

ORDINANCE NO. C-25-31

AN ORDINANCE VACATING A RETAINED RIGHT OF WAY, UTILITIES AND PUBLIC PURPOSE EASEMENT LYING WITHIN THE VACATED NORTHWEST 16TH AVENUE RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 12602, PAGE 611 AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED EAST OF LAUDERDALE MANOR DRIVE, NORTH OF NORTHWEST 18TH COURT, WEST OF NORTHWEST 15TH AVENUE AND SOUTH OF NORTHWEST 19TH STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicant, Dajani Family Holding, LLC, 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 Planning and Zoning Board, at its meeting of July 16, 2025 (PZ Case No. UDP-V25007), 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 public hearings to be held before the City Commission on Tuesday, August 19, 2025, at 6:00 o'clock P.M., and on Wednesday, September 3, 2025, at 6:00 o'clock P.M., at the Broward Center for the Performing Arts, Mary N. Porter Riverview Ballroom, 201 Southwest 5th Avenue, Fort Lauderdale, Florida, for the purpose of hearing any public comment to the vacation of the right-of-way; and

WHEREAS, such public hearings 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 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;

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 August 19, 2025, and September 3, 2025, a portion of those findings expressly listed as follows:

- a. The portion of the right-of-way, utilities, and public purpose easement to be vacated is not needed for public purposes.
- b. Alternate routes are not necessary. This portion of the right-of-way is not used by surrounding property owners, so no impacts to the surrounding area are anticipated.
- c. The right-of-way proposed to be vacated is not needed and is not used by the surrounding property owners for access.
- d. The closure of the right-of-way will not adversely impact pedestrian traffic.
- e. There are no utilities in the portion of the right-of-way to be vacated,. The applicant has obtained letters of no objection from franchise utilities and the City's Public Works Department.

SECTION 2. That the public right-of-way located east of Lauderdale Manor Drive, north of Northwest 18th Court, west of Northwest 15th Avenue and south of Northwest 19th 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, 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 City Engineer 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 19th day of August, 2025.

PASSED SECOND READING this _____ day of _____, 2025.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN



A DIVISION OF CONTROL POINT ASSOCIATES FL, LLC
LB 8137

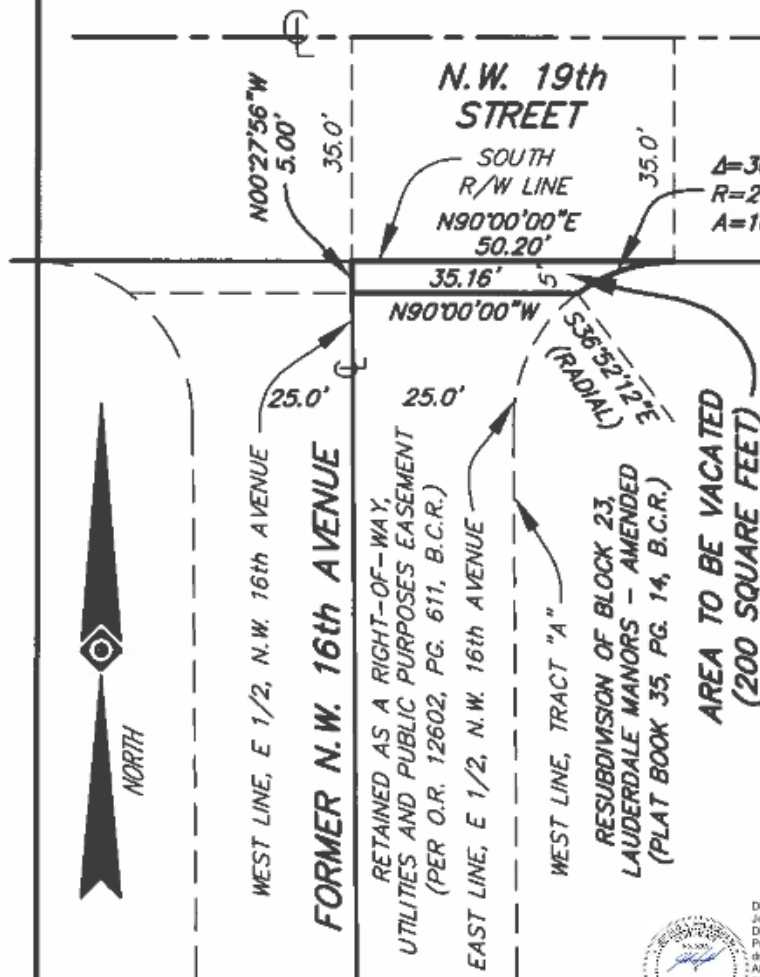
TRADITIONAL METHODS / MODERN APPROACHES
1901 W. CYPRESS CREEK ROAD #501, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611 * EMAIL: DDONAHOE@CPASURVEY.COM

M D O.K.

SCALE 1" = 30'

EXHIBIT A

**SKETCH AND DESCRIPTION
A PORTION OF VACATED
N.W. 16th AVENUE
RETAINED AS A RIGHT-OF-WAY, UTILITIES
AND PUBLIC PURPOSES EASEMENT
(PER O.R. 12602, PG. 611, B.C.R.)
DAJANI PLAZA**



LEGAL DESCRIPTION:

The North 5.00 feet of the East one-half (E 1/2) of former N.W. 16th Avenue now vacated per Ordinance No. C-85-43, and recorded in Official Records Book 12602, Page 611, of the public records of Broward County, Florida, lying West of and adjacent to the West line of Tract "A", RESUBDIVISION OF BLOCK 23, LAUDERDALE MANORS - AMENDED, according to the Plat thereof as recorded in Plat Book 35, Page 14, of the Public Records of Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 200 square feet or 0.0046 acres more or less.

LEGEND:

O.R. = OFFICIAL RECORDS
P.B. = PLAT BOOK
B.C.R. = BROWARD COUNTY RECORDS
R/W = RIGHT-OF-WAY

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 15th day of May, 2025.

CONTROL POINT ASSOCIATES FL, LLC.

JERALD A. McLAUGHLIN
Registered Land Surveyor No. LS5269
State of Florida.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by Control Point Associates FL, LLC.
- 2) Legal description prepared by Control Point Associates FL, LLC.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the South right-of-way line of N.W. 19th Street, as North 90°00'00" East.



Digitally signed by
Jerald A. McLaughlin
DN: C=US, O=Control
Point Associates FL,
dnQualifier=
A01410C000019078
000EB900C0D0E,
CN=Jerald A
McLaughlin
Date: 2025.05.20
15:40:05-04'00'

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. 15-230002 (V-6486)

CHECKED BY: _____
C: JMMjr/2025/15-230002-00 (V6486 FAS 1)

REF. DWG.: 11-3-023

CAM # 25-0786

Exhibit 8
Page 4 of 5

EXHIBIT "B"

**CONDITIONS OF APPROVAL
CASE NO. UDP-V25007**

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.
3. Prior to building permit issuance, the vacating ordinance shall be in full force and effect on the date a certificate, executed by the City Engineer, and 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.