

1 Return recorded document to:

2 Highway Construction and Engineering Division  
3 1 North University Drive, Suite 300B  
4 Plantation, Florida 33324

5 Document prepared by:

6 Maite Azcoitia, Deputy County Attorney  
7 Broward County Attorney's Office  
8 Suite 423, Governmental Center  
9 115 South Andrews Avenue  
10 Fort Lauderdale, Florida 33301

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11 RESOLUTION NO. 2019-

12 A RESOLUTION OF THE BOARD OF COUNTY  
13 COMMISSIONERS OF BROWARD COUNTY, FLORIDA,  
14 AMENDING THE NONVEHICULAR ACCESS LINE  
15 ADJACENT TO A PORTION OF PARCEL F OF THE  
16 RAVENSWOOD FLL AIRPORT REDEVELOPMENT  
17 PLAT PLAT 2) (011-UP-93); PROVIDING FOR THE  
18 INSTALLATION OF IMPROVEMENTS AND SECURITY  
19 THEREFOR; DIRECTING THE COUNTY  
20 ADMINISTRATOR TO TAKE NECESSARY  
21 ADMINISTRATIVE AND BUDGETARY ACTIONS; AND  
22 PROVIDING FOR SEVERABILITY, RECORDING, AND  
23 AN EFFECTIVE DATE.

24 WHEREAS, Broward County ("County") is the owner of a certain parcel of land  
known as Ravenswood FLL Airport Redevelopment Plat (Plat 2) (011-UP-93), located  
southwest of the Fort Lauderdale-Hollywood International Airport, on the west side of  
Ravenswood Road, north of the Dania Cut-off Canal, in the unincorporated area of  
Broward County, and containing 150.94 acres ("Plat");

WHEREAS, the Plat was recorded at Official Records Book 40966, Page 115,  
Instrument #105555086, of the public records of Broward County, Florida;

WHEREAS, on April 5, 1994, the Board of County Commissioners of Broward  
County ("Board") approved the Plat subject to certain conditions pursuant to Chapter 5,

1 Article IX, of the Broward County Code of Ordinances the "Land Development Code"),  
2 including the delineation of a nonvehicular access line along SW 42<sup>nd</sup> Street, except at  
3 certain designated openings;

4 WHEREAS, a portion of the Plat is proposed for construction of a parking facility  
5 to serve Boater's Park ("Boater's Park Parking Project"), said portion of the Plat being  
6 particularly described in Exhibit "A," attached hereto and incorporated herein;

7 WHEREAS, the nonvehicular access line on the Plat does not provide driveway  
8 access on SW 42<sup>nd</sup> Street for that portion of the Plat that is proposed for the Boater's  
9 Park Parking Project;

10 WHEREAS, the County has determined that a driveway access could be  
11 provided on SW 42<sup>nd</sup> Street, subject to the construction of certain offsite road  
12 improvements on SW 42<sup>nd</sup> Street pursuant to the requirements of the Land  
13 Development Code ("Improvements");

14 WHEREAS, the Land Development Code authorizes the Board to amend  
15 nonvehicular access lines; and

16 WHEREAS, the Board has determined that the adoption and recordation of this  
17 Resolution will satisfy the requirements of Sections 5-184(d)(2) and 5-195(b)(10) of the  
18 Land Development Code with respect to the amendment of the nonvehicular access  
19 line, the construction of the Improvements attributable to the portion of the Plat  
20 proposed for the Boater's Park Parking Project, and the provision of adequate security  
21 for the Improvements, NOW, THEREFORE,

22

23 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF  
24 BROWARD COUNTY, FLORIDA:

1           Section 1. Amendment to the Nonvehicular Access Line.

2           1.01 The Board of County Commissioners of Broward County hereby amends  
3 that portion of the nonvehicular access line reflected on the Ravenswood FLL Airport  
4 Redevelopment Plat (Plat 2), lying adjacent to the Boater's Park Parking Project and  
5 being more particularly described in Exhibit "B," attached hereto and incorporated  
6 herein, and replaces said nonvehicular access line with the establishment of a new  
7 nonvehicular access line as described in Exhibit "C," attached hereto and incorporated  
8 herein.

9           1.02 Vehicular access to the Boater's Park Parking Project shall be through  
10 construction of a driveway that is consistent with the new nonvehicular access line as  
11 described in Exhibit "C."

12           1.03 All necessary permits for construction of the driveway opening and  
13 connections shall be obtained from the appropriate unit of government prior to  
14 construction of any driveway connections.

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16           Section 2. Construction of Improvements and Security.

17           2.01 The Improvements, more particularly described in Exhibit "D," attached hereto  
18 and incorporated herein, shall be constructed and completed in accordance with the  
19 schedule set forth in Exhibit "D."

20           2.02 The estimated cost of the Improvements, Four Hundred Twenty  
21 Thousand Three Hundred Thirty-Five and 00/100 Dollars (\$423,335.00), shall be  
22 deposited or separately designated in a fund for the sole purpose of constructing the  
23 Improvements.

1           2.03 The creation of such fund shall constitute adequate security for the  
2 construction of the Improvements.

3           2.04 In the event the County conveys, assigns, leases, or otherwise grants any  
4 interest in all or a portion of the Plat described in Exhibit "A" to another party prior to  
5 completion of the Improvements, then such party shall be required to enter into an  
6 agreement and deliver security, in a form acceptable to the County, guaranteeing  
7 construction of the Improvements, or any part thereof, as set forth in this Resolution.

8           2.05 The County Administrator is hereby directed to take such administrative  
9 and budgetary actions as deemed necessary to ensure completion of the  
10 Improvements consistent with the terms of this Resolution, including the submission of  
11 plans for the Improvements prior to commencement of construction.

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13           Section 3.   Severability.

14           If any portion of this Resolution is determined by any court to be invalid, the  
15 invalid portion will be stricken, and such striking will not affect the validity of the  
16 remainder of this Resolution. If any court determines that this Resolution, in whole, or in  
17 part, cannot be legally applied to any individual, group, entity, property, or circumstance,  
18 such determination will not affect the applicability of this Resolution to any other  
19 individual, group, entity, property, or circumstance.

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21           Section 4.   Recording.

22           This Resolution will be recorded in the public records of Broward County and will  
23 run with the property within the Plat.

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Section 5. Effective Date.

This Resolution is effective upon adoption.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2019.

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

By /s/ Maite Azcoitia                      02/11/19  
Maite Azcoitia                      (date)  
Assistant County Attorney

MA/gmb  
NVALRavenswoodFLL-r01  
02/11/19  
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