

RESOLUTION NO. 26-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, VACATING AN APPROXIMATELY 10-FOOT DRAINAGE EASEMENT CENTERED ON THE COMMON LOT LINE OF LOTS 10 AND 11 OF "ISLA BAHIA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED EAST OF CORDOVA ROAD, NORTH OF ISLA BAHIA DRIVE, WEST OF SEABREEZE BOULEVARD AND SOUTH OF EAST LAS OLAS BOULEVARD, 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"), Charles E. West, is applying for the vacation of a 10-foot drainage easement (Case No. UDP-EV25001) more fully described in SECTION 2 below, located east of Cordova Road, north of Isla Bahia Drive, west of Seabreeze Boulevard and south of East Las Olas Boulevard; 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 Development Review Committee (Case No. UDP-EV25001) at its meeting of March 11, 2025, recommended approval of the vacation of easement to the City Commission; and

WHEREAS, the Development Review Committee has made the required reports and has also recommended the vacation of the easement;

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 drainage easement meets the criteria of Section 47-24.7 of the ULDR as enunciated and memorialized in the minutes of its meeting of April 7, 2026, a portion of those findings expressly listed as follows:

1. Upon the conclusion of this application, the easement will no longer be needed for public purposes. Owner is proposing to relocate the drainage pipe to the eastern edge of the Property in a newly-created drainage easement.

2. Letters of no objection from utility providers have been provided, including the City's Public Works Department, which states that the City's infrastructure shall be relocated through a right-of-way permit, contingent on the proposed drainage easement being fully executed and recorded.

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

TO VACATE ALL THAT CERTAIN 10-FOOT DRAINAGE EASEMENT LYING 5-FEET ON BOTH SIDES OF THE COMMON LOT LINE FOR LOTS 10 AND 11, "ISLA BAHIA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

More particularly described in Exhibit "A" attached.

Location: east of Cordova Road, north of Isla Bahia Drive, west of Seabreeze Boulevard and south of East Las Olas Boulevard.

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 removed or relocated at the expense of the applicant.
2. Applicant shall grant a new ten-foot (10) drainage easement centered on the relocated infrastructure as approved by the City. No trees, fences, other utilities, or structures shall remain or be installed over the granted easement.
3. The vacating resolution shall be in full force and effect on the date a certificate, executed by the Land Development Manager, is executed and 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 easement shall expire in 24 months from date of final passage of this resolution if the certificate required in Section 3, paragraph 3 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 ____ day of _____, 2026.

Mayor
DEAN J. TRANTALIS

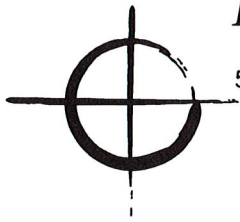
ATTEST:

City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM
AND CORRECTNESS:

City Attorney
SHARI L. McCARTNEY

Dean J. Trantalis _____
John C. Herbst _____
Steven Glassman _____
Pamela Beasley-Pittman _____
Ben Sorensen _____



PINNELL SURVEY, INC.

LICENSED BUSINESS #6857
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE (954)418-4940 FAX(954)418-4941

SKETCH AND LEGAL DESCRIPTION

10 FOOT DRAINAGE EASEMENT TO BE VACATED

LEGAL DESCRIPTION:

ALL OF THE 10 FOOT DRAINAGE EASEMENT CENTERED ON THE COMMON LOT LINE OF LOTS 10 AND 11 OF "ISLA BAHIA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES & LEGEND:

1. THIS IS NOT A SURVEY.
2. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC.
3. THIS DRAWING IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 37°39'20" WEST ALONG THE COMMON LOT LINE OF LOTS 10 AND 11, "ISLA BAHIA", P.B. 47, PG. 27 B.C.R.

- ⊙ - CENTERLINE
- P.B. - PLAT BOOK
- PG. - PAGE
- B.C.R. - BROWARD COUNTY RECORDS
- P.C. - POINT OF CURVATURE

**Jason H.
Pinnell,
P.S.M.**

Digitally signed by
Jason H. Pinnell, P.S.M.
DN: c=US, o=Florida,
dnQualifier=A01410C00
000185D0F7B0780013A
ED6, cn=Jason H.
Pinnell, P.S.M.
Date: 2025.02.07
14:40:19 -05'00'

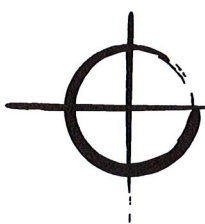
JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA - LICENSE NO. 5734

SKETCH NO.: 19-1581SD1
SHEET 1 OF 2

M.O.O.K.

PINNELL SURVEY, INC.

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5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE (954)418-4940 FAX(954)418-4941



NEW RIVER SOUND

10' DRAINAGE EASEMENT
(P.B. 47, PG. 27 B.C.R.)
TO BE VACATED

LOT 11 OF
"ISLA BAHIA"
(P.B. 47, PG. 27 B.C.R.)

COMMON LOT
LINE OF
LOTS 10 AND 11

LOT 10 OF
"ISLA BAHIA"
(P.B. 47, PG. 27 B.C.R.)

25.00'
ISLE BAHIA DRIVE
P.C.

(50' RIGHT-OF-WAY)

SCALE: 1" = 20'	SKETCH NO.: 19-1581SD1
DRAWN BY: J.P.	SHEET 2 OF 2