

ORDINANCE NO. C-16-

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, VACATING A PORTION OF THE PLATTED YACHT CLUB BOULEVARD CUL-DE-SAC ADJACENT TO YACHT CLUB SITE, "RESUBDIVISION OF BLOCK 6 AND PORTIONS OF BLOCK 5 AND 4, OF CORAL RIDGE SOUTH ADDITION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 41, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED EAST OF SEMINOLE DRIVE AT THE TERMINUS OF YACHT CLUB BOULEVARD, SUCH LAND BEING LOCATED IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicant, Coral Ridge Yacht Club, Inc., 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 May 18, 2016 (PZ Case No. V15007), did recommend to the City Commission of the City of Fort Lauderdale ("City Commission") the vacation of the below-described portion of the platted Yacht Club Boulevard cul-de-sac subject to conditions; and

WHEREAS, the City Clerk notified the public of a public hearing to be held on Tuesday, July 12, 2016 and Tuesday August 16, 2016 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 the platted Yacht Club Boulevard cul-de-sac 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: East of Seminole Drive at the Terminus of Yacht Club Boulevard.

SECTION 2. That an access and utility easement is reserved and retained over the right-of-way area that is to be vacated.

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. 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. A copy of the recorded certificate must be provided to the City.

PASSED FIRST READING this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

PASSED SECOND READING this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

---

Mayor  
JOHN P. "JACK" SEILER

ATTEST:

---

City Clerk  
JEFFREY A. MODARELLI

\\city-cityatto\docs\Coral Ridge Yacht Club ROW Vacation, PZ Case No. 15007\ORD\Ordinance.docx

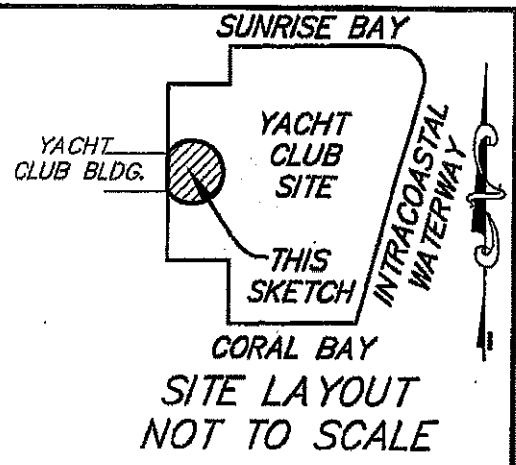


McLAUGHLIN ENGINEERING COMPANY  
LB#285

M.V. O.K.

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301  
PHONE (954) 763-7611 \* FAX (954) 763-7615

SKETCH AND DESCRIPTION  
TO ACCOMPANY VACATION PETITION  
YACHT CLUB BOULEVARD  
CUL-DE-SAC, TO BE RETAINED AS A  
UTILITY EASEMENT  
SHEET 1 OF 2 SHEETS



CORAL BAY  
SITE LAYOUT  
NOT TO SCALE

LEGAL DESCRIPTION:

A portion of the Yacht Club Boulevard cul-de-sac, adjacent to Yacht Club Site, RESUBDIVISION OF BLOCK 6 AND PORTIONS OF BLOCKS 5 AND 4, OF CORAL RIDGE SOUTH ADDITION, according to the plat thereof, as recorded in Plat Book 41, Page 27, of the public records of Broward County, more fully described as follows:

Commencing at the most West Northwest corner of said Yacht Club Site; thence South 00°00'00" East, on the most West line of said Yacht Club Site, a distance of 110.00 feet to the Point of Beginning, being a point on a curve; thence Easterly, Southerly and Westerly on the boundary of said cul-de-sac, and on said curve to the right, whose radius point bears South 53°43'15" East, with a radius of 50.00 feet, a central angle of 286°15'36", an arc distance of 249.81 feet; thence South 89°24'33" West, on the South line of said Yacht Club Boulevard, a distance of 0.61 feet; thence North 00°00'00" West, on the Northerly extension of the most West line of said Yacht Club Site, a distance of 60.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 7,464 square feet or 0.1713 acres more or less.

**CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida this 27th day of July, 2015.  
Revised this 2nd day of March, 2016.  
Revised to show turn around this 22nd day of April, 2016.

McLAUGHLIN ENGINEERING COMPANY  
*J. M. McLaughlin Jr.*  
JAMES M. McLAUGHLIN JR.  
Registered Land Surveyor No. 4497  
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 McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 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 most West line of said Yacht Club Site as South 00°00'00" East.

FIELD BOOK NO. \_\_\_\_\_  
JOB ORDER NO. V-0602

DRAWN BY: JMMjr  
CHECKED BY: \_\_\_\_\_  
C: \JMMjr\2015\VO602 (VACATION)



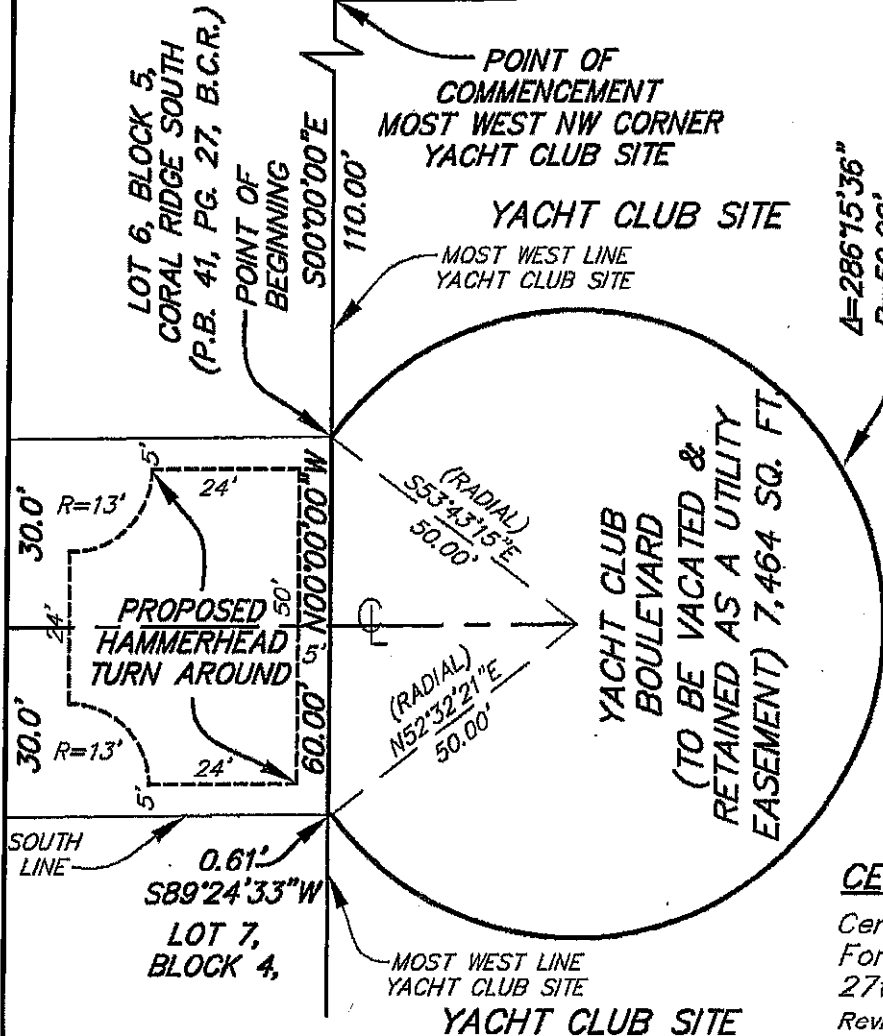
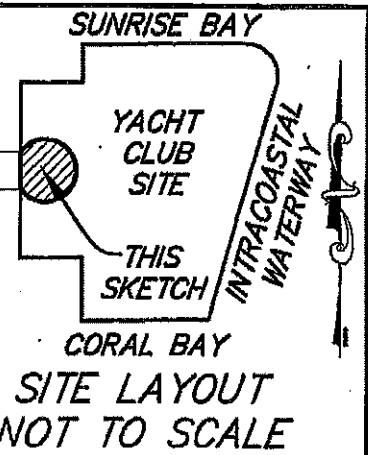
**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

*M.C.*  
*O.K.*

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301  
 PHONE (954) 763-7611 \* FAX (954) 763-7615

SCALE 1" = 30'

**SKETCH AND DESCRIPTION**  
**TO ACCOMPANY VACATION PETITION**  
**YACHT CLUB BOULEVARD**  
**CUL-DE-SAC, TO BE RETAINED AS A**  
**UTILITY EASEMENT**  
**SHEET 2 OF 2 SHEETS**



**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 McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 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 most West line of said Yacht Club Site as South 00'00"00" East.

**CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida this 27th day of July, 2015.  
 Revised this 2nd day of March, 2016.  
 Revised to show turn around this 22nd day of April, 2016.

McLAUGHLIN ENGINEERING COMPANY  
*J. M. McLaughlin Jr.*  
 JAMES M. McLAUGHLIN, JR.  
 Registered Land Surveyor No. 4497  
 State of Florida.

FIELD BOOK NO. \_\_\_\_\_  
 JOB ORDER NO. V-0602

DRAWN BY: JMMjr  
 CHECKED BY: \_\_\_\_\_  
 C: \JMMjr\2015\0602 (VACATION)

**EXHIBIT "B"**

**CONDITIONS OF APPROVAL  
CASE NO. V15007**

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 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. 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. The certificate shall state that all conditions of the vacation listed in the ordinance have been met. A copy of the recorded certificate must be provided to the City.