

RESOLUTION NO. 25-102

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, VACATING THE NORTH 2.50 FEET OF THAT CERTAIN 10.00 FOOT RETAINED UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 12602, PAGE 611, AND BEING SOUTH OF AND ADJACENT TO TRACT "A", "RESUBDIVISION OF BLOCK 23, LAUDERDALE MANORS - AMENDED", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 14, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED EAST OF LAUDERDALE MANOR DRIVE, NORTH OF NORTHWEST 18TH COURT, WEST OF NORTHWEST 15TH AVENUE AND SOUTH OF NORTHWEST 19TH 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, Dajani Family Holding, LLC, is applying for the vacation of the north 2.50 feet of a 10-foot retained utility easement, recorded in Official Records Book 12602, Page 611, and being south of and adjacent to Tract "A", "RESUBDIVISION of Block 23, Lauderdale Manors – Amended", according to the plat thereof, as recorded in Plat Book 35, Page 14, all of the Public Records of Broward County, Florida (Case No. UDP-EV24006), more fully described in SECTION 2 below, located east of Lauderdale Manor Drive, north of Northwest 18th Court, west of Northwest 15th Avenue and south of Northwest 19th 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:

THE NORTH 2.50 FEET OF THAT CERTAIN 10.00 FOOT
RETAINED UTILITY EASEMENT RECORDED IN OFFICIAL
RECORDS BOOK 12602, PAGE 611, AND BEING SOUTH OF
AND ADJACENT TO TRACT "A", "RESUBDIVISION OF BLOCK
23, LAUDERDALE MANORS - AMENDED", ACCORDING TO
THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35,
PAGE 14, ALL OF THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA

More particularly described in Exhibit "A" attached.

Location: East of Lauderdale Manor Drive, north of Northwest
18th Court, west of Northwest 15th Avenue and south of
Northwest 19th Street

SECTION 3. That the vacation of the easements shall not be effective until the applicant demonstrates compliance with the following conditions:

1. 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.
2. The vacating resolution 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. This

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

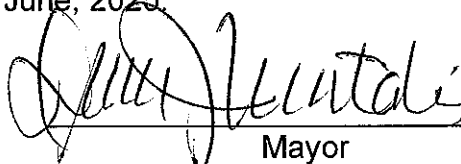
SECTION 4. That a copy of this Resolution shall be recorded in the Public Records of Broward County within 30 days from the date of final passage.

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 17th day of June, 2025.



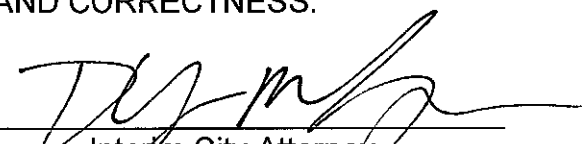
Mayor
DEAN J. TRANTALIS

ATTEST:



City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM
AND CORRECTNESS:


Interim City Attorney
D'WAYNE M. SPENCE

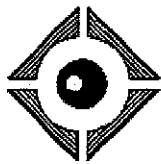
Dean J. Trantalis Yea

John C. Herbst Yea

Steven Glassman Yea

Pamela Beasley-Pittman Yea

Ben Sorensen Yea



CONTROL POINT ASSOCIATES, FL, LLC. LB #8137

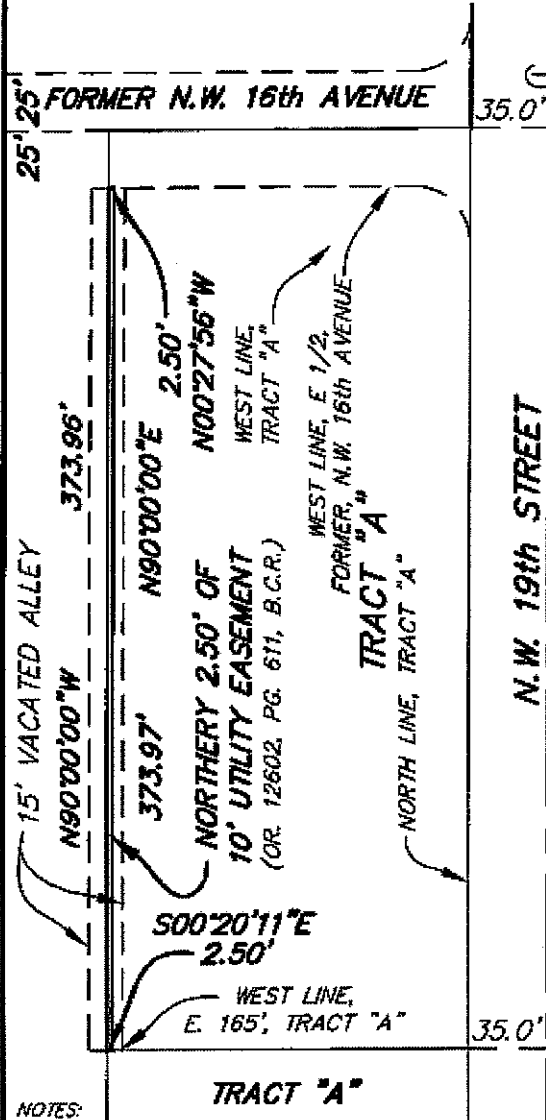
TRADITIONAL METHODS / MODERN APPROACHES
1901 W. CYPRESS CREEK ROAD #501, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611 * EMAIL: DDONAHOE@CPASURVEY.COM

M.D.O.K.

SCALE
1" = 80'

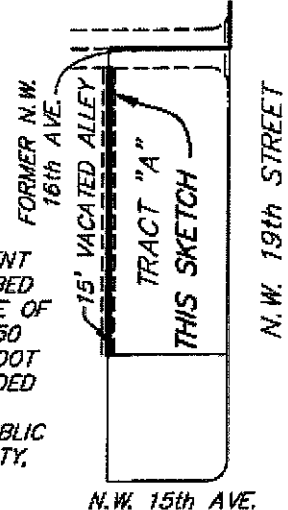
SKETCH AND DESCRIPTION
N. 2.5' OF 10' UTILITY EASEMENT
(O.R. 12602, PG. 611, B.C.R.)
DAJANI PLAZA

EXHIBIT "A"



LEGAL DESCRIPTION NOTE:

THE PORTION OF THE EASEMENT BEING DEPICTED AND DESCRIBED HEREON IS FOR THE PURPOSE OF VACATING THE NORTHERLY 2.50 FEET OF THAT CERTAIN 10 FOOT UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 12602, PAGE 611, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



**SITE LAYOUT
NOT TO SCALE**

LEGAL DESCRIPTION:

The South 2.50 feet of the North one-half (N 1/2), of that certain 15.00 foot Alley (now vacated) South of and adjacent to Tract "A", LESS the East 165.00 feet of RESUBDIVISION OF BLOCK 23, LAUDERDALE MANORS - AMENDED, according to the Plat thereof as recorded in Plat Book 35, Page 14, of the Public Records of Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 935 square feet or 0.0215 acres more or less.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 20th day of January, 2025.
Revised this 27th day of March, 2025.

CONTROL POINT ASSOCIATES FL, LLC.

James M. McLaughlin Jr.
JAMES M. McLAUGHLIN JR.
Registered Land Surveyor No. LS4497
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 Control Point Associates, FL, LLC.
- 2) Legal description prepared by Control Point Associates, FL, LLC.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the West line of Tract "A", as North 90°00'00" East.

JOB ORDER NO. 15-230002-03

C: \JMMjr/2024/230002-03 (2.5 EASE VAC)

James M
McLaughlin
n Jr

Digitally signed
by James M
McLaughlin Jr
Date: 2025.03.27
10:49:40 -04'00'

DRAWN BY: JMMjr

CHECKED BY: