

ORDINANCE NO. C-26-14

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, VACATING AN APPROXIMATELY 40-FOOT WIDE BY 127-FOOT LONG PORTION OF NORTHEAST 15TH AVENUE AND NORTHEAST 8TH STREET RIGHT-OF-WAY ADJACENT TO PARCEL "A", "RAYBOHR PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED WEST OF NORTHEAST 16TH AVENUE, NORTH OF NORTHEAST 7TH STREET, EAST OF NORTHEAST 15TH AVENUE AND SOUTH OF NORTHEAST 8TH STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicant, GO-3 Development, Inc., applied for the vacation of a public right-of-way more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Development Review Committee at its meeting of March 11, 2025, recommended approval of the vacation of a public right-of-way to the City Commission; and

WHEREAS, the Planning and Zoning Board, at its meeting of February 18, 2026 (PZ Case No. UDP-V25001), recommended to the City Commission of the City of Fort Lauderdale ("City Commission") that they approve the application for the vacation of a public right-of-way as more particularly described and shown on Exhibit "A" attached hereto, subject to the conditions listed on Exhibit "B" attached hereto and incorporated herein; and

WHEREAS, the City Clerk notified the public of a public hearing to be held before the City Commission on Tuesday, May 19, 2026, at 6:00 o'clock P.M., or as soon thereafter as possible, at the Broward Center for the Performing Arts, Mary N. Porter Riverview Ballroom, 201 Southwest 5th Avenue, Fort Lauderdale, Florida, for the purpose of hearing any public comment to the vacation of the right-of-way; and

WHEREAS, such public hearing was duly held at the time and place designated and due notice of same was given by publication as is required by law; and

WHEREAS, the ordinance was read by title at the City of Fort Lauderdale City Commission meetings held on Tuesday, May 5, 2026, and on Tuesday, May 19, 2026;

WHEREAS, the City Commission has determined that the application for vacation of right-of-way meets the criteria in Section 47-24.6.A.4 of the City of Fort Lauderdale Unified Land Development Regulations (“ULDR”);

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. The City Commission finds that the application for vacation of a right-of-way meets the criteria of Section 47-24.6 of the ULDR, as enunciated and memorialized in the minutes of its meetings of May 5, 2026, and May 19, 2026, a portion of those findings expressly listed as follows:

- a. The right-of-way or other public place is no longer needed for public purposes. This portion of the right-of-way area to be vacated is not used as a public thoroughfare, and the City’s Transportation and Mobility Department confirmed that there is no intention of using this area as a public thoroughfare. The area proposed to be vacated therefore has not been used for public purposes and is not needed for public purposes.
- b. Alternate routes are not needed the proposed area to be vacated does not contain public vehicular or pedestrian infrastructure, it is solely used as a driveway for the existing residence on the Property. This vacation will not affect public travel.
- c. The closure of a right-of-way provides safe areas for vehicles to turn around and exit the area, the proposed area to be vacated does not contain public vehicular or pedestrian infrastructure, it is solely used as a driveway for the existing residence on the Property. This vacation of this right-of-way will not affect public travel. There is no need for a turnaround or an exit from the area as the existing roadway provides for safe vehicular traffic.
- d. The closure of a right-of-way shall not adversely impact pedestrian traffic because the proposed area to be vacated does not contain public vehicular or pedestrian infrastructure, and it is solely used as a driveway for the existing residence on the Property. This vacation will not affect public travel.

- e. The applicant has obtained letters of no objection from the franchise utilities and the City's Public Works Department. All utilities located within the right-of-way or other public place have been or will be relocated pursuant to a relocation plan; and the owner of the utility facilities has consented to the vacation; or a utilities easement has been retained over the right-of-way area or portion thereof; or an easement in a different location has been provided for the utility facilities by the owner to the satisfaction of the city; or any combination of same and utilities maintenance shall not be disrupted.

SECTION 2. That the public right-of-way located west of Northeast 16th Avenue, north of Northeast 7th Street, east of Northeast 15th Avenue and south of Northeast 8th Street, as more particularly described in Exhibit "A" attached hereto, is hereby vacated, abandoned, and closed and shall no longer constitute a public right-of-way, subject to conditions listed on Exhibit "B" attached hereto and incorporated herein.

SECTION 3. That a copy of this Ordinance shall be recorded in the Public Records of Broward County by the City Clerk within 30 days from the date of final passage.

SECTION 4. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 5. That all ordinances or parts of ordinances in conflict herewith, are hereby repealed.

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.

SECTION 8. That this Ordinance shall be in full force and effect upon the recordation in the public records of Broward County, Florida, of a certificate executed by the Land Development Manager evidencing that all conditions listed on Exhibit "B" attached hereto have been met. The applicant shall provide a copy of the recorded certificate to the City.

PASSED FIRST READING this 5th day of May, 2026.

PASSED SECOND READING this ____ day of _____, 2026.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN



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: RIGHT-OF-WAY VACATION

A PORTION OF THE RIGHT-OF-WAY OF NE 15TH AVENUE AND THE RIGHT-OF-WAY OF NE 8TH STREET LYING ADJACENT TO PARCEL "A", "**RAYBOHR PLAT**", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A", BEING A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE SOUTHEASTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 02°10'41" EAST; THENCE ALONG THE NORTH LINE OF SAID PARCEL "A" THE FOLLOWING TWO (2) DESCRIBED COURSES AND DISTANCES; (1) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 31°47'13", FOR AN ARC DISTANCE OF 69.35 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; (2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 14°10'12", FOR AN ARC DISTANCE OF 43.28 FEET TO A POINT OF NON-TANGENCY ON THE WESTERLY LINE OF SAID PARCEL "A"; THENCE SOUTH 34°00'50" WEST ALONG SAID WESTERLY LINE 4.00 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN RIGHT-OF-WAY DEDICATION AS SHOWN ON SAID PLAT; THENCE SOUTH 87°50'26" WEST ALONG SAID RIGHT-OF-WAY DEDICATION LINE 20.07 FEET; THENCE NORTH 02°10'37" WEST 39.97 FEET; THENCE NORTH 87°48'08" EAST 127.50 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 2,417 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 BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH LINE OF PARCEL "A", PLAT BOOK 93, PAGE 44, BEING S87°49'03"W.
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, UNLESS OTHERWISE NOTED.

CLIENT: GO-3 DEVELOPMENT, INC.	
SCALE: N/A	DRAWN: M.M.M.
ORDER NO.: 73590-B	
DATE: 12/04/24	
RIGHT-OF-WAY VACATION	
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA	
FOR: 1500 N.E. 8TH STREET	

SHEET 1 OF 2

**John F
Pulice**

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE. SEE SHEETS 1 AND 2

Digitally signed by

John F Pulice

Date: 2024.12.06

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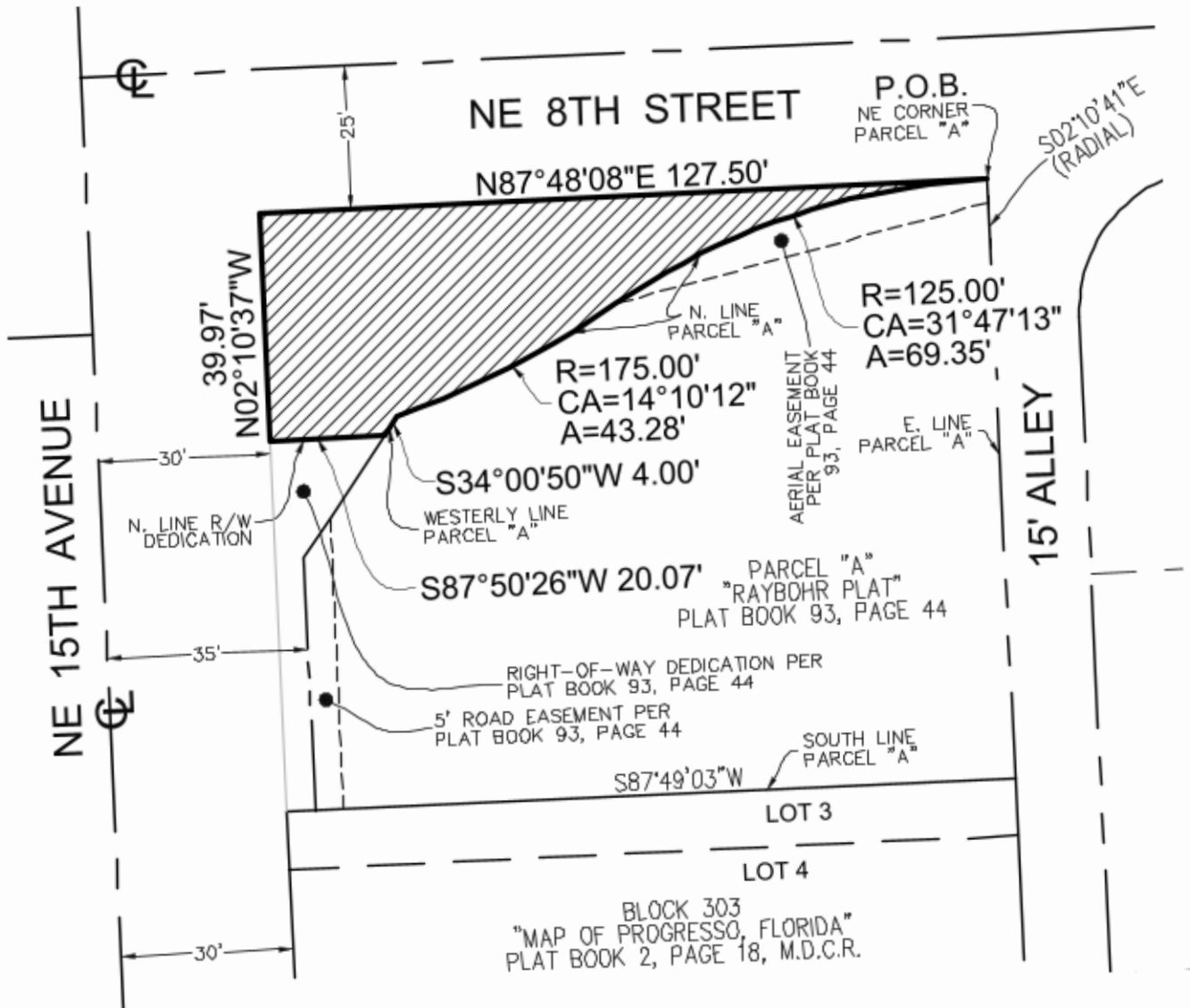
- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660

AM # 28-0589

Exhibit 8



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: GO-3 DEVELOPMENT, INC.

SCALE: 1"=30'

DRAWN: M.M.M.

ORDER NO.: 73590-B

DATE: 12/04/24

RIGHT-OF-WAY VACATION

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: 1500 N.E. 8TH STREET

SHEET 2 OF 2

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

LEGEND & ABBREVIATIONS:

- Ⓢ CENTERLINE
- A ARC LENGTH
- CA CENTRAL ANGLE
- P.O.B. POINT OF BEGINNING
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- R RADIUS
- R/W RIGHT-OF-WAY

CAM # 26-0389
Exhibit 8

EXHIBIT "B"

**CONDITIONS OF APPROVAL
CASE NO. UDP-V25001**

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.
2. Any other utility infrastructure known or unknown 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 or in lieu of relocation of the facilities the applicant shall grant an easement acceptable to the City Attorney's Office.
3. The vacating ordinance shall be in full force and effect on the date a certificate, executed by the Land Development Manager, 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.