

PLAT REL

PROPOSED

RESOLUTION NO.

1 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
2 COUNTY, FLORIDA, REGARDING VACATION PETITION NO. 2025-V-07, VACATING
3 AND ANNULLING A 20-FOOT DRAINAGE EASEMENT AND A PORTION OF A
4 15-FOOT-WIDE UTILITY EASEMENT LYING WITHIN PARCEL A OF A. SAPP PLAT
5 (PLAT BOOK 164, PAGE 18); 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 Commission Meeting Room 422,
10 Broward County Governmental Center East, located at 115 South Andrews Avenue, Fort
11 Lauderdale, Florida, on November 13, 2025, 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 20-foot drainage easement and a portion of a 15-foot-wide utility
14 easement lying with Parcel A of A. Sapp Plat (Plat Book 164, Page 18), all included in the
15 Official Records of Broward County, Florida, and generally located on the southwest
16 corner of I-75 and Southwest 14th Street, in the Town of Davie, Florida, said lands situate,
17 being, and lying in Broward County, Florida, as described in Exhibit A, attached hereto;
18 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 from time to time), 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. 2025-V-07, 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 , 2025.

PROPOSED

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

By: /s/ Deanna Kalil 00/00/2025
Deanna Kalil (date)
Assistant County Attorney

By: /s/ Maite Azcoitia 00/00/2025
Maite Azcoitia (date)
Deputy County Attorney

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER : 3860-01

CLIENT :

MENDEZ ENGINEERING DESIGN

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION :

THAT CERTAIN 20 FOOT DRAINAGE EASEMENT, BEING THE WEST 20.00 FEET OF PARCEL "A", "A. SAPP PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA; CONTAINING 15,424 SQUARE FEET OR 0.3541 ACRES MORE OR LESS.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. DATA SHOWN HEREON DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF "A. SAPP PLAT", (P.B. 164, PG. 18, B.C.R.) SAID LINE BEARS S 00°07'50" E.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN JULY, 2019. I FURTHER CERTIFY THAT THIS "LAND DESCRIPTION AND SKETCH" MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: _____

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
REVISED LAND DESCRIPTION	07/09/19	-----	AM	REC
ADDED AREA	06/10/25	-----	AM	REC

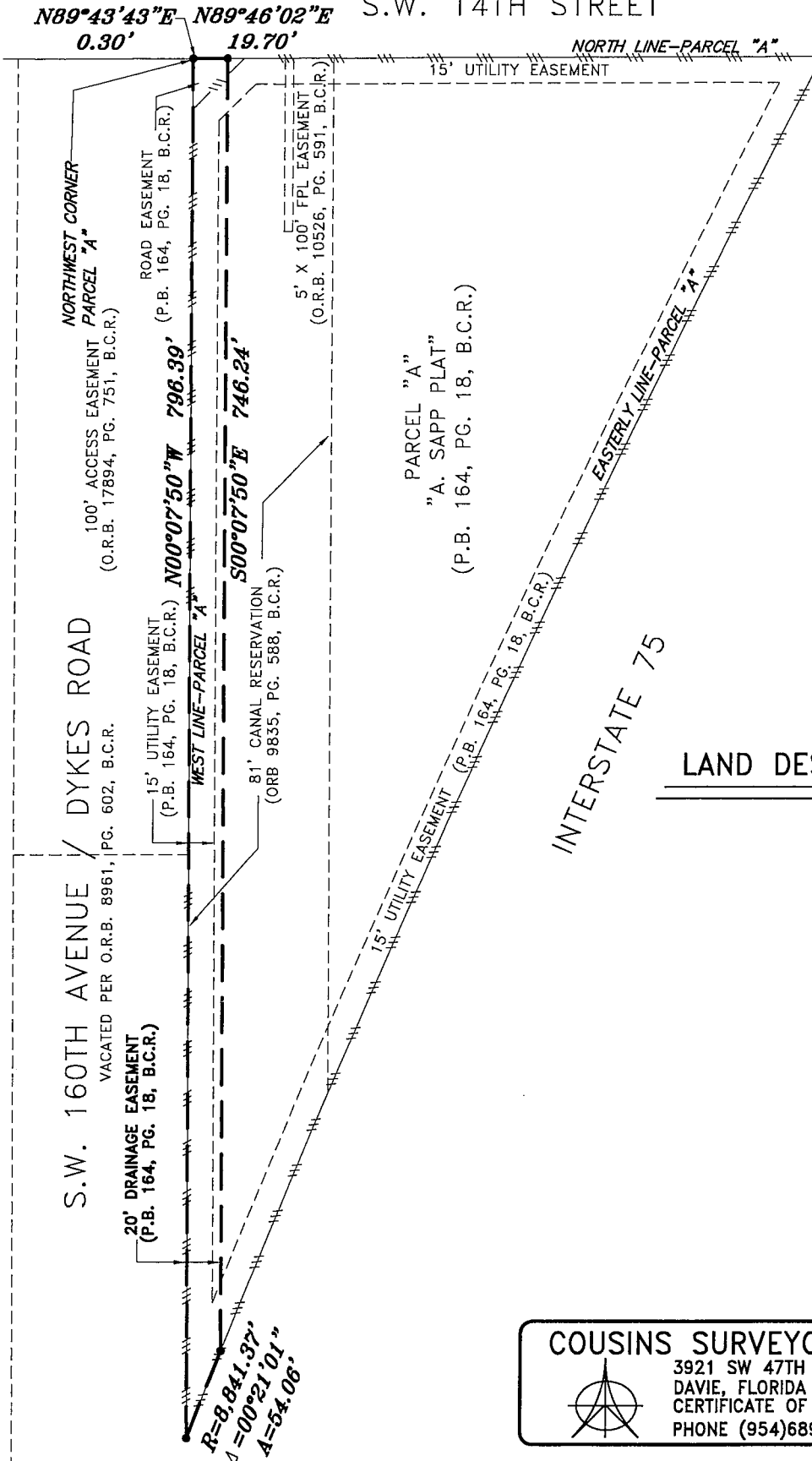
LAND DESCRIPTION
AND SKETCH
FOR VACATION OF
20' DRAINAGE
EASEMENT

ADDRESS: PARCEL "A"
"A. SAPP PLAT"

SCALE: N/A

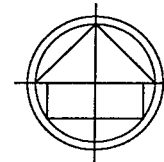
SHEET 1 OF 2

INDIAN TRACE
S.W. 14TH STREET



LEGEND:

CKD CHECKED BY
DWN DRAWN BY
FB/PG FIELD BOOK AND PAGE
P.B. PLAT BOOK
B.C.R. BROWARD COUNTY RECORDS
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
R RADIUS
A ARC DISTANCE
 Δ CENTRAL ANGLE
POT POINT OF TERMINATION



LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION
AND SKETCH
FOR VACATION OF
20' DRAINAGE
EASEMENT

PROJECT NUMBER : 3860-01

CLIENT :

MENDEZ ENGINEERING DESIGN

ADDRESS: PARCEL "A"
"A. SAPP PLAT"

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

REVISIONS	DATE	FB/PG	DWN	CKD
REVISED LAND DESCRIPTION	07/09/19	-----	AM	REC
ADDED AREA	06/10/25	-----	AM	REC

SCALE: 1" = 90'

SHEET 2 OF 2

Broward County Engineering Division
Right of Way Section
1 North University Drive, Suite 3008
Plantation, FL 33324-2038
☒ 2025-V-07
☐ Right of way approved - Public RW
☐ Right of way approved - Private Road
By: Jorge Sobrino Date: 8/15/25
Sanchez

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER : 3860-01

CLIENT :

MENDEZ ENGINEERING DESIGN

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION :

A PORTION OF THAT CERTAIN 15 FOOT UTILITY EASEMENT AS SHOWN ON "A. SAPP PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS A STRIP OF LAND FIFTEEN (15) FEET WIDE, THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL "A" OF SAID PLAT;

THENCE NORTH 89°43'43" EAST ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 0.30 FEET;

THENCE NORTH 89°46'02" EAST ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 331.55 FEET;

THENCE SOUTH 00°13'58" EAST, A DISTANCE OF 41.08 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 63°13'45" EAST), SAID POINT BEING THE POINT OF BEGINNING OF SAID CENTERLINE;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8,848.87 FEET, A CENTRAL ANGLE OF 04°57'55" AND AN ARC DISTANCE OF 766.86 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.

THE SIDE LINES OF THESE EASEMENTS ARE TO BE SHORTENED OR LENGTHENED, SO AS TO INTERSECT THE RELEVANT LOT, BLOCK, TRACT, BUILDING OR EASEMENT LINES.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA; CONTAINING 11,503 SQUARE FEET OR 0.2641 ACRES MORE OR LESS.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. DATA SHOWN HEREON DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF "A. SAPP PLAT", (P.B. 164, PG. 18, B.C.R.) SAID LINE BEARS S 00°07'50" E.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN AUGUST, 2024. I FURTHER CERTIFY THAT THIS "LAND DESCRIPTION AND SKETCH" MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: _____

Richard E. Cousins
 RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

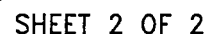
REVISIONS	DATE	FB/PG	DWN	CKD
REVISED LAND DESCRIPTION	08/28/24	-----	AM	REC
ADDED AREA	06/10/25	-----	AM	REC

LAND DESCRIPTION
 AND SKETCH
 FOR 15' UTILITY
 EASEMENT
 VACATION

ADDRESS: PARCEL "A"
 "A. SAPP PLAT"

SCALE: N/A

SHEET 1 OF 2



Broward County Engineering Division
Right of Way Section
1 North University Drive, Suite 3008
Plantation, Fl. 33324-2038

☒ 2025-V-07

- ☐ Right of way approved - Public R/W
☐ Right of way approved - Private Road

By: Jorge Sobrino Date: 8/15/25
Sanchez