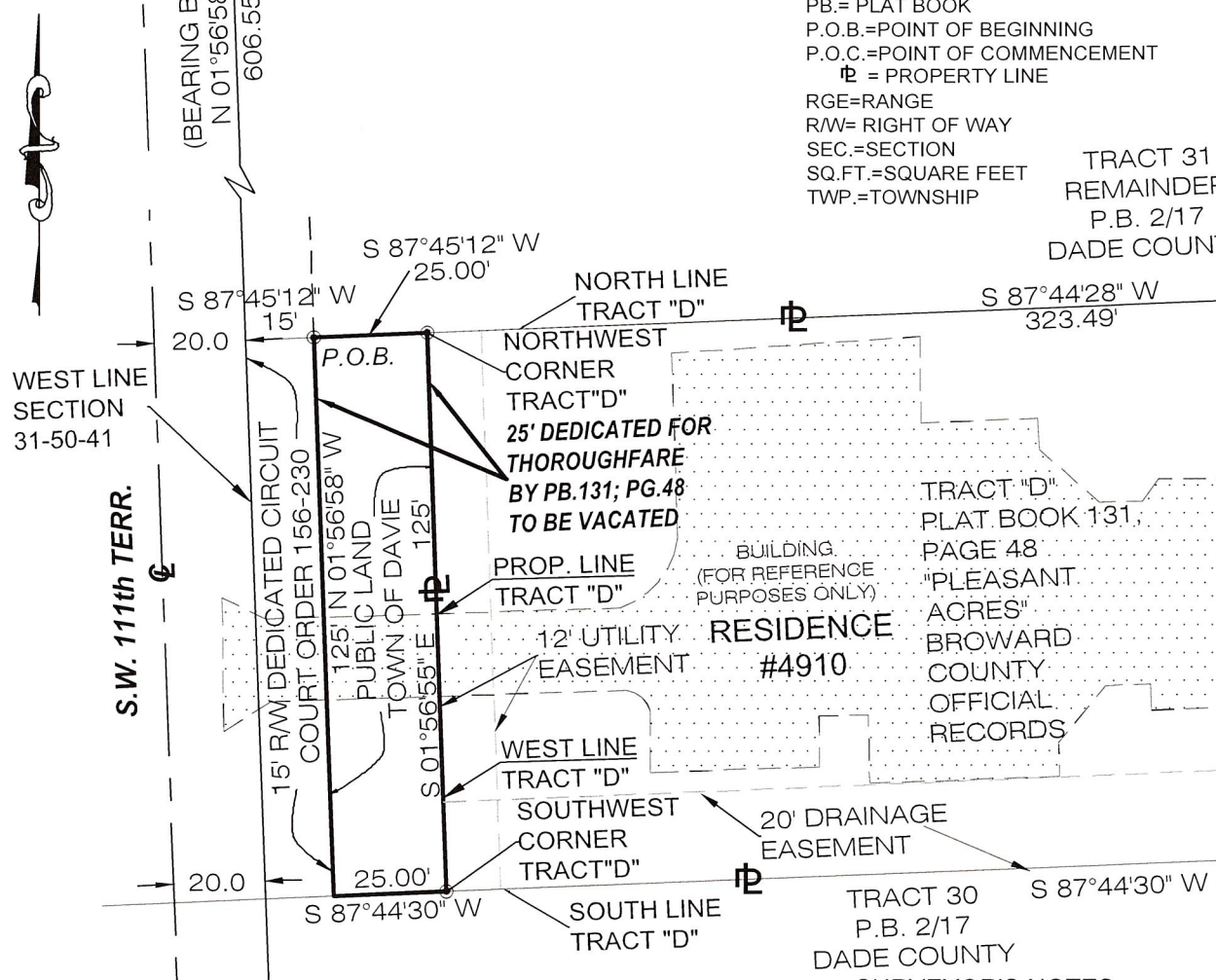


SCALE: 1"=40'

LEGEND

CL = CENTERLINE
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 SQ.FT.=SQUARE FEET
 TWP.=TOWNSHIP

TRACT 31
 REMAINDER
 P.B. 2/17
 DADE COUNTY



LEGAL DESCRIPTION

THIS LEGAL DESCRIPTION COVERS CERTAIN RIGHT OF WAY RESERVED FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, IN TRACT "D" OF PLEASANT ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 131, PAGE 48, MIAMI BROWARD COUNTY OFFICIAL RECORDS. SAID DEDICATION HAVING ENCUMBERED THAT REAL PROPERTY DESCRIBED AND IDENTIFIED IN THIS EXHIBIT.

THAT PORTION OF TRACT 31 OF THE "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1, PLAT BOOK 2; PAGE 17, RECORDED AT MIAMI DADE COUNTY OFFICIAL RECORDS. LAYING WEST OF TRACT "D", PLEASANT ACRES, PLAT BOOK 131 AT PAGE 48, RECORDED IN BROWARD COUNTY OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

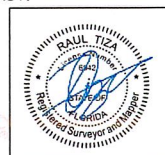
COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 41 EAST; THENCE S 01°56'58" E ALONG THE WEST LINE OF SAID SECTION 31 A DISTANCE OF 606.55' TO A POINT IN THE INTERSECTION OF THE PROJECTED NORTH LINE OF THE TRACT "D" PLAT BOOK 131/48 THENCE N 87°45'12" E ALONG THE NORTH LINE OF SAID TRACT "D" A DISTANCE OF 15 FEET TO A POINT 25 FEET WEST OF THE NORTHWEST CORNER OF TRACT "D", ALSO IN THE INTERSECTION WITH THE EAST LINE OF THE 15 FEET RIGHT OF WAY DEDICATED BY CIRCUIT COURT ORDER 156-230, BEING ALSO THE POINT OF BEGINNING; THENCE N 87°45'12" E A DISTANCE OF 25.00' TO THE NORTHWEST CORNER OF MENTIONED TRACT "D"; THENCE S 01°56'55" E A DISTANCE OF 125 FEET TO THE SOUTHWEST CORNER OF TRACT "D"; THENCE S 87°44'30" W ALONG THE SOUTH LINE OF TRACT "D" A DISTANCE OF 25.00' TO A POINT IN THE EAST LINE OF THE 15 FEET RIGHT OF WAY DEDICATED BY CIRCUIT COURT ORDER 156-230; THENCE N 01°56'58" W A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING, CONTAINING 3,125 SQ.FT., 0.07 AC. MORE OR LESS. SAID LANDS SITUATE, LAYING AND BEING IN BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY
2. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
3. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
4. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN OF N01°56'58" W ALONG THE WEST LINE OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 41 EAST.

Raul
 Tiza
 LS694
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Digitally
 signed by
 Raul Tiza
 LS6942
 Date:
 2026.04.20
 13:22:00
 -04'00'



RAUL TIZA
 LAND SURVEYOR AND MAPPER No. 6942, LB 8029.
 STATE OF FLORIDA
 815 N. HOMESTEAD BLVD. # 445, HOMESTEAD,
 FLORIDA 33030
 PHONE: 786-975-8588

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 SURVEYOR AND MAPPER

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

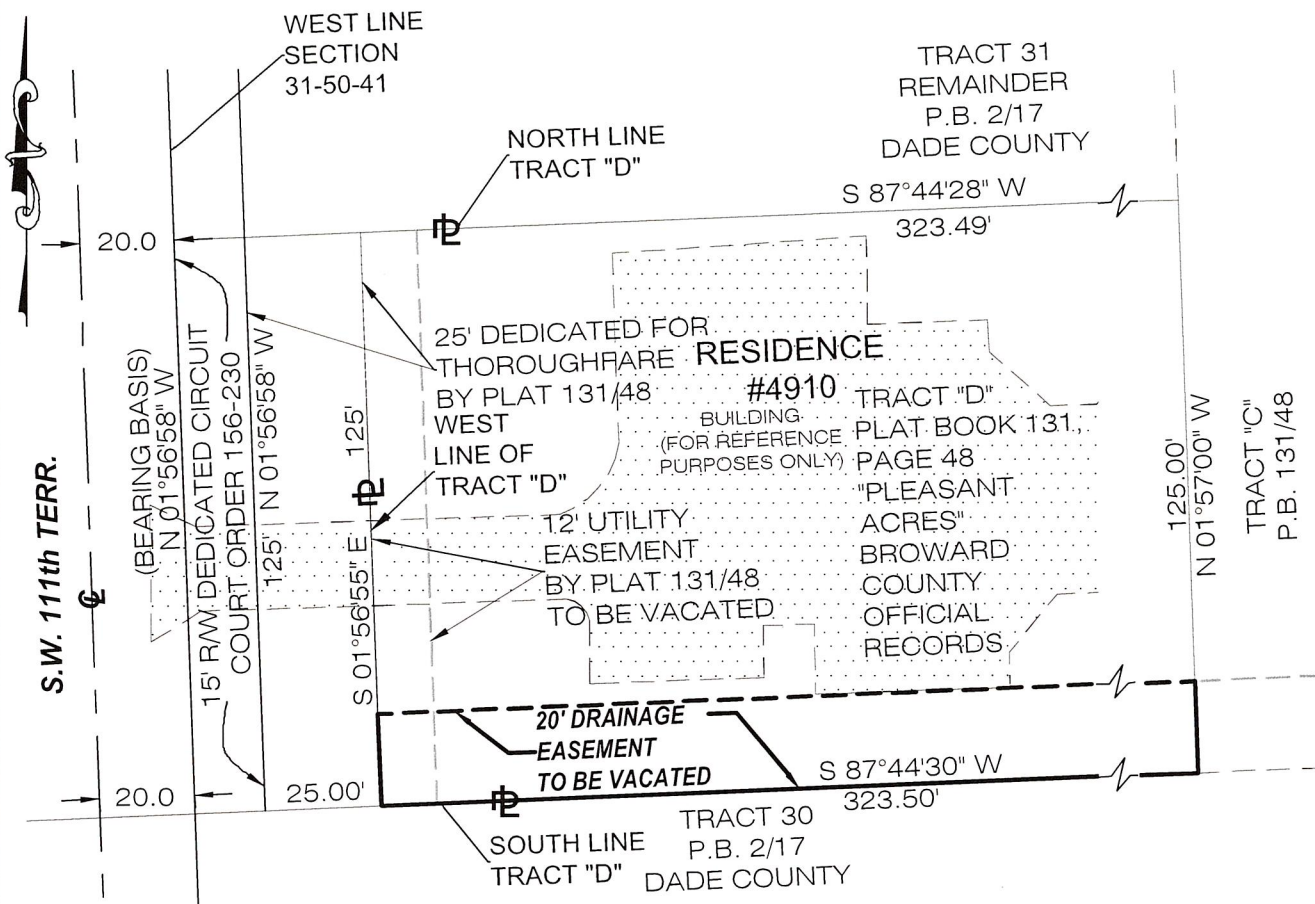
☒ 2026-V-02
☐ Right of way approved - Public R/W
☐ Right of way approved - Private Road

By: Joel Soberino Date: 04/20/26
Sanchez

EXHIBIT A
SOUTH 20' FEET DRAINAGE EASEMENT
TO BE VACATED



SCALE: 1"=40'



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LEGAL DESCRIPTION

THIS LEGAL DESCRIPTION COVERS THE EASEMENT DEDICATED TO CENTRAL BROWARD DRAINAGE DISTRICT, IN TRACT "D" OF "PLEASANT ACRES", PLAT BOOK 131 AT PAGE 48, RECORDED IN BROWARD COUNTY OFFICIAL RECORDS, SAID EASEMENT HAVING ENCUMBERED THAT REAL PROPERTY DESCRIBED AND IDENTIFIED IN THIS EXHIBIT.

THAT SOUTH PORTION OF TRACT "D", PLEASANT ACRES, PLAT BOOK 131 AT PAGE 48, RECORDED IN BROWARD COUNTY OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

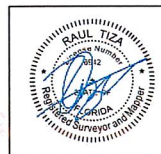
THE SOUTH 20 FEET OF TRACT "D" OF PLEASANT ACRES, PLAT BOOK 131 AT PAGE 48, RECORDED IN BROWARD COUNTY OFFICIAL RECORDS CONTAINING 6,470 SQ.FT. MORE OR LESS. SAID LANDS SITUATE, LAYING AND BEING IN BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

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2. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
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Raul Tiza
LS6942

Digitally signed by
Raul Tiza LS6942
Date: 2026.04.20
13:22:15 -04'00'



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

- ☒ 2026-V-02
☐ Right of way approved - Public R/W
☐ Right of way approved - Private Road

By: Joelge Soberino Date: 4/20/26
Sanchez