



ORDINANCE NO. C-14-04

AN ORDINANCE VACATING, ABANDONING AND CLOSING A PORTION OF THE RIGHT OF WAY FOR SOUTHEAST 10<sup>TH</sup> AVENUE BEING BOUNDED ON THE NORTH BY SOUTHEAST 19<sup>TH</sup> STREET, BOUNDED ON THE SOUTH BY SOUTHEAST 20<sup>TH</sup> STREET, BOUNDED ON THE EAST BY PARCEL "A", BLOCK 24, "RESUBDIVISION IN BLOCKS 21, 24, 25, 28, LAUDERDALE, FIRST ADDITION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 56, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BOUNDED ON THE WEST BY PARCEL "A", "MARIANI ASPHALT PLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 135, PAGE 47, OF SAID PUBLIC RECORDS, SUCH LAND BEING LOCATED IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicant, Harbor Park Warehouse, LLC, applied for the vacation of certain right-of-way as described in Section 1 herein; and

WHEREAS, the Planning and Zoning Board, at its meeting of November 20, 2013 (PZ Case No. 17-P-13), did recommend to the City Commission of the City of Fort Lauderdale ("City Commission") the vacation of the below-described right-of-way subject to conditions; and

WHEREAS, the City Clerk notified the public of a public hearing to be held on Tuesday, January 7, 2014 and Wednesday, January 22, 2014 at 6:00 o'clock P.M. in the City Commission Room, City Hall, Fort Lauderdale, Florida for the purpose of hearing any public comment to the vacation; and

WHEREAS, such public hearing was 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 City Commission has determined that the application for vacation of right-of-way meets the criteria of Section 47-24.6.A.4 of the Unified Land Development Regulations;

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

City of Fort Lauderdale  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301

SECTION 1. That the below-described right-of-way is hereby vacated, abandoned, and closed and shall no longer constitute a public right-of-way.

See Exhibit "A" attached hereto  
and made a part hereof

Location: S.E. 10<sup>th</sup> Avenue between S.E. 19<sup>th</sup> Street and  
S.E. 20<sup>th</sup> Street

SECTION 2. 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 3. 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 4. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

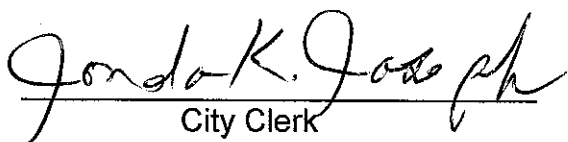
SECTION 5. That this Ordinance shall be in full force and effect on the date a certificate of the City Engineer is recorded in the public records of Broward County evidencing that all conditions of the vacation listed on Exhibit "B" attached hereto have been satisfied.

PASSED FIRST READING this the 7th day of January, 2014.

PASSED SECOND READING this the 22nd day of January, 2014.

  
\_\_\_\_\_  
Mayor  
JOHN P. "JACK" SEILER

ATTEST:

  
\_\_\_\_\_  
City Clerk  
JONDA K. JOSEPH

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## DESCRIPTION

### SE 10TH AVENUE ABANDONMENT

MARIANI ASPHALT PLAT (PB 135, PG 47, BCR)

AND

RESUBDIVISION OF BLOCKS 21, 24, 25, 28

LAUDERDALE FIRST ADDITION (PB 56, PG 40, BCR)

CITY OF FORT LAUDERDALE, BROWARD COUNTY, FL

A PORTION OF SOUTHEAST 10TH AVENUE LYING SOUTH OF SOUTHEAST 19TH STREET AND NORTH OF SOUTHEAST 20TH STREET, EAST OF AND ADJACENT TO BLOCK 24 OF THE RESUBDIVISION OF BLOCKS 21, 24, 25, 28 LAUDERDALE FIRST ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND LYING WEST OF AND ADJACENT TO PARCEL "A", MARIANI ASPHALT PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGE 47 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A", MARIANI ASPHALT PLAT;

THENCE SOUTH 01°42'12" EAST, ALONG THE WEST LINE OF SAID PARCEL "A" AND THE EAST RIGHT-OF-WAY LINE OF SAID SOUTHEAST 10TH AVENUE, 287.64 FEET;

THENCE CONTINUE ALONG SAID WEST LINE OF PARCEL "A", SOUTH 47°02'03" EAST, 35.41 FEET;

THENCE SOUTH 01°56'41" EAST, 22.50 FEET;

THENCE SOUTH 88°03'19" WEST, 55.19 FEET;

THENCE NORTH 01°42'12" WEST, 6.05 FEET;

THENCE SOUTH 88°18'06" WEST, 50.00 FEET TO A POINT OF CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'18", AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY;

THENCE NORTH 01°42'12" WEST, 240.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

PROJECT NO: 13-1013

SHEET 1 OF 5 SHEETS

FILE NAME: X:\CADD\SURVEY\1013A00 LAUDERDALE FIRST ADD\SE 10TH AVE ABANDONMENT\SE 10TH AVE ABAND.DWG

SIDA

SHAH DROTOS & ASSOCIATES

ENGINEERING  
SURVEYING  
PLANNING

CERTIFICATE OF AUTHORIZATION NO. LG 6458  
 3410 N. Andrews Avenue Est. • Pompano Beach, FL 33064  
 PH: 854-843-8433 • FAX: 854-783-4754

| REV. DESCRIPTION      | MDR | DATE     | FB/PB | CHKD |
|-----------------------|-----|----------|-------|------|
| SKETCH OF DESCRIPTION | MDR | 09/17/13 |       | MDR  |
| REVISIONS             | DWN | DATE     | FB/PB | CHKD |

(Signature)

M.L.P.  
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# DESCRIPTION

## SE 10TH AVENUE ABANDONMENT

MARIANI ASPHALT PLAT (PB 135, PG 47, BCR)

AND

RESUBDIVISION OF BLOCKS 21, 24, 25, 28

LAUDERDALE FIRST ADDITION (PB 56, PG 40, BCR)

CITY OF FORT LAUDERDALE, BROWARD COUNTY, FL

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°59'41", AN ARC DISTANCE OF 39.27 FEET TO A POINT OF CUSP IN THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST 19TH STREET;

THENCE NORTH 88°18'07" EAST, ALONG SAID SOUTH RIGHT-OF-WAY EXTENDED EASTERLY, 50.00 FEET;

THENCE NORTH 01°42'12" WEST, 38.58 FEET;

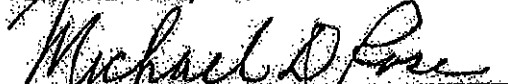
THENCE NORTH 88°03'19" EAST, 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 18,467 SQUARE FEET (0.424 ACRE), MORE OR LESS.

### SURVEY NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SHAH, DROTOS & ASSOCIATES FOR EASEMENTS, RIGHTS-OF-WAY, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83, 90 ADJUSTMENT.
3. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

FOR THE FIRM, BY:



MICHAEL D. ROSE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 3998

PROJECT NO: 13-1013

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SHEET 2 OF 5 SHEETS

**SDA** SHAH  
DROTOS

ENGINEERING  
SURVEYING  
PLANNING

& ASSOCIATES  
CERTIFICATE OF AUTHORIZATION NO. LB 6456  
3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064  
PH: 954-945-0433 • FAX: 954-783-4784

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| REVISIONS             | DWN | DATE     | FB/PG | CHKD |

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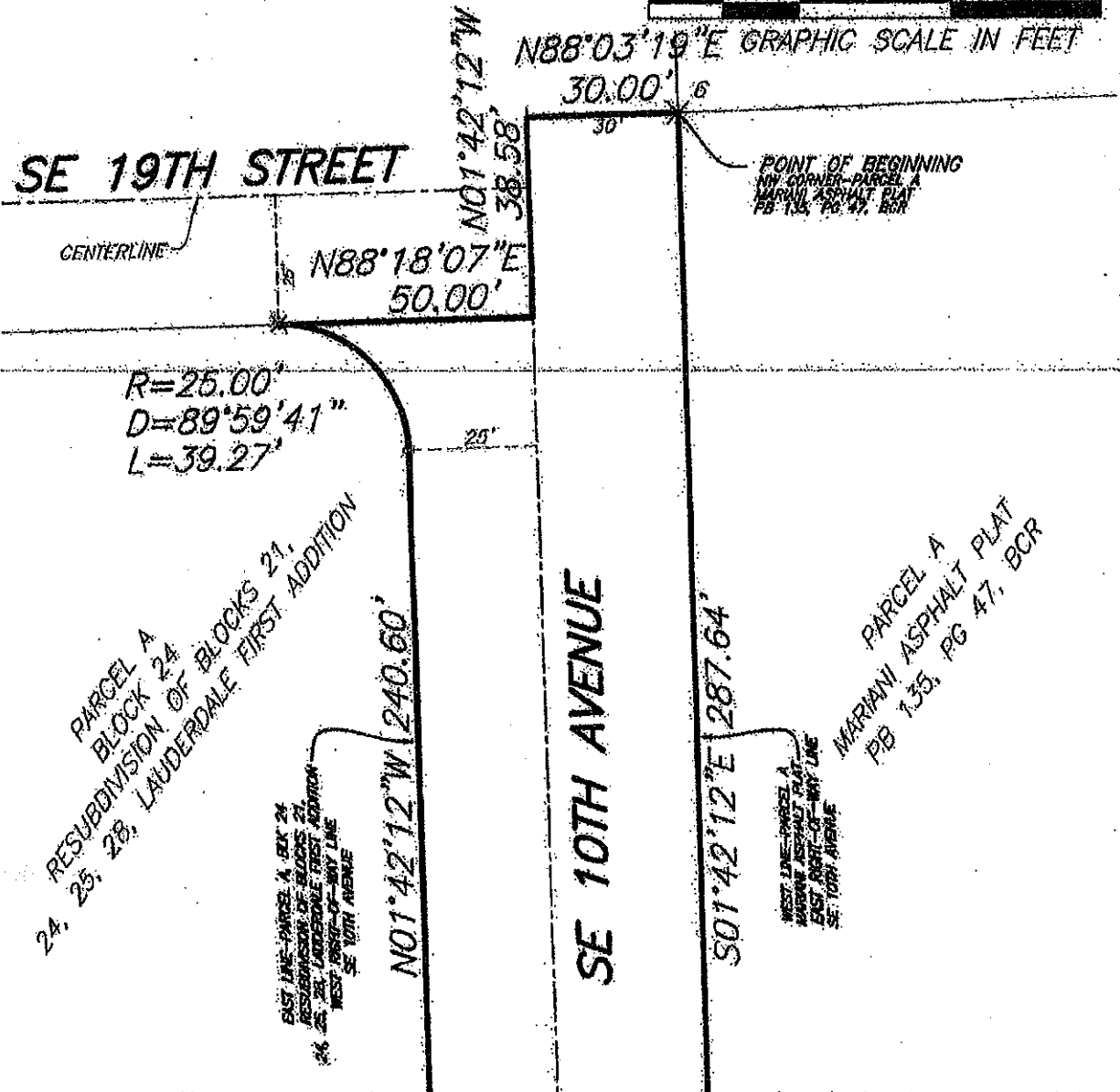
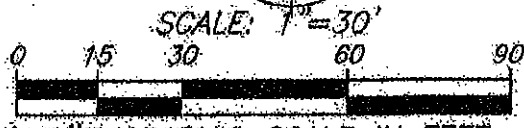
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M 20.  
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# SKETCH OF DESCRIPTION SE 10TH AVENUE ABANDONMENT

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AND

RESUBDIVISION OF BLOCKS 21, 24, 25, 28  
LAUDERDALE FIRST ADDITION (PB 56, PG 40, BCR)  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FL



PROJECT NO: 13-1013 MATCHLINE - SEE SHEET 4 OF 5 SHEETS SHEET 3 OF 3 SHEETS  
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| REVISIONS             | DWN | DATE     | FB/PG |

**SDA SHAH & ASSOCIATES**  
**PROTOS**  
 ENGINEERING  
 SURVEYING  
 PLANNING  
 CERTIFICATE OF AUTHORIZATION NO.: LB 8456  
 3410 N. Andrews Avenue, Ext 7 Pompano Beach, FL 33064  
 PH: 954-945-9433 FAX: 954-783-4764

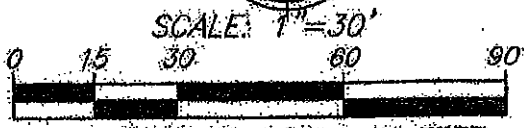
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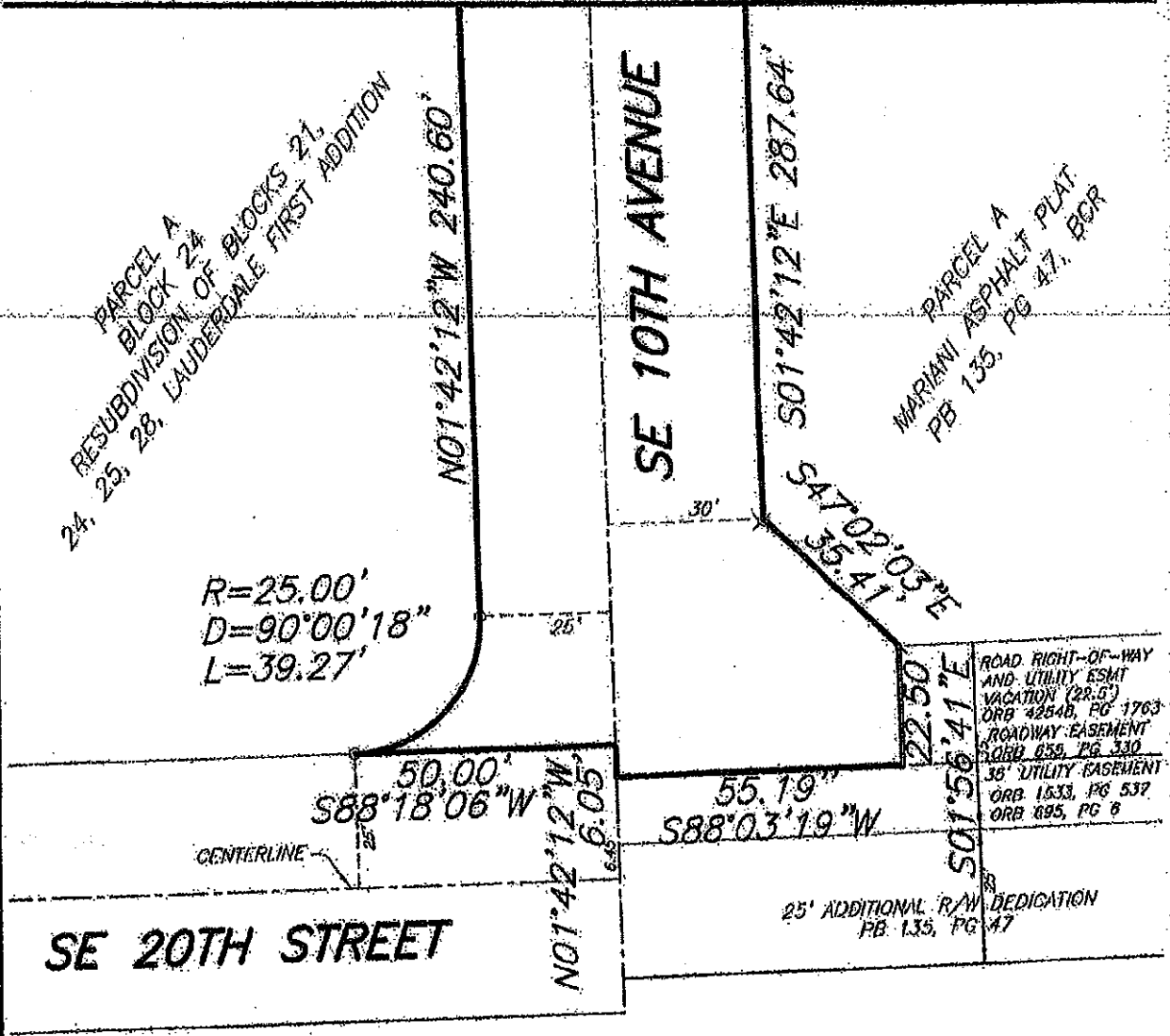
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MATCHLINE - SEE SHEET 3 OF 5 SHEETS

GRAPHIC SCALE IN FEET



PROJECT NO: 13-1013  
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SHEET 4 OF 5 SHEETS

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| SKETCH OF DESCRIPTION | MDR | 08/17/13 |       | MDR  |
| REVISIONS             | DWN | DATE     | FB/PG | GHKD |

**SDA SHAH & ASSOCIATES**  
ENGINEERING SURVEYING PLANNING  
CERTIFICATE OF AUTHORIZATION NO. LB 6456  
3810 N. Andrews Avenue Ext. • Pompano Beach, FL 33064  
PH: 954-943-8433 • FAX: 954-783-4784

**EXHIBIT "B"**

**CONDITIONS OF APPROVAL  
CASE NO. 17-P-13**

1. Applicant conveys a public access easement over the vacated right-of-way subject to the approval of the City Engineer, in an instrument executed and delivered to the City in recordable form approved by the City Attorney.
2. Any utilities required to be removed, replaced or relocated, shall be done so at the applicant's expense, and as approved by the City Engineer. Further, all improvements constructed within the easement shall conform to City engineering standards.
3. The vacating ordinance shall be in full force and effect on the date a certificate, executed by the City Engineer, 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.