

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, VACATING THAT CERTAIN 10-FOOT-WIDE BY 75-FOOT-LONG UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 49863, PAGE 212 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID UTILITY EASEMENT BEING A PORTION OF LOTS 1 AND 2, "RESUBDIVISION OF BLOCK 38, CROISSANT PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 8 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE VACATED SOUTHWEST 16TH STREET LOCATED EAST OF SOUTHWEST 1ST AVENUE, NORTH OF SOUTHWEST 17TH STREET, WEST OF SOUTH ANDREWS AVENUE AND SOUTH OF SOUTHWEST 15TH STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, under the provisions of Section 47-24.7 of the City of Fort Lauderdale, Florida Unified Land Development Regulations (hereinafter "ULDR"), the applicant, North Broward Hospital District, is applying for the vacation of a 10-foot-wide by 75-foot-long utility easement, recorded in Official Records Book 49863, Page 212 of the Public Records of Broward County, Florida (Case No. UDP-EV25003), said utility easement being a portion of Lots 1 and 2, "Resubdivision of Block 38, Croissant Park", according to the plat thereof, as recorded in Plat Book 52, Page 8 of the Public Records of Broward County, Florida, and a portion of the vacated Southwest 16th Street, more fully described in SECTION 2 below, located east of Southwest 1st Avenue, north of Southwest 17th Street, west of South Andrews Avenue and south of Southwest 15th Street, Fort Lauderdale, Florida; and

WHEREAS, pursuant to the provisions of the aforementioned Section 47-24.7 of the ULDR, all utilities known to have an interest have been notified and have no objection to the vacation of the easements; and

WHEREAS, the Development Services Department has made the required reports and has also recommended the vacation of the easements, certifying that the same will not be required to serve the property;

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

SECTION 1. The City Commission finds that the application for vacation of easements meets the criteria of Section 47-24.7 of the ULDR as enunciated and memorialized in the minutes of its meeting of June 17, 2025, a portion of those findings expressly listed as follows:

1. Letters of no objection from the utility companies are included in this submission, stating that they have no objection to the vacation of the easements on owner's property. According to the letters of no objection, there are no active utilities located within the easements. Therefore, these easements are no longer needed for public purposes.
2. Applicant has provided letters of no objection from TECO, AT&T, FPL, Comcast, and the City's Public Works Department.

SECTION 2. That the below described easement is hereby vacated and shall no longer constitute easements for utilities subject to the conditions provided in SECTION 3 of this resolution:

THAT CERTAIN 10-FOOT-WIDE BY 75-FOOT-LONG UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 49863, PAGE 212 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID UTILITY EASEMENT BEING A PORTION OF LOTS 1 AND 2, "RESUBDIVISION OF BLOCK 38, CROISSANT PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 8 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE VACATED SOUTHWEST 16TH STREET

More particularly described in Exhibit "A" attached.

Location: East of Southwest 1st Avenue, north of Southwest 17th Street, west of South Andrews Avenue and south of Southwest 15th Street

SECTION 3. That the vacation of the easements shall not be effective until the applicant demonstrates compliance with the following conditions:

1. Any City infrastructure known or unknown and found to be within the vacated area shall be removed or relocated at the expense of the applicant as authorized by a permit obtained from the office of the city engineer.
2. Any other utility 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 applicable utility agency or service provider.
3. Prior to building permit issuance, the applicant may be required to dedicate additional easements to the City resulting from the Vacation of Utility Easement approval process, including Utility Easement(s) that allow the City perpetual maintenance access to existing public sewer, storm drain, and water infrastructure for the purposes of inspection, maintenance and repair/replacement.

SECTION 4. That a copy of this Resolution shall be recorded in the Public Records of Broward County within 30 days from the date of final passage.

SECTION 5. That the approval of the vacation of the easements shall expire in 24 months from the date of final passage of this resolution if the certificate required in Section 3, paragraph 2 of this resolution has not been recorded in the public records of Broward County, Florida.

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.

ADOPTED this ____ day of _____, 2025.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM
AND CORRECTNESS:

Interim City Attorney
D'WAYNE M. SPENCE

Dean J. Trantalis _____
John C. Herbst _____
Steven Glassman _____
Pamela Beasley-Pittman _____
Ben Sorensen _____