

ORDINANCE NO. C-26-15

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, VACATING AN APPROXIMATELY 10-FOOT WIDE BY 65-FOOT LONG PORTION OF NORTHEAST 15<sup>TH</sup> AVENUE RIGHT-OF-WAY AND ROAD EASEMENT, DEDICATED BY "RAYBOHR PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED WEST OF NORTHEAST 16<sup>TH</sup> AVENUE, NORTH OF NORTHEAST 7<sup>TH</sup> STREET, EAST OF NORTHEAST 15<sup>TH</sup> AVENUE AND SOUTH OF NORTHEAST 8<sup>TH</sup> STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

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WHEREAS, the applicant, GO-3 Development, Inc., applied for the vacation of a public right-of-way more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Development Review Committee at its meeting of March 11, 2025, recommended approval of the vacation of a public right-of-way to the City Commission; and

WHEREAS, the Planning and Zoning Board, at its meeting of February 18, 2026 (PZ Case No. UDP-V25002), recommended to the City Commission of the City of Fort Lauderdale ("City Commission") that they approve the application for the vacation of a public right-of-way as more particularly described and shown on Exhibit "A" attached hereto, subject to the conditions listed on Exhibit "B" attached hereto and incorporated herein; and

WHEREAS, the City Clerk notified the public of a public hearing to be held before the City Commission on Tuesday, May 19, 2026, at 6:00 o'clock P.M., or as soon thereafter as possible, at the Broward Center for the Performing Arts, Mary N. Porter Riverview Ballroom, 201 Southwest 5<sup>th</sup> Avenue, Fort Lauderdale, Florida, for the purpose of hearing any public comment to the vacation of the right-of-way; and

WHEREAS, such public hearing were duly held at the time and place designated and due notice of same was given by publication as is required by law; and

WHEREAS, the ordinance was read by title at the City of Fort Lauderdale City Commission meetings held on Tuesday, May 5, 2026, and on Tuesday, May 19, 2026;

WHEREAS, the City Commission has determined that the application for vacation of right-of-way meets the criteria in Section 47-24.6.A.4 of the City of Fort Lauderdale Unified Land Development Regulations (“ULDR”);

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. The City Commission finds that the application for vacation of a right-of-way meets the criteria of Section 47-24.6 of the ULDR, as enunciated and memorialized in the minutes of its meetings of May 5, 2026, and May 19, 2026, a portion of those findings expressly listed as follows:

- a. The right-of-way or other public place is no longer needed for public purposes. This portion of the right-of-way area to be vacated is wider and more extensive area of land than needed for public thoroughfare, and the City’s Transportation and Mobility Department has confirmed that there is no intention of using this area for improvements or as a public thoroughfare. The area proposed to be vacated therefore has not been used for public purposes and is not needed for public purposes.
- b. Alternate routes are not needed the proposed area to be vacated does not contain public vehicular or pedestrian infrastructure, and it is solely used as a driveway for the existing residence on the property. This vacation will not affect public travel.
- c. The closure of a right-of-way provides safe areas for vehicles to turn around and exit the area, the proposed area to be vacated does not contain public vehicular or pedestrian infrastructure, and it is solely used as a driveway for the existing residence on the Property. This vacation will not affect public travel. There is no need for a turnaround or an exit from the area as the existing roadway provides for safe vehicle traffic.
- d. The closure of a right-of-way shall not adversely impact pedestrian traffic because the proposed area to be vacated does not contain public vehicular or pedestrian infrastructure, and it is solely used as a driveway for the existing residence on the Property. This vacation will not affect public travel.
- e. The applicant has obtained letters of no objection from the franchise utilities and the City’s Public Works Department. All utilities located within the right-of-way or other public place have been or will be relocated pursuant to a relocation plan; and the owner of the utility facilities has consented to the vacation; or a utilities easement has

been retained over the right-of-way area or portion thereof; or an easement in a different location has been provided for the utility facilities by the owner to the satisfaction of the city; or any combination of same and utilities maintenance shall not be disrupted.

SECTION 2. That the public right-of-way and road easement located west of Northeast 16<sup>th</sup> Avenue, north of Northeast 7<sup>th</sup> Street, east of Northeast 15<sup>th</sup> Avenue and south of Northeast 8<sup>th</sup> Street, as more particularly described in Exhibit "A" attached hereto, is hereby vacated, abandoned, and closed and shall no longer constitute a public right-of-way or road easement, subject to conditions listed on Exhibit "B" attached hereto and incorporated herein.

SECTION 3. That a copy of this Ordinance shall be recorded in the Public Records of Broward County by the City Clerk within 30 days from the date of final passage.

SECTION 4. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 5. That all ordinances or parts of ordinances in conflict herewith, are hereby repealed.

SECTION 6. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SECTION 7. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development.

SECTION 8. That this Ordinance shall be in full force and effect upon the recordation in the public records of Broward County, Florida, of a certificate executed by the Land Development Manager evidencing that all conditions listed on Exhibit "B" attached hereto have been met. The applicant shall provide a copy of the recorded certificate to the City.

PASSED FIRST READING this 5<sup>th</sup> day of May, 2026.

PASSED SECOND READING this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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Mayor  
DEAN J. TRANTALIS

ATTEST:

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City Clerk  
DAVID R. SOLOMAN



SKETCH AND LEGAL DESCRIPTION

BY  
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com  
CERTIFICATE OF AUTHORIZATION LB#3870



**LEGAL DESCRIPTION: RIGHT-OF-WAY VACATION**

THAT PORTION OF THE NE 15TH AVENUE RIGHT-OF-WAY DEDICATED BY "RAYBOHR PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE 5-FOOT ROAD EASEMENT AS SHOWN ON SAID PLAT, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF PARCEL "A" AS SHOWN ON SAID PLAT; THENCE SOUTH 87°49'03" WEST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID PARCEL "A", 5.00 FEET; THENCE NORTH 02°10'37" WEST, 65.00 FEET; THENCE NORTH 87°50'26" EAST, 20.07 FEET; THENCE SOUTH 34°00'50" WEST, 17.06; THENCE SOUTH 02°10'37" EAST, 51.22 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL "A"; THENCE SOUTH 87°49'03" WEST ALONG SAID SOUTH LINE, 5.00 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 719 SQUARE FEET, MORE OR LESS.

**NOTES:**

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH LINE OF PARCEL "A", PLAT BOOK 93, PAGE 44, BEING S87°49'03"W.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS, UNLESS OTHERWISE NOTED.

CLIENT: GO-3 DEVELOPMENT, INC.

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 73590-A

DATE: 12/04/24; REV. 10/20/25

RIGHT-OF-WAY VACATION

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: 1500 N.E. 8TH STREET

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

Digitally signed by Michael M Mossey

Date: 2025.10.20 15:39:56 -04'00'

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660  
STATE OF FLORIDA

CAM # 26-0590

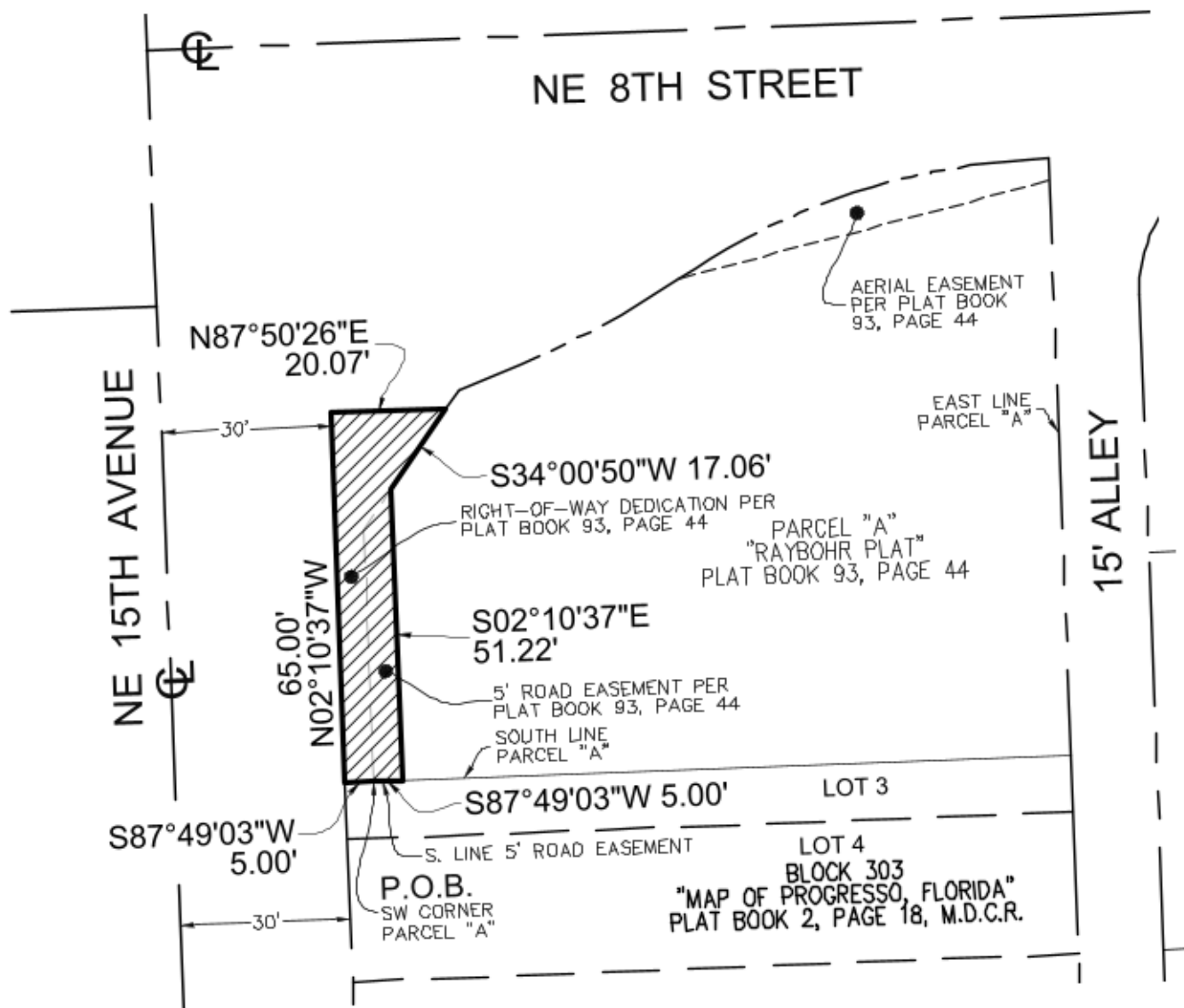
Exhibit 8



SKETCH AND LEGAL DESCRIPTION  
BY  
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com  
CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: GO-3 DEVELOPMENT, INC.

SCALE: 1"=30'

DRAWN: M.M.M.

ORDER NO.: 73590-A

DATE: 12/04/24; REV. 10/20/25

RIGHT-OF-WAY VACATION

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: 1500 N.E. 8TH STREET

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND & ABBREVIATIONS:

- CENTERLINE
- POINT OF BEGINNING
- MIAMI-DADE COUNTY RECORDS
- RIGHT-OF-WAY

CAM # 26-0390

Exhibit 8

**EXHIBIT "B"**

**CONDITIONS OF APPROVAL  
CASE NO. UDP-V25002**

1. Any City infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the applicant, and the relocated facilities shall be required to be inspected and accepted by the City's Public Works Department.
2. Any other utility infrastructure known or unknown found to be within the vacated area shall be relocated at the expense of the applicant, and the relocated facilities shall be required to be inspected and accepted by the applicable utility agency or service provider or in lieu of relocation of the facilities the applicant shall grant an easement acceptable to the City Attorney's Office.
3. The vacating ordinance shall be in full force and effect on the date a certificate, executed by the Land Development Manager, is recorded in the public records of Broward County, Florida. This certificate shall state that all conditions of the vacation have been met. A copy of the recorded certificate must be provided to the City.