

RESOLUTION NO. 26-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, VACATING ALL THAT CERTAIN 2.50 FOOT BY 130 FOOT LONG PLATTED UTILITY EASEMENT IN PORTIONS OF LOTS 2, BLOCK 1, "CORAL RIDGE SOUTH ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED EAST OF BAYVIEW DRIVE, NORTH OF EAST SUNRISE BOULEVARD, WEST OF NORTHEAST 25<sup>TH</sup> AVENUE AND SOUTH OF NORTHEAST 11<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"), the applicant, Sunrise and Bayview Partners, LLC, is applying for the vacation of a 2.50-foot-wide by 130-foot-long platted utility easement as recorded in Plat Book 24, Page 41 of the Public Records of Broward County, Florida (Case No. UDP-EV25007), more fully described in SECTION 2 below, located east of Bayview Drive, north of East Sunrise Boulevard, west of Northeast 25<sup>th</sup> Avenue and south of Northeast 11<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 Development Review Committee (Case No. UDP-EV25007) at its meeting of November 12, 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 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. The easement is no longer needed for public purposes. Currently, overhead lines exist within this easement. These lines include FPL lines, as well as telecommunication lines. The owner and FPL are in discussion on how to realign these lines.
2. Letters of no objection from AT&T, Comcast, FPL, TECO Gas, and the City's Public Works Department have been provided, many with the caveat that the relocation of existing facilities will be at the owner's expense and that the owner may be required to grant additional utility easements.

SECTION 2. That the below-described easement is hereby vacated and shall no longer constitute an easement for utilities subject to the conditions provided in SECTION 3 of this resolution:

THE SOUTH 2.50 FEET OF LOT 2, BLOCK 1, CORAL RIDGE SOUTH ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAIN 325 SQUARE FEET, MORE OR LESS.

More particularly described in Exhibit "A" attached.

Location: East of Bayview Drive, north of East Sunrise Boulevard, west of Northeast 25<sup>th</sup> Avenue and south of Northeast 11<sup>th</sup> Street

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. 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.
- 3. The owner must grant an easement at a different location for the relocation of utility facilities, to the satisfaction of the city, if required.
- 4. The vacating resolution 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.

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 the date of final passage of this resolution if the certificate required in Section 3, paragraph 4 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.

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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 \_\_\_\_\_



947 Clint Moore Road  
Boca Raton, Florida 33487

SURVEYING & MAPPING  
Certificate of Authorization No. LB7264

Tel: (561) 241-9988  
Fax: (561) 241-5182

**SKETCH AND LEGAL DESCRIPTION  
(NOT A SURVEY)  
UTILITY EASEMENT ABANDONMENT**

**LEGAL DESCRIPTION**

The South 2.50 feet of Lot 2, Block 1, CORAL RIDGE SOUTH ADDITION, according to the plat thereof, as recorded in Plat Book 24, Page 41, of the public records of Broward County, Florida.

All said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida, and contain 325 square feet, more or less.

**NOTES**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS MADE IN THE PREPARATION OF THIS SKETCH AND DESCRIPTION.
3. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT.

**ABBREVIATIONS**

B.C.R.	-	BROWARD COUNTY RECORDS
L	-	ARCLength
CONC.	-	CONCRETE
COR.	-	CORNER
∠	-	DELTA (CENTRAL ANGLE)
D.E.	-	DRAINAGE EASEMENT
I.R.	-	IRON ROD
I.R.C.	-	IRON ROD AND CAP
L.B.	-	LICENSED BUSINESS
L.S.	-	LICENSED SURVEYOR
MON.	-	MONUMENT
O.R.B.	-	OFFICIAL RECORDS BOOK
P.O.B.	-	POINT OF BEGINNING
P.O.C.	-	POINT OF COMMENCEMENT
P.B.	-	PLAT BOOK
P.B.C.R.	-	PALM BEACH COUNTY RECORDS
PG.	-	PAGE
P.S.M.	-	PROFESSIONAL SURVEYOR & MAPPER
R/W	-	RIGHT-OF-WAY
U.E.	-	UTILITY EASEMENT

**CERTIFICATION**

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

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JEFF S. HODAPP  
SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS5111

Jeff S  
Hodapp  
Digitally signed by Jeff  
S Hodapp

Date: 2026.01.15

13:57:50 -05'00'

Project Name:	BAYVIEW 1100	DATE:	9/3/2025
JOB NO.	17153	DWG BY:	JSH
		CHK'D By:	AJR
			SHEET 1 OF 2

M.D.O.K.



N.E. 11th COURT

30.00'

30.00'

5' U.E.  
(P.B. 24, PG. 41)

50.00'

LOT 1 BLOCK 1  
"CORAL RIDGE  
SOUTH ADDITION"  
(P.B. 24, PG. 41, B.C.R.)

LOT 3 BLOCK 1  
"CORAL RIDGE  
SOUTH ADDITION"  
(P.B. 24, PG. 41, B.C.R.)

LOT 2 BLOCK 1  
"CORAL RIDGE  
SOUTH ADDITION"  
(P.B. 24, PG. 41, B.C.R.)

2.5' U.E.  
(P.B. 24, PG. 41)  
TO BE ABANDONED

130' (P)

2.5' U.E.  
(P.B. 24, PG. 41)  
TO REMAIN

TRACT 5  
REVISED PLAT OF  
BAY PARK  
(P.B. 25, PG. 15, B.C.R.)

BAYVIEW DRIVE

50.00'

30.00'

N.E. 11th STREET

JOB NO.	17153	Project Name:	BAYVIEW 1100	DWG BY:	JSH	SCALE:	1"=30'
		CK'D By:	AJR	DATE:	9/3/2025		SHEET 2 OF 2

CAM # 26-0149

Exhibit 6

Page 6 of 6