

RESOLUTION NO. 22-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, VACATING PORTIONS OF THAT CERTAIN PARKING EASEMENT BEING A PORTION OF PARCEL "A", "CROCKER TOWER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE 1 AND RECORDED IN OFFICIAL RECORDS BOOK 37116, PAGE 843, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED NORTH OF SOUTHEAST 2ND STREET, SOUTH OF EAST BROWARD BOULEVARD, EAST OF SOUTHEAST 3RD AVENUE AND WEST OF SOUTH FEDERAL HIGHWAY (US 1), ALL SAID LANDS SITUATE, LYING AND 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"), MQMF Las Olas Owner, LLC, applied to vacate a portion of a parking easement (Case No. UDP-EV21011) more fully described in SECTION 2 below, located at 419 Southeast 2nd 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 easement; and

WHEREAS, the City Engineer has certified that there is no objection to the vacation; and

WHEREAS, the Department of Sustainable Development has made the required reports and has also recommended the vacation of the easement, 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 easement meets the criteria of Section 47-24.7 of the ULDR as enunciated and memorialized in the minutes of its meeting of April 19, 2022, a portion of those findings expressly listed as follows:

[SPACE RESERVED FOR FINDINGS OF FACT]

SECTION 2. That the below described portion of the easement is hereby vacated and shall no longer constitute a portion of the parking easement, subject to the conditions provided in SECTION 3 of this resolution:

A PORTION OF THAT CERTAIN PARKING EASEMENT BEING A PORTION OF PARCEL "A", "CROCKER TOWER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE 1 AND RECORDED IN OFFICIAL RECORDS BOOK 37116, PAGE 843, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

More particularly described in Exhibit "A" attached.

Location: North of Southeast 2nd Street, south of East Broward Boulevard, east of Southeast 3rd Avenue and west of South Federal Highway (US 1)

SECTION 3. That the vacation of the easement 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 relocated at the expense of the applicant, and easements will be dedicated, 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 easements will be dedicated, and the relocated facilities shall be required to be inspected and accepted by the applicable utility agency or service provider.

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

SECTION 7. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION 8. That if any clause, section, or other part of this resolution shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this resolution shall not be affected thereby, but shall remain in full force and effect.

ADOPTED this ____ day of _____, 2022.

Mayor
DEAN J. TRANTALIS

City Clerk
DAVID R. SOLOMAN

Dean J. Trantalis _____

Heather Moraitis _____

Steven Glassman _____

APPROVED AS TO FORM:

Robert L. McKenzie _____

Ben Sorensen _____

City Attorney
ALAIN E. BOILEAU

PARKING EASEMENT ABANDONMENT SKETCH AND DESCRIPTION

5 PARKING SPACES TO BE VACATED FROM PARKING EASEMENT

(O.R.B. 37116, PG. 843 B.C.R.)

PORTION OF PARCEL "A" CROCKER TOWER PLAT

(PB 142, PG 1, BCR)

A PORTION OF PARCEL "A", CROCKER TOWER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID CROCKER TOWER;

THENCE NORTH 89°58'20" EAST, ALONG THE SOUTH LINE OF SAID PARCEL "A", 201.16 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE NORTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 84°12'00" WEST TO THE RADIUS POINT OF THE NEXT DESCRIBED CURVE) AND THE POINT OF BEGINNING "A";

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 31.33 FEET, A CENTRAL ANGLE OF 23°28'03", AN ARC DISTANCE OF 12.83 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE POINT OF SAID CURVE HAVING A RADIUS OF 2.33 FEET, A CENTRAL ANGLE OF 95°56'40" AN ARC DISTANCE OF 3.91 FEET TO THE POINT OF TANGENCY;

THENCE SOUTH 89°51'20" WEST, 6.51 FEET;

THENCE NORTH 00°08'40" WEST, 49.34 FEET;

THENCE NORTH 89°51'20" EAST, 6.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2.33 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 3.66 FEET TO THE POINT OF TANGENCY, AND REFERENCE POINT "A";

THENCE SOUTH 00°08'40" EAST, 66.63 FEET;

THENCE SOUTH 89°58'20" WEST, 4.04 FEET TO THE POINT OF BEGINNING "A".

TOGETHER WITH:

A PORTION OF PARCEL "A", CROCKER TOWER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A";

THENCE NORTH 00°08'40" WEST, 53.30 FEET TO THE TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST, AND THE POINT OF BEGINNING "B";

CONTINUED NEXT SHEET

SHEET 1 OF 4 SHEETS

REVISIONS	DWN	DATE	FB/PG	CHKD

SDA SHAH DROTOS & ASSOCIATES
ENGINEERING SURVEYING PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB 6456
3410 N. Andrews Avenue Ext. • Pompano Beach, Fl. 33064
PH: 954-943-9433 • FAX: 954-7783-4754

PARKING EASEMENT ABANDONMENT SKETCH AND DESCRIPTION

5 PARKING SPACES TO BE VACATED FROM PARKING EASEMENT
(O.R.B. 37116, PG. 843 B.C.R.)
PORTION OF PARCEL "A" CROCKER TOWER PLAT
(PB 142, PG 1, BCR)

FROM PREVIOUS SHEET

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 14.33 FEET, A CENTRAL ANGLE OF 68°09'51", AN ARC DISTANCE OF 17.05;

THENCE NORTH 00°08'40" WEST, 25.93 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 06°26'45" WEST TO THE RADIUS POINT OF THE NEXT DESCRIBED CURVE;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 10.11 FEET, A CENTRAL ANGLE OF 83°41'55", AN ARC DISTANCE OF 14.77 FEET TO THE POINT OF TANGENCY AND POINT OF BEGINNING "C";

THENCE SOUTH 00°08'40" EAST, 48.39 FEET TO POINT OF BEGINNING "B".

TOGETHER WITH:

A PORTION OF PARCEL "A", CROCKER TOWER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE AFOREMENTIONED POINT OF BEGINNING "C";

THENCE NORTH 00°08'40" WEST, 1.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2.33 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 3.66 FEET TO THE POINT OF TANGENCY;

THENCE SOUTH 89°51'20" WEST, 6.67 FEET;

THENCE NORTH 00°08'40" WEST, 25.34 FEET;

THENCE NORTH 89°51'20" EAST, 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 4.00 FEET, A CENTRAL ANGLE OF 180°00'00", AN ARC DISTANCE OF 12.57 FEET TO THE POINT OF TANGENCY;

THENCE SOUTH 89°51'20" WEST 5.00 FEET;

THENCE NORTH 00°08'40" WEST 49.34 FEET;

CONTINUED NEXT SHEET



ENGINEERING
SURVEYING
PLANNING

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PARKING EASEMENT ABANDONMENT SKETCH AND DESCRIPTION

5 PARKING SPACES TO BE VACATED FROM PARKING EASEMENT
 (O.R.B. 37116, PG. 843 B.C.R.)
 PORTION OF PARCEL "A" CROCKER TOWER PLAT
 (PB 142, PG 1, BCR)

FROM PREVIOUS SHEET

THENCE NORTH 89°51'20" EAST 6.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2.33 FEET, A CENTRAL ANGLE OF 92°11'23", AN ARC DISTANCE OF 3.75 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTH 00°08'40" WEST, 88.86 FEET TO POINT OF BEGINNING "C".

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 1,437 SQUARE FEET (0.033 ACRE), MORE OR LESS.

SHEET 3 OF 4 SHEETS

REVISIONS	DWN	DATE	FB/PG	CHKD

SDA & ASSOCIATES	SHAH DROTOS	ENGINEERING SURVEYING PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB 6456 3410 N. Andrews Avenue Ext. • Pompano Beach, Fl. 33064 PH: 954-943-9433 • FAX: 954-7783-4754		

M.P., O.K.

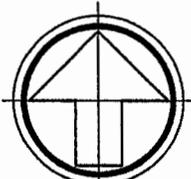
PARKING EASEMENT ABANDONMENT SKETCH AND DESCRIPTION

5 PARKING SPACES TO BE VACATED FROM PARKING EASEMENT

(O.R.B. 37116, PG. 843 B.C.R.)

PORTION OF PARCEL "A" CROCKER TOWER PLAT (PB 142, PG 1, BCR)

329.79'



SCALE: 1"=50'

SURVEY NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF "CROCKER TOWER" (PB 142, PG 1, BCR). SAID LINE BEARS SOUTH 89°58'22" WEST.
4. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

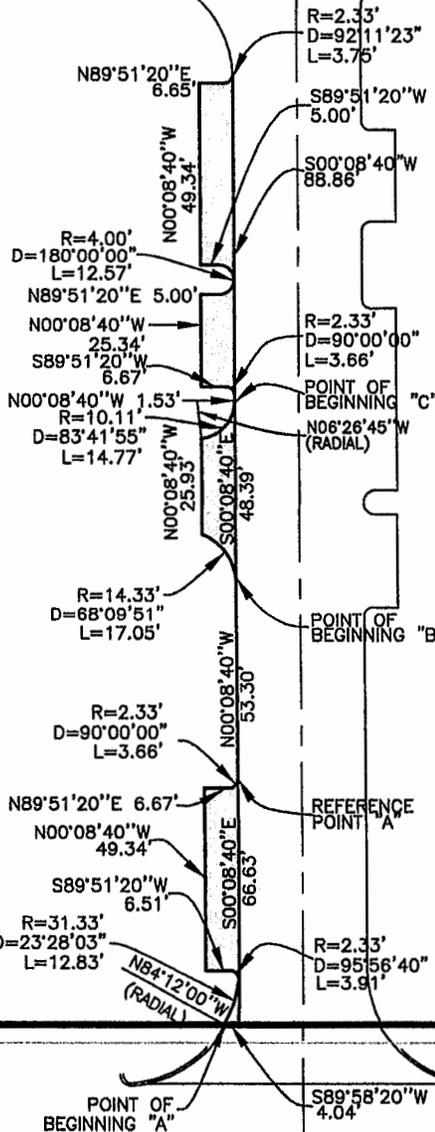
PARCEL A
CROCKER TOWER
(PB 142, PG 1, BCR)

N00°08'40"W

POINT OF COMMENCEMENT
SW CORNER-PARCEL A
CROCKER TOWER
(PB 142, PG 1, BCR)

SOUTH LINE-PARCEL A

N89°58'20"E 201.16'



LEGEND:

- P.B. = PLAT BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- B.C.R. = BROWARD COUNTY RECORDS
- P.G. = PAGE

FOR THE FIRM OF
MICHAEL D. SARVER
PROFESSIONAL SURVEYOR
AND MAPPER
STATE OF FLORIDA
REGISTRATION NO. 4174
2/2/2022

S.E. 2ND STREET

SHEET 4 OF 4 SHEETS

SDA SHAH DROTOS & ASSOCIATES

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