

PROPOSED

RESOLUTION NO.

1 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
2 COUNTY, FLORIDA, ACCEPTING, FOR RIGHT-OF-WAY PURPOSES, A DONATION
3 OF REAL PROPERTY LOCATED IN FORT LAUDERDALE, FLORIDA, AND OWNED BY
4 WEST VILLAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; AND PROVIDING
5 FOR SEVERABILITY AND AN EFFECTIVE DATE.

6
7 WHEREAS, West Village, LLC, a Florida limited liability company, is the owner of
8 certain real property located in Fort Lauderdale, Florida ("Property"), which Property is
9 more particularly described in the legal description and sketch made subject to the
10 Warranty Deed as a donation for right-of-way purposes, which is attached hereto and
11 made a part hereof as Attachment 1 ("Deed");

12 WHEREAS, West Village, LLC, is willing to grant the Property to Broward County,
13 Florida ("County"), in accordance with the terms of the Deed; and

14 WHEREAS, the Board of County Commissioners of Broward County, Florida
15 ("Board"), has determined that acceptance of the Deed serves a public purpose and is in
16 the best interest of the County, NOW, THEREFORE,

17 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
18 BROWARD COUNTY, FLORIDA:

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

21 Section 2. The Board hereby accepts the Deed attached as Attachment 1.

Section 3. The Deed shall be properly recorded in the Official Records of Broward County, Florida.

Section 4. 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.

Section 5. Effective Date.

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/ Reno V. Pierre 02/12/2025
Reno V. Pierre (date)
Assistant County Attorney

By: /s/ Annika E. Ashton 02/12/2025
Annika E. Ashton (date)
Deputy County Attorney

Return to: Timothy Gray
Highway Construction & Engineering Division
1 N University Drive, Suite 300
Plantation, FL 33324-2038

This Instrument prepared by:
Name: Andrea Harper
Address: 301 E. Atlantic Blvd
Pompano Beach, FL 33060
and Approved as to form by:
Reno V. Pierre
Assistant County Attorney
115 S. Andrews Ave, Rm 423
Fort Lauderdale, FL 33301

All R/W: 04 Exempt
Road: NW 7th Avenue
Parcel Folio I.D.# 504203011410

WARRANTY DEED
(CORPORATE)

THIS WARRANTY DEED, made this 8 day of October, 2024, by and between West Village, LLC, a Florida limited liability company, whose post office address is 901 Ponce De Leon Blvd, Suite 700, Coral Gables, FL 33134, hereinafter called "**Grantor**", and **BROWARD COUNTY, a political subdivision of the State of Florida**, whose address is Broward County Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter called "**Grantee**". Grantor and Grantee are hereinafter referred to collectively as the "Parties," and individually referred to as a "Party."

WITNESSETH: That **Grantor**, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, conveys, and confirms unto **Grantee**, its successors and assigns forever, all that certain land situated in Broward County, Florida, described as follows, to-wit:

See Exhibit "A" with accompanying sketch of description attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining. This conveyance is subject to all matters and limitations of record and taxes for year 2024 and subsequent years.

TO HAVE AND TO HOLD THE SAME IN FEE SIMPLE FOREVER.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple that Grantor has good right and lawful authority to sell and convey said property, and Grantor hereby fully warrants the title to said property and will defend same against the lawful claims of all persons and parties whomsoever.

IN WITNESS WHEREOF, **Grantor** has executed this Instrument as of the date first above written and certifies that **Grantor** has the authority to execute this Instrument.

GRANTOR

WITNESSES:



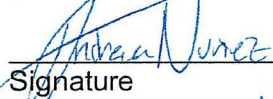
Signature

Daniel Hernandez

(Print Name)

901 Ponce de Leon Blvd

(insert address above)



Signature

Andrea Nunez

(Print Name)

901 Ponce de Leon Blvd
Coral Gables, FL 33134

(insert address above)

West Village, LLC , a
Florida limited liability company

By: 

Alberto J. Suarez

Manager
8 day of October, 2024

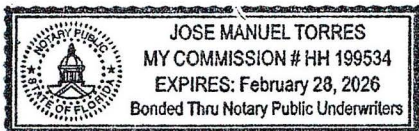
(Acknowledgment on the Next Page)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or
[] online notarization, this 8 day of October, 2024, by Alberto J. Suarez, the Manager
on behalf of West Village, LLC a Florida limited liability company, ☒ who is personally known to
me or [] who has produced N/A as identification.

(Notary Seal)



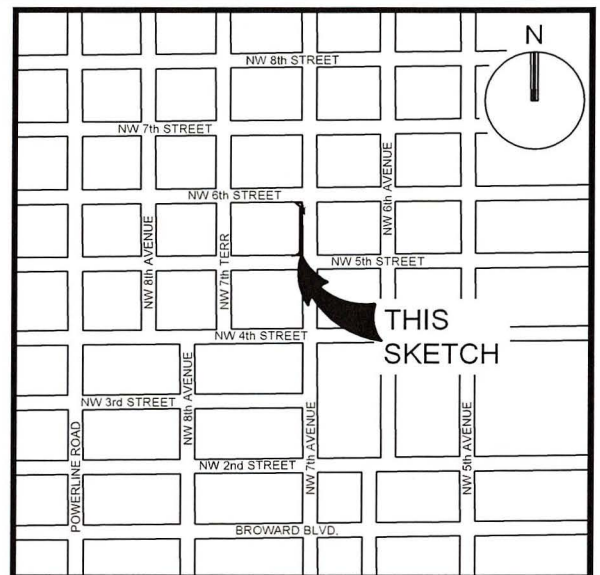
Notary Public:

Signature

Print Name

State of Florida
My Commission Expires: FEB 28 2026
Commission Number: HH 199534

JOSE MANUEL TORRES



LOCATION MAP:
NOT TO SCALE

LEGAL DESCRIPTION:

A PORTION OF LOTS 1 THROUGH 26, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 26, BLOCK 14; THENCE NORTH $87^{\circ}51'26''$ EAST ALONG THE SOUTH LINE OF SAID BLOCK 14, ALSO BEING THE NORTH RIGHT OF WAY LINE OF NORTHWEST 5th STREET, 77.51 FEET TO THE POINT OF BEGINNING; THENCE NORTH $42^{\circ}51'56''$ EAST, 35.35 FEET TO A POINT ON A LINE LYING 25 FEET WEST OF AND PARALLEL WITH THE ORIGINAL EAST LINE OF SAID BLOCK 14; THENCE NORTH $02^{\circ}07'34''$ WEST ALONG SAID PARALLEL LINE, 583.71 FEET; THENCE NORTH $47^{\circ}08'04''$ WEST, 35.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NORTHWEST 6th STREET; THENCE NORTH $87^{\circ}51'26''$ EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 9.99 FEET TO A POINT OF TANGENCY WITH A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF $90^{\circ}01'00''$, AN ARC DISTANCE OF 39.28 FEET TO A POINT ON LINE LYING 15 FEET WEST OF AND PARALLEL WITH THE ORIGINAL EAST LINE OF SAID BLOCK 14, ALSO BEING THE WEST RIGHT OF WAY LINE OF NORTHWEST 7th AVENUE; THENCE SOUTH $02^{\circ}07'34''$ EAST, 58.70 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 5, BLOCK 14; THENCE NORTH $87^{\circ}51'26''$ EAST ALONG SAID NORTH LINE 15.00 FEET TO A POINT ON THE EAST LINE OF LOT 5, BLOCK 14, ALSO BEING THE WEST RIGHT OF WAY LINE OF NORTHWEST 7th AVENUE; THENCE SOUTH $02^{\circ}07'34''$ EAST ALONG SAID EAST LINE LOT 5 AND 6 AND SAID WEST RIGHT OF WAY LINE, 50.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 6, BLOCK 14; THENCE SOUTH $87^{\circ}51'26''$ WEST ALONG SAID SOUTH LINE, 20.00 FEET TO A POINT ON A LINE LYING 20 FEET WEST OF AND PARALLEL WITH THE ORIGINAL EAST LINE OF SAID BLOCK 14, ALSO BEING THE WEST RIGHT OF WAY LINE OF NORTHWEST 7th AVENUE; THENCE SOUTH $02^{\circ}07'34''$ EAST ALONG SAID PARALLEL LINE AND SAID WEST RIGHT OF WAY LINE, 150.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 12, BLOCK 14; THENCE NORTH $87^{\circ}51'26''$ EAST ALONG SAID SOUTH LINE, 5.00 FEET TO A POINT ON A LINE LYING 15.00 FEET WEST OF AND PARALLEL WITH THE ORIGINAL EAST LINE OF SAID BLOCK 14, ALSO BEING THE WEST RIGHT OF WAY LINE OF NORTHWEST 7th AVENUE; THENCE SOUTH $02^{\circ}07'34''$ EAST, 350.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 14, ALSO BEING THE NORTH RIGHT OF WAY LINE OF NORTHWEST 5th STREET; THENCE SOUTH $87^{\circ}51'26''$ WEST ALONG SAID SOUTH LINE OF BLOCK 14 AND SAID NORTH RIGHT OF WAY LINE, 34.99 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 6,828 SQUARE FEET (0.157 ACRES) MORE OR LESS.

SKETCH & DESCRIPTION

A PORTION OF
LOTS 1 THROUGH 26,
BLOCK 14
NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48, D.C.R.

CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA.



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 4

DRAWING NO. 09535.03-SK&D RW DEDICATION COUNTY .DWG

DATE 06/30/23

SCALE N/A

FIELD BK. N/A

DWNG. BY DDB

CHK. BY DAS

DATE	REVISIONS
11/21/23	COMMENTS
01/19/24	CHORDS
07/08/24	RW REV.

LEGEND:

B.C.R. BROWARD COUNTY RECORDS
 BK. BOOK
 BLK. BLOCK
 CHK. CHECKED
 D.C.R. DADE COUNTY RECORDS
 DWNG. DRAWING
 LB FLORIDA LICENSED BUSINESS NUMBER
 N/A NOT APPLICABLE
 NO. NUMBER
 NW NORTHWEST
 P.B. PLAT BOOK

LEGEND:

PG. PAGE
 PSM PROFESSIONAL SURVEYOR AND MAPPER
 R/W RIGHT OF WAY
 SW SOUTHWEST
 CL CENTERLINE
 L ARC LENGTH (CURVE DATA)
 R RADIUS (CURVE DATA)
 Δ DELTA/CENTRAL ANGLE (CURVE DATA)

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS LB #6860.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE 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/OR DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 87°51'26" EAST ALONG THE SOUTH LINE OF BLOCK 14, NORTH LAUDERDALE, AS RECORDED IN PLAT BOOK 1, ON PAGE 48, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 60' OR SMALLER .

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON JUNE 30, 2023 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
 CONSULTING ENGINEERS

DONALD A. SPICER
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. PSM 4677
 (FOR THE FIRM)



Digitally signed
 by DONALD A
 SPICER
 Date:
 2024.07.15
 10:28:18-04'00'

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 EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 4

DRAWING NO. 09535.03-SK&D RW DEDICATION COUNTY .DWG

DATE 06/30/23

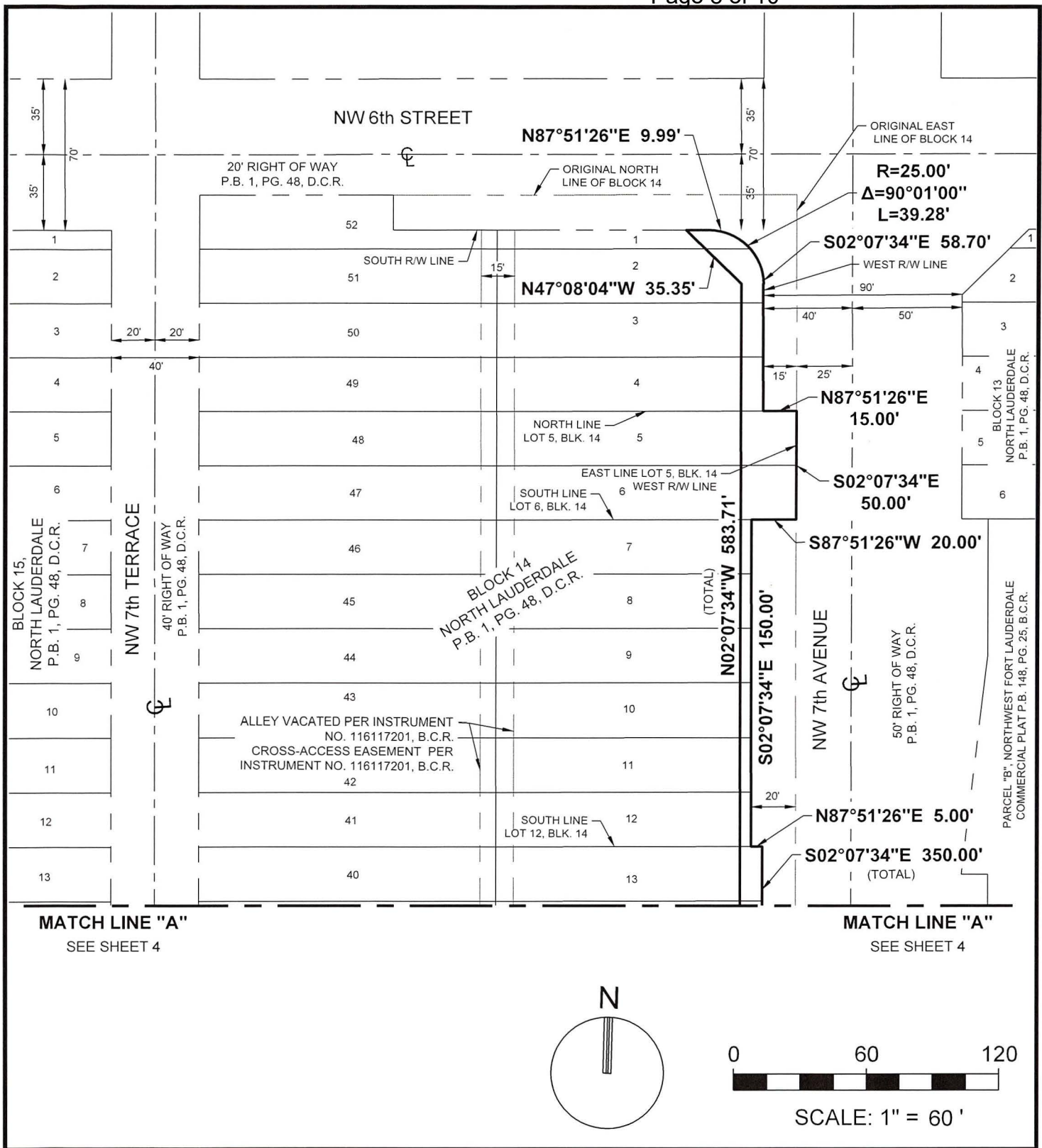
SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY DDB

CHK. BY DAS

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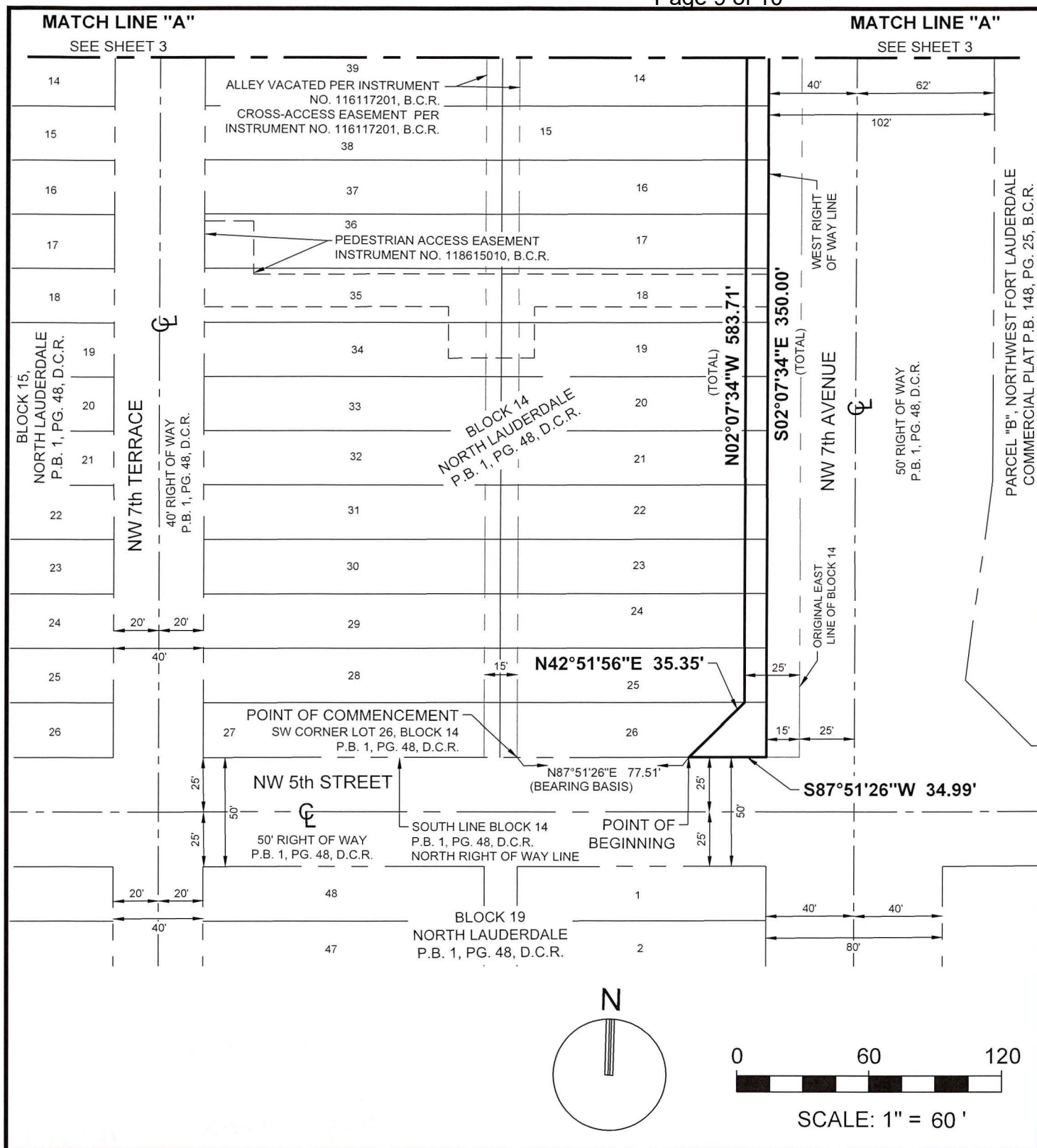
SCALE AS SHOWN

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11/21/23	COMMENTS
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01/19/24	CHORDS
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07/08/24	RW REV.
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Broward County Engineering Division
Right of Way Section
1 North University Drive, Suite 300B
Plantation, FL 33324-2038

☒ PD-2024-05
☒ Right of way approved - Public R/W
☐ Right of way approved - Private Road

By: Jorge Sabeino Date: 10/09/24
Sanchez