

RESOLUTION NO. 18-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, VACATING ALL OF THAT 15-FOOT STORM DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2954, PAGE 655, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A PORTION OF PARCEL 'A', "RIVERBEND CORPORATE PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 175, PAGE 95, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED WEST OF NORTHWEST 22ND AVENUE, NORTH OF BROWARD BOULEVARD, EAST OF NORTHWEST 25TH AVENUE AND SOUTH OF THE NORTH FORK NEW RIVER, ALL LOCATED IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, PROVIDING FOR CONFLICTS, AND PROVIDING FOR SEVERABILITY.

WHEREAS, under the provisions of Section 47-24.7 of the City of Fort Lauderdale, Florida Unified Land Development Regulations (hereinafter "ULDR"), Bridge Riverbend LLC is applying for the vacation of a 15-foot storm drainage easement (Case No. E18014) more fully described in SECTION 1 below, located at 2201 West Broward Boulevard, 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. That the below described easement is hereby vacated and shall no longer constitute an easement for storm drainage, subject to the conditions provided in SECTION 2 of this resolution:

A PORTION OF PARCEL 'A', "RIVERBEND CORPORATE PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 175, PAGE 95, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

More particularly described in Exhibit "A" attached.

Location: West of N.W. 22nd Avenue, north of Broward Boulevard, east of N.W. 25th Avenue and south of the North Fork New River

SECTION 2. 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 the relocated facilities shall be required to be inspected and accepted by the City's Public Works Department; and
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.

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.

SECTION 6. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION 7. 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 the _____ day of December, 2018.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
JEFFREY A. MODARELLI

M.D. O.K.



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION: 15 FOOT WIDE STORM DRAINAGE EASEMENT TO BE VACATED

ALL OF THE 15 FOOT WIDE STORM DRAINAGE EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2954, PAGE 655, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A PORTION OF PARCEL "A", "RIVERBEND CORPORATE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 95, OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF OF THE 60 FOOT WIDE RIGHT-OF-WAY DEDICATION FOR NW 22ND AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 2959, PAGE 537, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY EAST LINE OF SAID PARCEL "A" AND THE MOST EASTERLY SOUTH LINE OF SAID PARCEL "A"; THENCE ON THE BOUNDARY OF SAID STORM DRAINAGE EASEMENT, THE FOLLOWING FOUR (4) COURSES; 1) SOUTH 00°20'32" WEST ON SAID SOUTHERLY EAST LINE OF PARCEL "A", ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SAID NW 22ND AVENUE 15.00 FEET; 2) NORTH 89°59'58" WEST ON THE SOUTH LINE OF SAID EASEMENT 80.76 FEET; 3) NORTH 00°20'32" EAST ON THE WEST LINE OF SAID EASEMENT 15.00 FEET; 4) SOUTH 89°59'58" EAST ON THE NORTH LINE OF SAID EASEMENT 80.76 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 1,211 SQUARE FEET, MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF NW 22ND AVENUE, BEING S00°20'32"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: N/A

DRAWN BY: BB

ORDER NO.: 64764

DATE: 6/8/18; REV. 8/22/18

STORM DRAINAGE EASEMENT TO BE VACATED

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: BRIDGE RIVERBEND

SHEET 1 OF 3

THIS DOCUMENT IS NEITHER FULL
NOR COMPLETE WITHOUT SHEETS
1 THROUGH 3, INCLUSIVE

Beth Burns

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☒ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
STATE OF FLORIDA

Exhibit "A"

M.D. O.K.

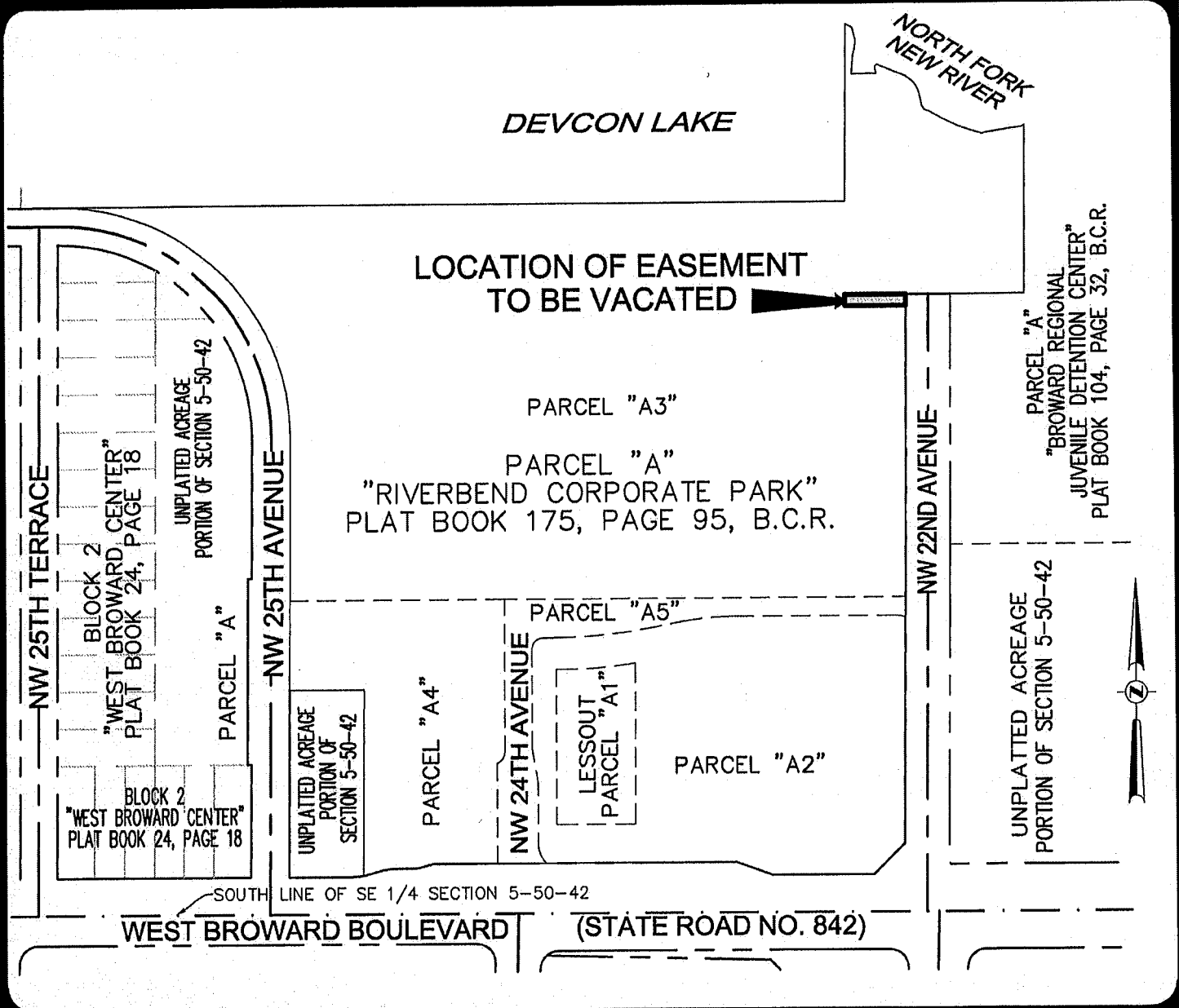


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E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1" = 200' DRAWN BY: BB

ORDER NO.: 64764

DATE: 6/8/18; REV. 8/22/18

STORM DRAINAGE EASEMENT TO BE VACATED
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
FOR: BRIDGE RIVERBEND

SHEET 2 OF 3

THIS DOCUMENT IS NEITHER FULL
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LEGEND:

- ☉ CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- FPL FLORIDA POWER & LIGHT COMPANY

M.D. O.K.



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PARCEL "A"
"RIVERBEND CORPORATE PARK"
PLAT BOOK 175, PAGE 95, B.C.R.

POINT OF BEGINNING
NW CORNER OF RIGHT-OF-WAY
O.R.B. 2959, PAGE 537, B.C.R.

MOST EASTERLY SOUTH LINE PARCEL "A"

N00°20'32"E
15.00'

15' DRAINAGE EASEMENT
O.R.B. 3618, PAGE 519

10' DRAINAGE EASEMENT
O.R.B. 5188, PAGE 210

15' STORM DRAINAGE EASEMENT
O.R.B. 2954, PAGE 655, B.C.R.
TO BE VACATED

10' FPL EASEMENT
O.R.B. 43959, PAGE 1183, B.C.R.
10' BELLSOUTH EASEMENT
O.R.B. 43971, PAGE 1640, B.C.R.

SOUTHERLY EAST
LINE PARCEL "A"

WEST RIGHT-OF-WAY LINE

S00°20'32"W
15.00'

NORTH RIGHT-
OF-WAY LINE

60' RIGHT-OF-WAY
O.R.B. 2959, PAGE 537, B.C.R.

NW 22ND AVENUE

WEST RIGHT-OF-WAY LINE

PARCEL "A"
"BROWARD REGIONAL
JUVENILE DETENTION CENTER"
PLAT BOOK 104, PAGE 32, B.C.R.

PARCEL "A"
"RIVERBEND CORPORATE PARK"
PLAT BOOK 175, PAGE 95, B.C.R.

FILE: BRIDGE DEVELOPMENT PARTNERS LLC	
SCALE: 1" = 30'	DRAWN BY: BB
ORDER NO.: 64764	
DATE: 6/8/18; REV. 8/22/18	
STORM DRAINAGE EASEMENT TO BE VACATED	
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA	
FOR: BRIDGE RIVERBEND	

SHEET 3 OF 3

LEGEND:

- Ⓢ CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- FPL FLORIDA POWER & LIGHT COMPANY
- REV. REVISED

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