

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, VACATING ALL OF THAT CERTAIN SANITARY SEWER EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3493, PAGE 212, AND BEING A PORTION OF TRACT 1, "LAKE PARK-UNIT 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 36, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED EAST OF NORTHEAST 18<sup>TH</sup> AVENUE, NORTH OF EAST SUNRISE BOULEVARD, WEST OF NORTH FEDERAL HIGHWAY (US1) AND SOUTH OF NORTHEAST 13<sup>TH</sup> STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

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WHEREAS, under the provisions of Section 47-24.7 of the City of Fort Lauderdale, Florida Unified Land Development Regulations (hereinafter "ULDR"), 1055 N. Federal Highway, LLC, is applying for the vacation of a sewer easement (Case No. UDP-EV24008) recorded in Official Records Book 3493, Page 212, of the Public Records of Broward County, Florida, more fully described in SECTION 2 below, located east of Northeast 18<sup>th</sup> Avenue, north of East Sunrise Boulevard, west of North Federal Highway (US1) and south of Northeast 13<sup>th</sup> 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 May 6, 2025.

SECTION 2. That the below-described easement is hereby vacated and shall no longer constitute an easement for sanitary sewers:

ALL OF THAT CERTAIN SANITARY SEWER EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3493, PAGE 212, AND BEING A PORTION OF TRACT 1, "LAKE PARK-UNIT 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 36, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

More particularly described in Exhibit "A" attached.

Location: East of Northeast 18<sup>th</sup> Avenue, north of East Sunrise Boulevard, west of North Federal Highway (US1) and south of Northeast 13<sup>th</sup> Street

SECTION 3. 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 4. 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 5. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor  
DEAN J. TRANTALIS

ATTEST:

\_\_\_\_\_  
City Clerk  
DAVID R. SOLOMAN

APPROVED AS TO FORM  
AND CORRECTNESS:

Dean J. Trantalis \_\_\_\_\_

John C. Herbst \_\_\_\_\_

Steven Glassman \_\_\_\_\_

Pamela Beasley-Pittman \_\_\_\_\_

Ben Sorensen \_\_\_\_\_

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Interim City Attorney  
D'WAYNE M. SPENCE

M D 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

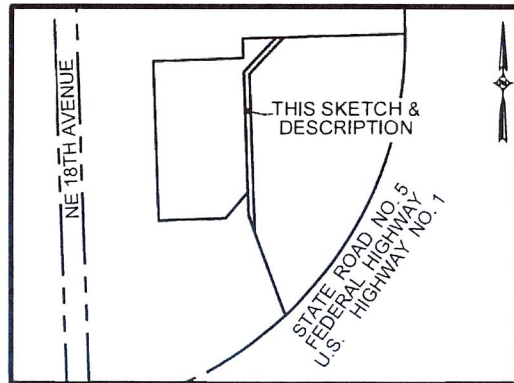


**LEGAL DESCRIPTION: (SANITARY SEWER EASEMENT VACATION)**

ALL OF THAT CERTAIN SANITARY SEWER EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3493, PAGE 212 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING A PORTION OF TRACT 1, 'LAKE PARK-UNIT 1', ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE SOUTHEAST CORNER OF PARCEL "A", "VILLAGE SHOPPES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 118, PAGE 27 IN THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE SOUTH 88°26'53" WEST ALONG THE SOUTH LINE OF SAID PARCEL "A" 214.88 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 43°13'36" WEST 90.28 FEET TO A POINT ON A LINE LYING 10.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 1, ALSO BEING THE EAST LINE OF TRACT 2 AS SHOWN ON SAID PLAT BOOK 23, PAGE 36; THENCE SOUTH 01°59'42" EAST ALONG SAID PARALLEL LINE 281.96 FEET; THENCE NORTH 20°01'05" WEST 32.32 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT 1; THENCE NORTH 01°59'42" WEST ALONG SAID WEST LINE AND ALONG THE EAST LINE OF SAID TRACT 2 FOR 255.39 FEET; THENCE NORTH 43°13'36" EAST 84.52 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL "A"; THENCE NORTH 88°26'53" EAST ALONG SAID SOUTH LINE 14.08 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 3,561 SQUARE FEET, MORE OR LESS.



LOCATION SKETCH  
(NOT TO SCALE)

**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 ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE WEST LINE OF THE S.W. 1/4 OF SECTION 36, TOWNSHIP 49 SOUTH, RANGE 42 EAST BEING S01°22'27"E
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.

CLIENT: 1055 N FEDERAL LLC

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 73458

DATE: 10/17/24; REV. 2/27/25

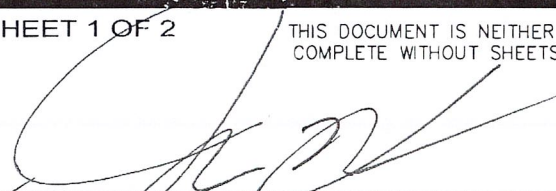
SANITARY SEWER EASEMENT VACATION

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: 1055 N. FEDERAL HIGHWAY

SHEET 1 OF 2

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

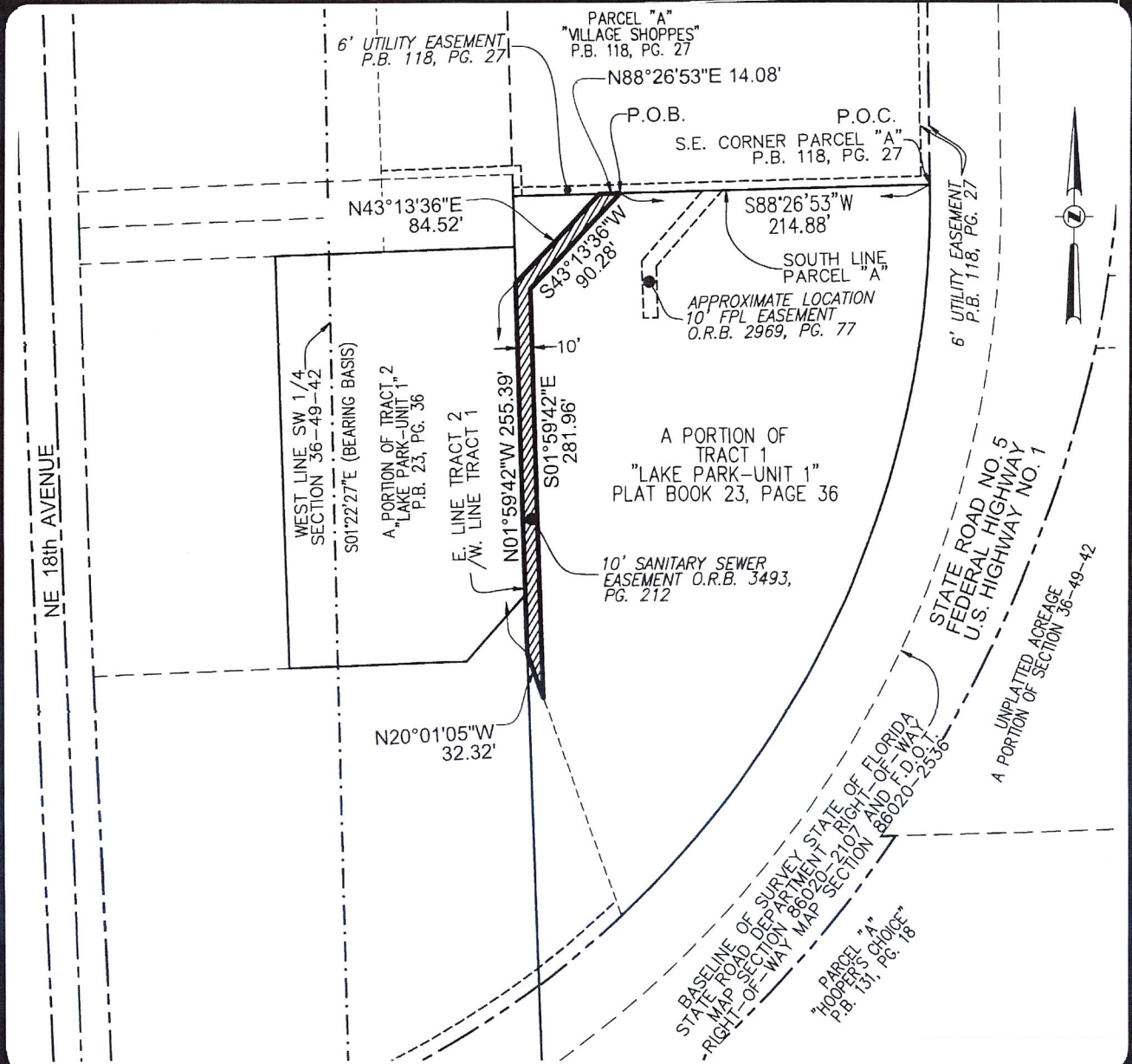
M.D.O.K.



# 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



CLIENT: 1055 N FEDERAL LLC

SCALE: 1"=100'

DRAWN: M.M.M.

ORDER NO.: 73458

DATE: 10/17/24; REV. 2/27/25

SANITARY SEWER EASEMENT VACATION

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: 1055 N. FEDERAL HIGHWAY

SHEET 2 OF 2

### LEGEND & ABBREVIATIONS:

- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

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