

RESOLUTION NO. 25-123

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.

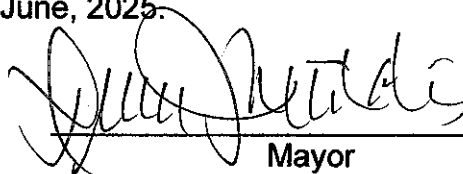
SECTION 4. That a copy of this Resolution shall be recorded in the Public Records of Broward County within 30 days from the date of final passage.

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 30th day of June, 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

Yea

John C. Herbst

Not Present

Steven Glassman

Yea

Pamela Beasley-Pittman

Yea

Ben Sorensen

Yea

m.p.o.k.



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION: (UTILITY EASEMENT VACATION)

THAT CERTAIN UTILITY AS RECORDED IN OFFICIAL RECORDS BOOK 49863, PAGE 212 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID UTILITY EASEMENT BEING PORTIONS OF THE FOLLOWING; 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 IN BROWARD COUNTY, FLORIDA, AND THE VACATED RIGHT-OF-WAY OF S.E. 16TH STREET AS RECORDED IN OFFICIAL RECORDS BOOK 34245, PAGE 470 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 11°09'15" WEST ALONG THE WEST LINE OF SAID LOT 2 FOR 22.65 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING NORTH 11°09'15" WEST ALONG THE WEST LINE OF SAID LOTS 1 AND 2 AND THE NORTHERLY EXTENSION THEREOF 75.00 FEET; THENCE NORTH 78°50'45" EAST 10.00 FEET TO A POINT ON A LINE LYING 10.00 FEET EAST OF AND PARALLEL WITH SAID NORTHERLY EXTENSION AND SAID WEST LINE; THENCE SOUTH 11°09'15" EAST ALONG SAID PARALLEL LINE 75.00 FEET; THENCE SOUTH 78°50'45" WEST 10.00 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 750 SQUARE FEET, MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF NORTH 11°09'15" WEST ALONG THE WEST LINE OF RESUBDIVISION OF BLOCK 38, CROISSANT PARK, RECORDED IN PLAT BOOK 52, PAGE 8 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CLIENT: KIMLEY HORN

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 74249-B

DATE: 4/29/25

UTILITY EASEMENT VACATION

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: BROWARD HEALTH NORTH

SHEET 1 OF 2

Michael

M

Mossey

Digitally signed

by Michael M

Mossey

Date: 2025.04.30

12:16:28 -04'00'

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691

☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274

☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA

m.D.O.K.

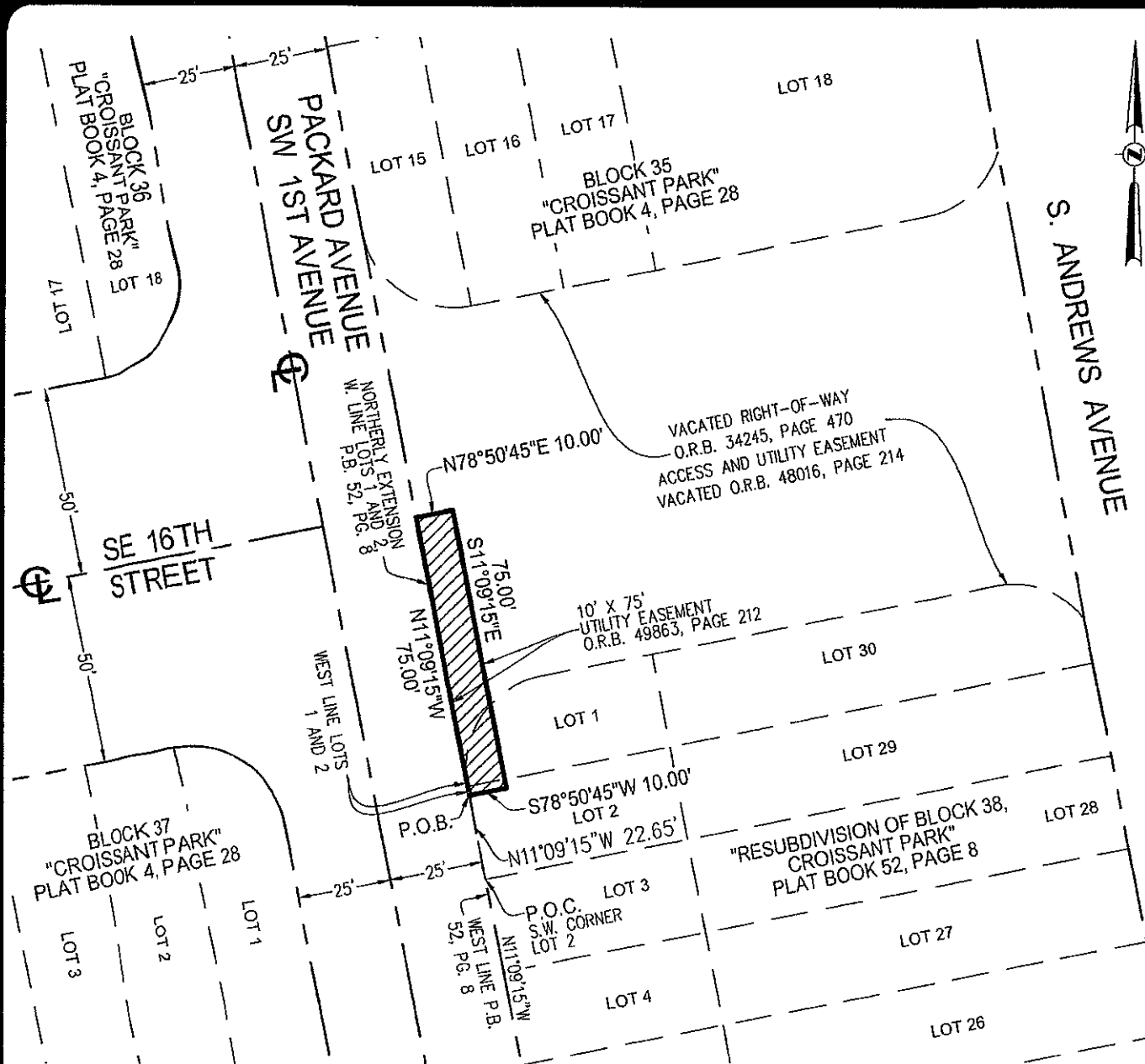


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CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: KIMLEY HORN

SCALE: 1"=40'

DRAWN: M.M.M.

ORDER NO.: 74249-B

DATE: 4/29/25

UTILITY EASEMENT VACATION

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: BROWARD HEALTH NORTH

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND & ABBREVIATIONS:

⊕ CENTRINE
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG. PAGE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT