

ORDINANCE NO. C-26-11

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, VACATING AN APPROXIMATELY 50-FOOT WIDE BY 102-FOOT LONG RIGHT-OF-WAY ADJACENT TO BLOCKS 4 AND 5, "VNIKS SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED WEST OF SOUTHWEST 11<sup>TH</sup> AVENUE, NORTH OF WEST DAVIE BOULEVARD, EAST OF SOUTH FORK NEW RIVER AND SOUTH OF SOUTHWEST 9<sup>TH</sup> STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicant, David Ide, 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 Development Review Committee at its meeting of February 8, 2022, recommended approval of the vacation of a public right-of-way to the City Commission; and

WHEREAS, the Planning and Zoning Board, at its meeting of January 21, 2026 (PZ Case No. UDP-V21002), 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 a public hearing to be held before the City Commission on Tuesday, April 21, 2026, at 6:00 o'clock P.M., or as soon thereafter as possible, at the Broward Center for the Performing Arts, Mary N. Porter Riverview Ballroom, 201 Southwest 5<sup>th</sup> Avenue, Fort Lauderdale, Florida, for the purpose of hearing any public comment to the vacation of the right-of-way; 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 in Section 47-24.6.A.4 of the City of Fort Lauderdale Unified Land Development Regulations ("ULDR");

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 April 7, 2026, and April 21, 2026, a portion of those findings expressly listed as follows:

- a. The right-of-way or other public place is no longer needed for public purposes. This portion of the right-of-way to be vacated is not needed for a public purpose. The property owners own the Properties on both sides of the street, as well as the dock at the end of Coconut Drive. The Property Owners will dedicate utility easements to the City for the existing - and to remain water and sewer - and to the franchise utilities as appropriate.
- b. Alternate routes are not necessary as the property owners own the Properties on both sides of the street, as well as the dock at the end of Coconut Drive where the street dead ends.
- c. The closure of a right-of-way provides safe areas for vehicles to turn around and exit the area; the portion of Coconut Drive to be vacated is a dead end, therefore vehicles that need to turn around and exit the area would still make a right onto Coconut Drive and a slight right onto SW 8 Street to bring you back out onto the main road SW 9 Avenue.
- d. The closure of a right-of-way shall not adversely impact pedestrian traffic because this portion of Coconut Drive is situated on a dead end and between the properties without pedestrian access to the canal.
- e. The applicant has obtained letters of no objection from the franchise utilities and the City's Public Works Department. All utilities located within the right-of-way or other public place have been or will be relocated pursuant to a relocation plan; and the owner of the utility facilities has consented to the vacation; or a utilities easement has been retained over the right-of-way area or portion thereof; or an easement in a different location has been provided for the utility facilities by the owner to the satisfaction of the city; or any combination of same and utilities maintenance shall not be disrupted.

**SECTION 2.** That the public right-of-way located west of Southwest 11<sup>th</sup> Avenue, north of West Davie Boulevard, east of South Fork New River and south of Southwest 9<sup>th</sup> 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.

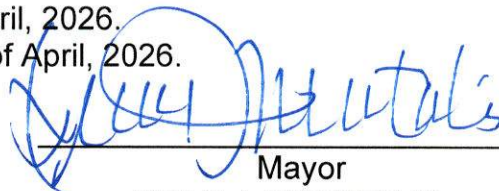
SECTION 5. That all ordinances or parts of ordinances in conflict herewith, are hereby repealed.

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 Land Development Manager 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 7<sup>th</sup> day of April, 2026.  
PASSED SECOND READING this 21<sup>st</sup> day of April, 2026.



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Mayor  
DEAN J. TRANTALIS

ATTEST:



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City Clerk  
DAVID R. SOLOMAN