

ORDINANCE NO. C-14-24

AN ORDINANCE VACATING, ABANDONING AND CLOSING THE EASTERN PORTION OF SYLVAN LANE, AS SHOWN ON THE PLAT OF "A RESUBDIVISION OF HARBOR BEACH UNIT ONE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED NORTH OF HARBOR BEACH PARKWAY, SOUTH OF HARBOR DRIVE, EAST OF EAST LAKE DRIVE AND WEST OF SEABREEZE BOULEVARD, SUCH LAND BEING LOCATED IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicant, John T. Loos, 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 March 19, 2014 (PZ Case No. V14001), did recommend to the City Commission of the City of Fort Lauderdale ("City Commission") the vacation of the below-described portion of a street subject to conditions; and

WHEREAS, the City Clerk notified the public of a public hearing to be held on Tuesday, May 6, 2013 and Tuesday, May 20, 2013 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:

SECTION 1. That the below-described portion of a street is hereby vacated, abandoned, and closed and shall no longer constitute a public right-of-way, subject to the utility easement to be conveyed as provided in Section 2 below, more particularly described in the attached Exhibit "A":

THE EASTERN PORTION OF SYLVAN LANE, AS SHOWN ON THE PLAT OF "A RESUBDIVISION OF HARBOR BEACH UNIT ONE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SUCH LAND BEING LOCATED IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

Location: North of Harbor Beach Parkway, south of Harbor Drive, east of East Lake Drive and west of Seabreeze Boulevard

SECTION 2. That the applicant shall convey a utility easement as approved by the City Engineer as described in the attached Exhibit "B".

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, be and the same are hereby repealed.

SECTION 6. That this 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 evidencing that all conditions for the vacation have been met.

SECTION 7. 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 8. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development.

PASSED FIRST READING this the 6th day of May, 2014.

PASSED SECOND READING this the \_\_\_\_ day of \_\_\_\_\_, 2014.

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Mayor  
JOHN P. "JACK" SEILER

ATTEST:

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City Clerk  
JONDA K. JOSEPH

L:\COMM 2014\Ordinances\May 6\dms - Vacate Ordinance V14001.docx

# DESCRIPTION

## SYLVAN LANE ABANDONMENT

RESUBDIVISION OF HARBOR BEACH UNIT ONE

(PB 16, PG 10, BCR)

CITY OF FORT LAUDERDALE, BROWARD COUNTY, FL

A PORTION OF SYLVAN LANE AS SHOWN ON THE PLAT OF "A RESUBDIVISION OF HARBOR BEACH UNIT ONE, ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 19, PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LAKE DRIVE WITH THE CENTERLINE OF SYLVAN LANE AS SHOWN ON SAID PLAT;

THENCE SOUTH 70°53'00" EAST, ALONG SAID CENTERLINE, 189.24 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 19°07'00" EAST, 25.00 FEET TO THE SOUTH LINE OF BLOCK 3 OF SAID PLAT;

THENCE SOUTH 70°53'00" EAST, ALONG SAID SOUTH LINE, 95.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY ALONG THE SAID SOUTHERLY BLOCK LINE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 85°43'39", AN ARC DISTANCE OF 52.37 FEET TO A POINT OF CUSP ON THE WEST RIGHT-OF-WAY LINE OF SEABREEZE BOULEVARD AND A POINT OF THE ARC OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 523.85 FEET, A CENTRAL ANGLE OF 12°20'01", AN ARC DISTANCE OF 112.76 FEET TO A POINT OF CUSP;

THENCE NORTHWESTERLY ALONG THE EAST LINE OF BLOCK 4 OF SAID PLAT AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 81°56'20", AN ARC DISTANCE OF 50.05 FEET TO THE POINT OF TANGENCY;

THENCE NORTH 70°53'00" WEST, ALONG THE NORTH LINE OF SAID BLOCK 4, A DISTANCE OF 99.16 FEET;

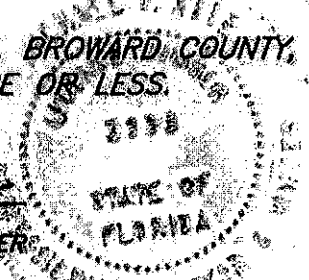
THENCE NORTH 19°07'00" EAST, 25.00 FEET TO THE POINT OF BEGINNING;

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 6886.08 SQUARE FEET (0.16 ACRE), MORE OR LESS.

FOR THE FIRM, BY:

*Michael D. Rose*

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



PROJECT NO: 13-0998

FILE NAME: X:\CAD\SURVEY\0998A00 HARBOR BEACH UNIT ONE\SYLVAN LN VACATION\SYLVAN LN VACATION.DWG

SHEET 1 OF 3 SHEETS

REV	SKETCH & DESCRIPTION	MDR	DATE	FB/PG	CHKD
	SKETCH OF DESCRIPTION	MDR	07/08/13		MDR
	REVISIONS	DWN	DATE	FB/PG	CHKD

**SDA** SHAH DROTOS

ENGINEERING  
SURVEYING

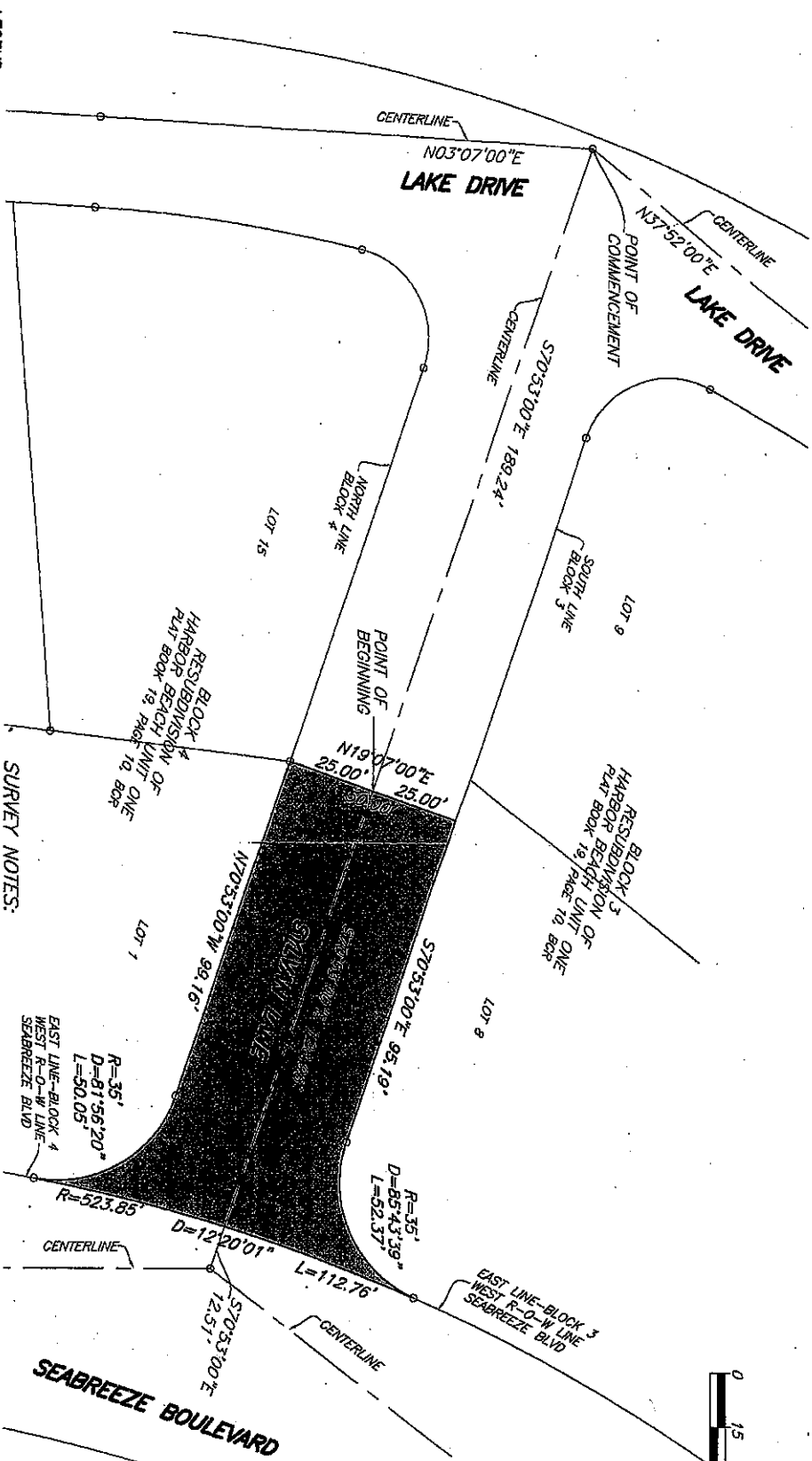
& ASS  
CERTIFIC  
3410 N. AN  
PH:

Exhibit "A"  
Page 1 of 3

LEGEND:  
CONCRETE  
BLDG  
ELECTRIC  
AS  
PLAT BOOK  
PAGE  
BROWARD COUNTY RECORDS  
MFL AND DEED  
WOOD UTILITY POLE  
EDGE OF WATER

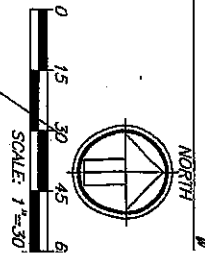
LAND DESCRIPTION:  
SEE SHEET 1 OF 3 SHEETS

PROJECT NO.: 13-0998  
FILE NAME: X:\CAD\Survey\0998AOC HARBOR BEACH UNIT ONE\SYLVAN LN VAC\SYLVAN LN VACATION.dwg



**SURVEY NOTES:**  
1. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SHAW, DROTOS & ASSOCIATES FOR EASEMENTS, RIGHTS-OF-WAY, EASEMENTS OR OTHER INSTRUMENTS OF RECORD.  
2. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.  
3. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE CENTERLINE OF SYLVAN LANE AS SHOWN ON THE PLAN OF A RESUBDIVISION OF HARBOR BEACH UNIT ONE, ACCORDING TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE BEGINS SOUTH 70°53'00" EAST.  
4. THIS IS NOT A BOUNDARY SURVEY.  
5. REFERENCES TO LOT NUMBERS ARE TO HARBOR BEACH UNIT ONE, ACCORDING TO THE PLAN RECORDED IN PLAT BOOK 19, PAGE 6, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FOR THE FIRM, BY:  
*Michael D. Rose*  
MICHAEL D. ROSE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 3998



SKETCH OF DESCRIPTION  
A PORTION OF SYLVAN LANE  
TO BE ABANDONED  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FL  
HARBOR BEACH UNIT ONE (RESUBDIVISION)

DATE OF SURVEY  
DRAWN BY: SURVEYOR  
CHECKED BY: SURVEYOR  
APPROVED BY: SURVEYOR  
SCALE: 1\"/>

**SDA SHAH DROTOS & ASSOCIATES**  
ENGINEERING SURVEYING PLANNING  
ENGINEERING ALTH. NO. 5634 SURVEYING LIC. NO. LB-64  
2410 N. Andrews Avenue Bldg. • Pompano Beach, FL 330  
PH: 954-943-3433 • FAX: 954-783-4764

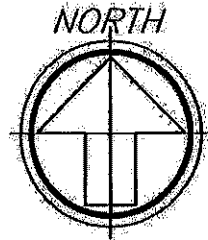
# LOCATION MAP

## SYLVAN LANE ABANDONMENT

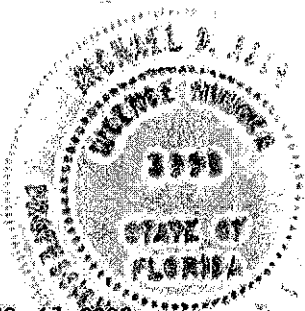
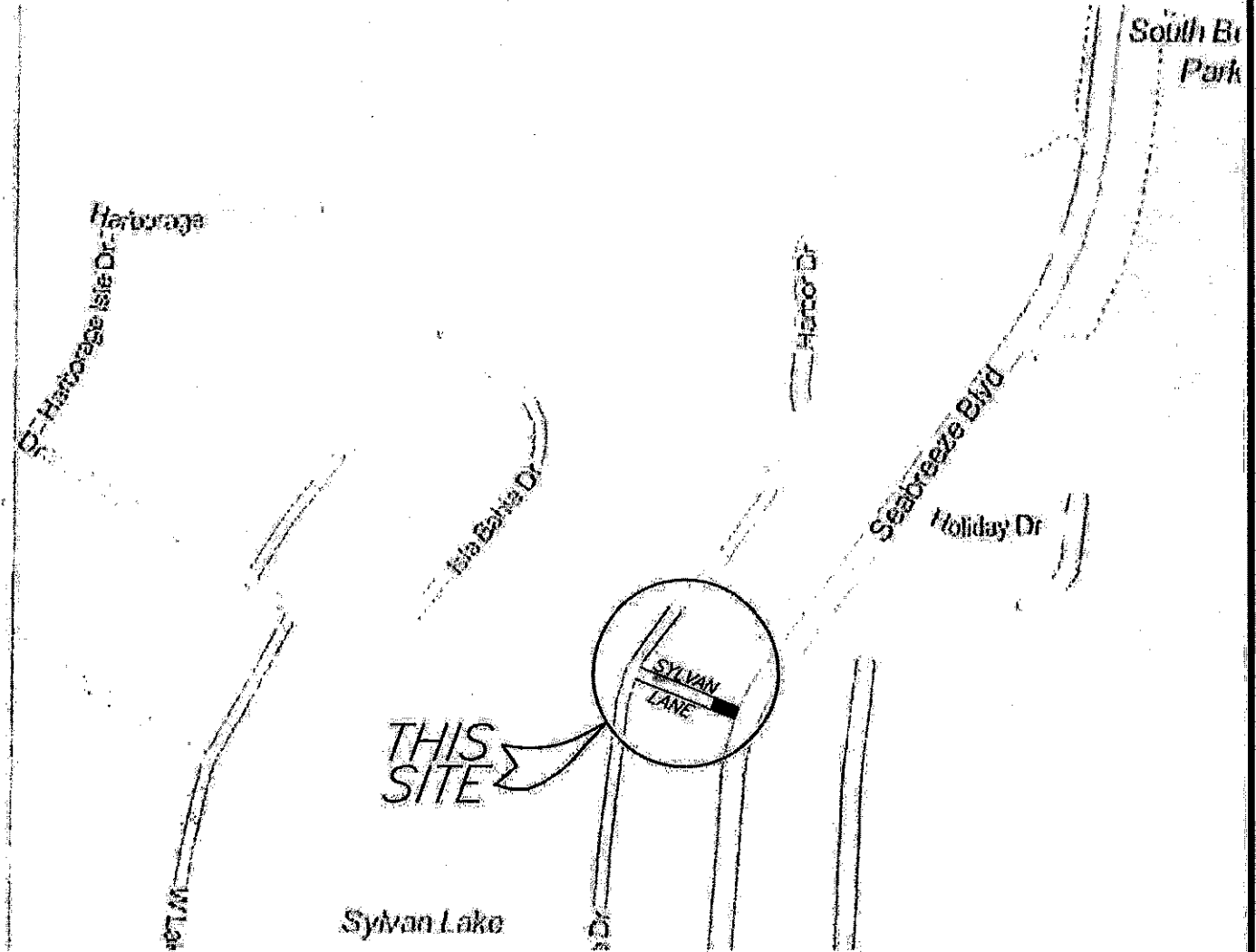
RESUBDIVISION OF HARBOR BEACH UNIT ONE

(PB 16, PG 10, BCR)

CITY OF FORT LAUDERDALE, BROWARD COUNTY, FL



NOT TO SCALE



FOR THE FIRM, BY:

*Michael D. Rose*

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

PROJECT NO: 13-0988

FILE NAME: X:\CAD\SURVEY\098800 HARBOR BEACH UNIT ONE\SYLVAN LN VACATION\SYLVAN LN VACATION.DWG

SHEET 3 OF 3 SHEETS

**SDA** SHAH

DEBATAO

ENGINEERING  
CONSULTANTS

& ASSOCI  
CERTIFICATE #  
3410 N. Andrews  
PH: 954-

Exhibit "A"  
Page 3 of 3

SKETCH OF DESCRIPTION	MDR	DR/DR/13	MDR
REVISIONS	DWN	DATE	FB/PG

112-OK

# DESCRIPTION

## SYLVAN LANE-PROPOSED EASEMENT AREA

RESUBDIVISION OF HARBOR BEACH UNIT ONE

(PB 16, PG 10, BCR)

CITY OF FORT LAUDERDALE, BROWARD COUNTY, FL

A PORTION OF SYLVAN LANE AS SHOWN ON THE PLAT OF "A RESUBDIVISION OF HARBOR BEACH UNIT ONE, ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 19, PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LAKE DRIVE WITH THE CENTERLINE OF SYLVAN LANE AS SHOWN ON SAID PLAT;

THENCE SOUTH 70°53'00" EAST, ALONG SAID CENTERLINE, 189.24 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 19°07'00" EAST, 25.00 FEET TO THE SOUTH LINE OF BLOCK 3 OF SAID PLAT;

THENCE SOUTH 70°53'00" EAST, ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED EASTERLY, 128.68 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SEABREEZE BOULEVARD AND THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 70°09'28" EAST TO THE RADIUS POINT OF THE NEXT DESCRIBED CURVE);

THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 523.85 FEET, A CENTRAL ANGLE OF 05°28'55", AN ARC DISTANCE OF 50.05 FEET;

THENCE NORTH 70°53'00" WEST, ALONG THE NORTH LINE OF SAID BLOCK 4, AND SAID NORTH LINE EXTENDED EASTERLY, 130.44 FEET;

THENCE NORTH 19°07'00" EAST, 25.00 FEET TO THE POINT OF BEGINNING;

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 6458.08 SQUARE FEET (0.15 ACRE), MORE OR LESS.

FOR THE FIRM, BY:

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

PROJECT NO: 13-0998

SHEET 1 OF 2 SHEETS

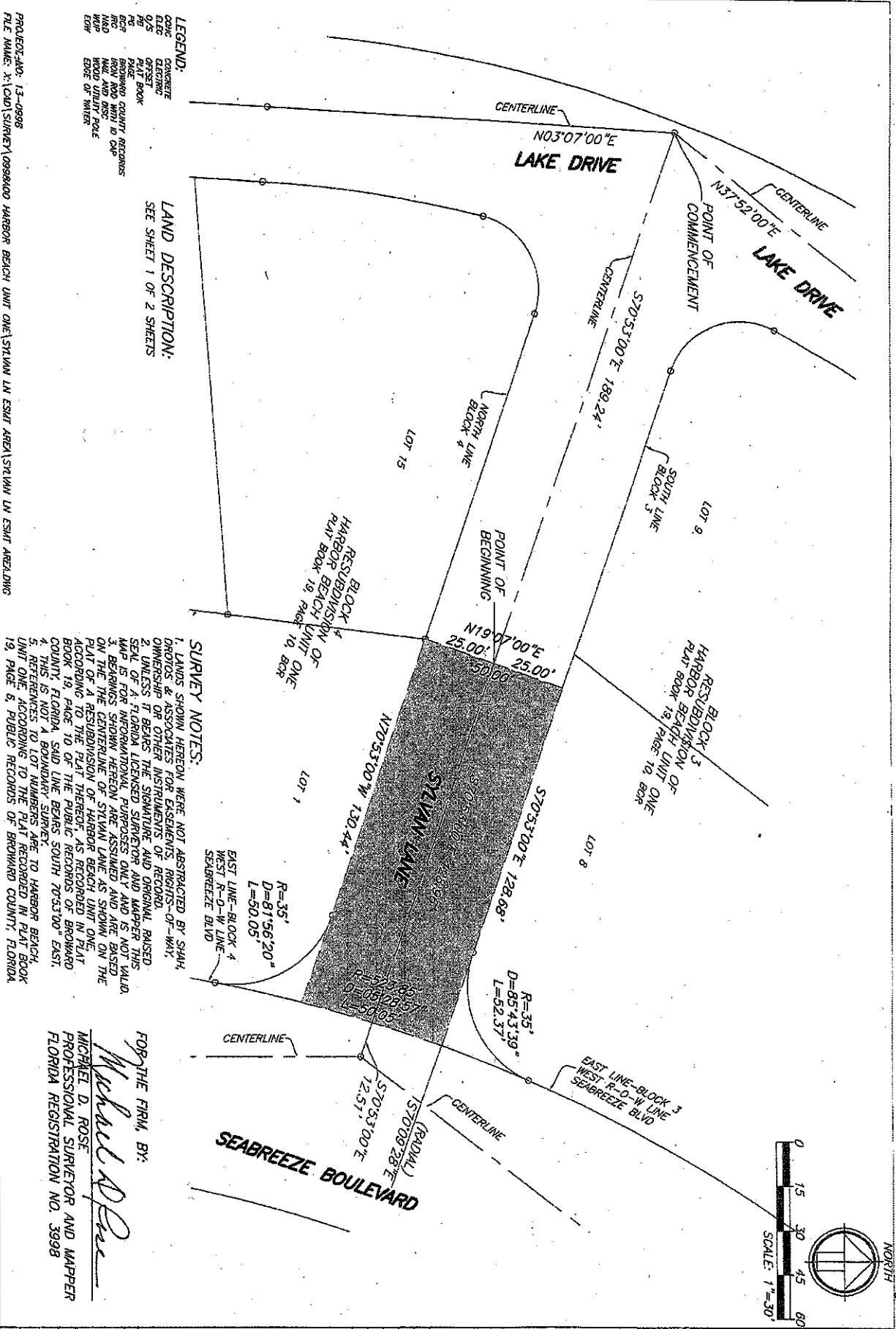
FILE NAME: X:\CAD\SURVEY\0998ADD HARBOR BEACH UNIT ONE\SYLVAN LN ESMT AREA\SYLVAN LN ESMT AREA.DWG

REV	SKETCH & DESCRIPTION	MDR	DATE	MDR
	SKETCH OF DESCRIPTION	MDR	02/10/14	MDR
	REVISIONS	DWN	DATE	FB/PG
				CHKD

**SDA** SHAH DROTOS  
& ASSOCIATES  
ENGINEERING SURVEYING  
CERTIFICATE  
3410 N. Andrews  
PH: 954-

Exhibit "B"  
Page 1 of 2

X:\Cad\Survey\0998ADD HARBOR BEACH UNIT ONE\SYLVAN LN ESMT AREA\SYLVAN LN ESMT AREA.dwg, Layout, 2/10/2014 2:16:46 PM, SDA-SBS RICHARD MP C2550 RFGS



<p>REVISIONS</p> <p>DATE: FEBRUARY 2014</p> <p>BY: MICHAEL D. ROSE</p> <p>FILE NO: 0998A00</p> <p>PLAT NO: 2</p> <p>SHEET NO: 2</p>	<p>SKETCH OF DESCRIPTION                  A PORTION OF SYLVAN LANE                  PROPOSED EASEMENT AREA                  CITY OF FORT LAUDERDALE, BROWARD COUNTY, FL</p> <p>HARBOR BEACH UNIT ONE (RESUBDIVISION)</p>	<p>SDA SHAH DROTOS &amp; ASSOCIATES</p> <p>ENGINEERING SURVEYING PLANNING</p> <p>ENGINEERING AUTH. NO. 5854 SURVEYING LIC. NO. 3410 N. Andrews Avenue Ext., Pompano Beach, FL                  PH: 954-945-2453 • FAX: 954-783-4754</p>
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Exhibit "B"  
 Page 2 of 2