

ORDINANCE NO. C-26-11

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, VACATING AN APPROXIMATELY 50-FOOT WIDE BY 102-FOOT LONG RIGHT-OF-WAY ADJACENT TO BLOCKS 4 AND 5, "VINIKS SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED WEST OF SOUTHWEST 11TH AVENUE, NORTH OF WEST DAVIE BOULEVARD, EAST OF SOUTH FORK NEW RIVER AND SOUTH OF SOUTHWEST 9TH STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicant, David Ide, 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 February 8, 2022, 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 January 21, 2026 (PZ Case No. UDP-V21002), 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, April 21, 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 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 April 7, 2026, and April 21, 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 to be vacated is not needed for a public purpose. The property owners own the Properties on both sides of the street, as well as the dock at the end of Coconut Drive. The Property Owners will dedicate utility easements to the City for the existing - and to remain water and sewer - and to the franchise utilities as appropriate.
- b. Alternate routes are not necessary as the property owners own the Properties on both sides of the street, as well as the dock at the end of Coconut Drive where the street dead ends.
- c. The closure of a right-of-way provides safe areas for vehicles to turn around and exit the area; the portion of Coconut Drive to be vacated is a dead end, therefore vehicles that need to turn around and exit the area would still make a right onto Coconut Drive and a slight right onto Southwest 8th Street to bring you back out onto the main road Southwest 9th Avenue.
- d. The closure of a right-of-way shall not adversely impact pedestrian traffic because this portion of Coconut Drive is situated on a dead end and between the properties without pedestrian access to the canal.
- 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 Southwest 11th Avenue, north of West Davie Boulevard, east of South Fork New River and south of Southwest 9th 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.

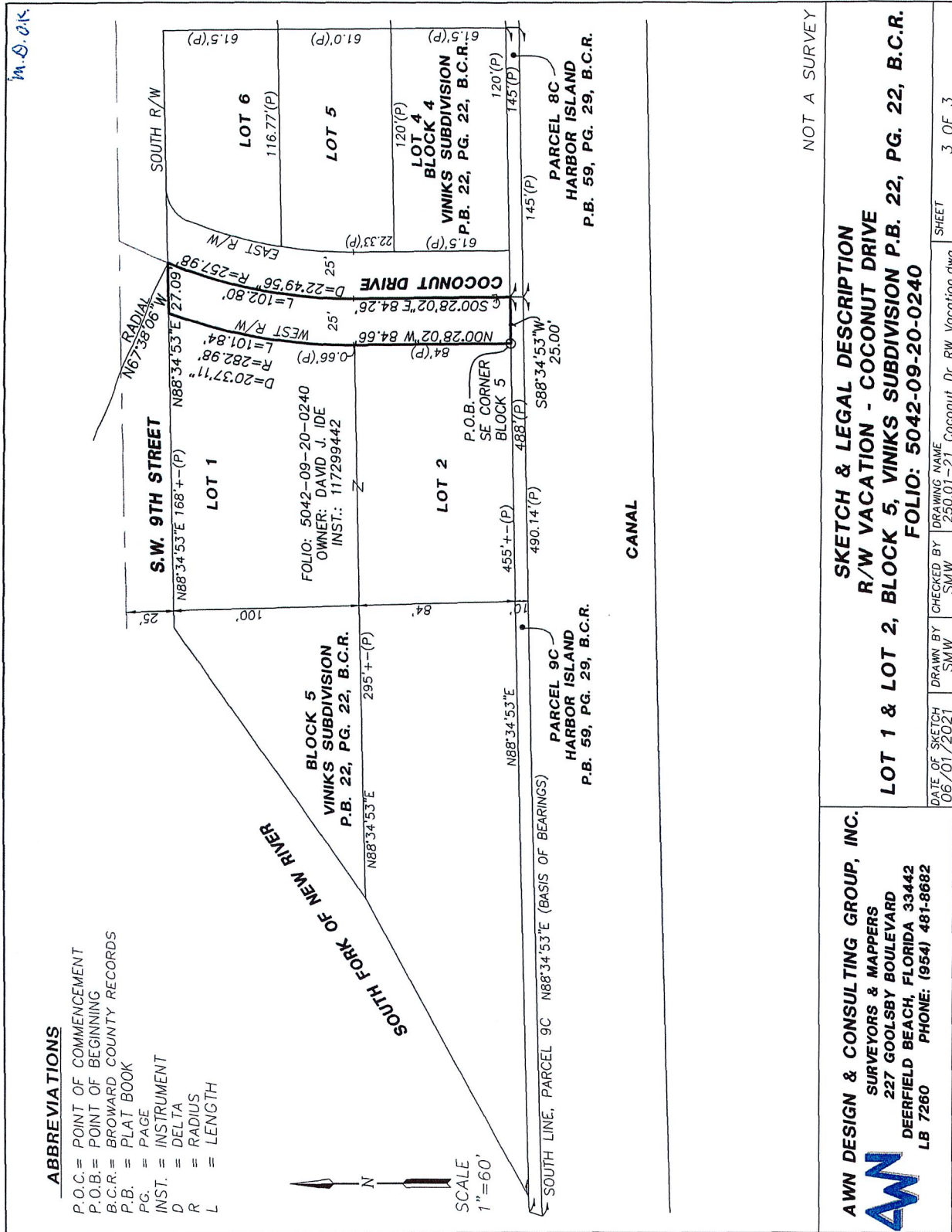
PASSED FIRST READING this 7th day of April, 2026.

PASSED SECOND READING this _____ day of _____, 2026.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN



AWN DESIGN & CONSULTING GROUP, INC.
AWN
SURVEYORS & MAPPERS
227 GOOLSBY BOULEVARD
DEERFIELD BEACH, FLORIDA 33442
LB 7260
PHONE: (954) 481-8682

SKETCH & LEGAL DESCRIPTION
R/W VACATION - COCONUT DRIVE
LOT 1 & LOT 2, BLOCK 5, VINIKS SUBDIVISION P.B. 22, PG. 22, B.C.R.
FOLIO: 5042-09-20-0240

DATE OF SKETCH 06/01/2021	DRAWN BY SMW	CHECKED BY SMW	DRAWING NAME 250.01-21 Coconut Dr. RW Vacation.dwg	SHEET 3 OF 3
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**SKETCH & LEGAL DESCRIPTION
RIGHT-OF-WAY VACATION - COCONUT DRIVE
N 1/2, LOT 5 & LOT 6, BLOCK 4, VINIKS SUBDIVISION, P.B. 22, PG. 22, B.C.R.
FOLIO: 5042-09-20-0220**

A parcel of land being a portion of the Coconut Drive right-of-way corridor lying South of S.W. 9th Street, VINIKS SUBDIVISION, according to the plat thereof as recorded in Plat Book 22, Page 22, of the Public Records of Broward County, Florida, said parcel being more particularly described as follows:

COMMENCE at the Southwest corner of Block 4 of said VINIKS SUBDIVISION,

THENCE on an assumed bearing of N 00° 28' 02" W along the East right-of-way line of said Coconut Drive a distance of 83.84 feet to a point of curvature of a tangent curve concave to the East;

THENCE Northerly continuing along the said East right-of-way line of Coconut Drive, along the arc of said curve to the right, having a central angle of 02° 00' 38" and a radius of 232.98 feet for an arc distance of 8.18 feet to the intersection of the said East right-of-way line of Coconut Drive and the South line of the North One-Half (N 1/2) of Lot 5, Block 4 of said VINIKS SUBDIVISION, said point being the POINT OF BEGINNING;

THENCE continue Northerly continuing along the said East right-of-way line of Coconut Drive, along the arc of said curve to the right, having a central angle of 20° 16' 41" and a radius of 232.98 feet for an arc distance of 82.46 feet to a point of curvature of a compound curve concave to the Southeast,

THENCE Northerly, Northeasterly and Easterly continuing along the said East right-of-way line of Coconut Drive, along the arc of said curve to the right, having a central angle of 66° 45' 36" and a radius of 20.00 feet for an arc distance of 23.30 feet to a point of cusp of a tangent line, said line being the South right-of-way line of S.W. 9th Street;

THENCE S 88° 34' 53" W along the said South right of way line of S.W. 9th Street a distance of 40.37 feet to a point on the arc of a non-tangent curve concave to the East, a radial line of said curve through said point having a bearing of N 67° 38' 06" W, said curve being the centerline of said Coconut Drive;

THENCE Southerly along the said centerline of Coconut Drive, along the arc of said curve to the left, having a central angle of 21° 06' 32" and a radius of 257.98 feet for an arc distance of 95.05 feet to the Westerly extension of the said South line of the North One-Half (N 1/2) of Lot 5;

THENCE N 88° 34' 53" E along the said Westerly extension a distance of 25.03 feet to the POINT OF BEGINNING.

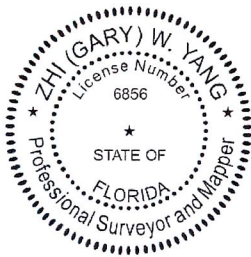
Said land situate within the City of Fort Lauderdale, Broward County, Florida containing 2414 square feet, more or less.

NOTES:

1. Lands described hereon were not abstracted and the ownership, easements and rights-of-way as shown hereon are per a diligent search of the that appear in the Public Records of Broward County, Florida.
2. Bearings shown hereon are based upon an assumed bearing of N 88°34'53" E along the South line of Parcel 9C, HARBOR ISLAND, according to the plat thereof as recorded in Plat Book 59, Page 29, Broward County Records.
3. The description contained herein does not represent a field boundary survey.

_____ Date: _____

Gary W. Yang
Professional Surveyor and Mapper
Florida Registration Number PSM 6856
Calvin, Giordano and Associates, Inc. LB 6791



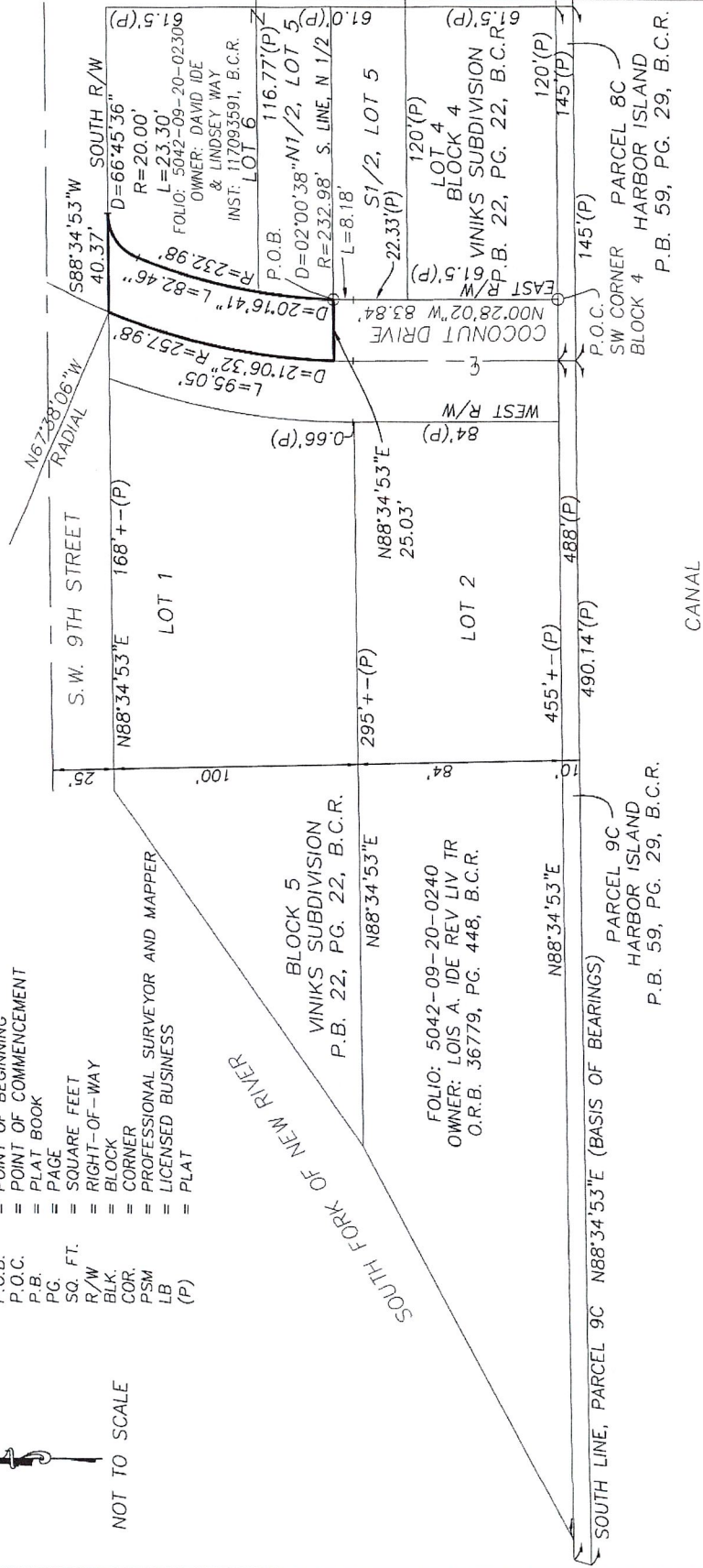
ABBREVIATIONS

- B.C.R. = BROWARD COUNTY RECORDS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.B. = PLAT BOOK
- PG. = PAGE
- SG. FT. = SQUARE FEET
- R/W = RIGHT-OF-WAY
- BLK. = BLOCK
- COR. = CORNER
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- LB = LICENSED BUSINESS
- (P) = PLAT

NOT TO SCALE



SOUTH FORK OF NEW RIVER



THIS IS NOT A SURVEY

Calvin, Giordano & Associates, Inc.
A SURVEYING COMPANY
1000 E. New Drive, Suite 100, Fort Lauderdale, FL 33316
Phone: 954-921-7721 • Fax: 954-921-6807

Certificate of Authorization #701

SKETCH & LEGAL DESCRIPTION - R/W VACATION - COCONUT DRIVE
N 1/2, LOT 5, & LOT 6, BLOCK 4, VINIKS SUBDIVISION P.B. 22, PG. 22, B.C.R.
900 COCONUT DRIVE, FORT LAUDERDALE, FLORIDA FOLIO: 5042-09-20-0230

SCALE	PROJECT NO.	SHEET
N.A.	25-8533	3 OF 3
DATE	CAD FILE	
12-4-2025		

**SKETCH & LEGAL DESCRIPTION
RIGHT-OF-WAY VACATION - COCONUT DRIVE
LOT 4 & S 1/2, LOT 5, BLOCK 4, VINIKS SUBDIVISION, P.B. 22, PG. 22, B.C.R.
FOLIO: 5042-09-20-0230**

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BEGIN at the Southwest corner of Block 4 of said VINIKS SUBDIVISION,

THENCE on an assumed bearing of N 00° 28' 02" W along the East right-of-way line of said Coconut Drive a distance of 83.84 feet to a point of curvature of a tangent curve concave to the East;

THENCE Northerly continuing along the said East right-of-way line of Coconut Drive, along the arc of said curve to the right, having a central angle of 02° 00' 38" and a radius of 232.98 feet for an arc distance of 8.18 feet to a point on a non-tangent line, said point being the intersection of the said East right-of-way line of Coconut Drive and the North line of the South One-Half (S 1/2) of Lot 5 of said VINIKS SUBDIVISION;

THENCE S 88° 34' 53" W along the Westerly extension of the said North line of the South One-Half (S 1/2) of Lot 5, a distance of 25.03 feet to a point on the arc of a non-tangent curve concave to the East, a radial line of said curve through said point having a bearing of N 88° 44' 38" W, said curve being the centerline of said Coconut Drive;

THENCE Southerly along the said centerline of Coconut Drive, along the arc of said curve to the left, having a central angle of 01° 43' 24" and a radius of 257.98 feet for an arc distance of 7.76 feet to a point of tangency;

THENCE S 00° 28' 02" E continuing along the said centerline of Coconut Drive, a distance of 84.26 feet to the South right-of-way line of Coconut Drive;

THENCE N 88° 34' 53" E along the said South right-of-way line of Coconut Drive a distance of 25.00 feet to the POINT OF BEGINNING.

Said land situate within the City of Fort Lauderdale, Broward County, Florida containing 2300 square feet, more or less.

NOTES:

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_____ Date: _____

Gary W. Yang
Professional Surveyor and Mapper
Florida Registration Number PSM 6856
Calvin, Giordano and Associates, Inc. LB 6791

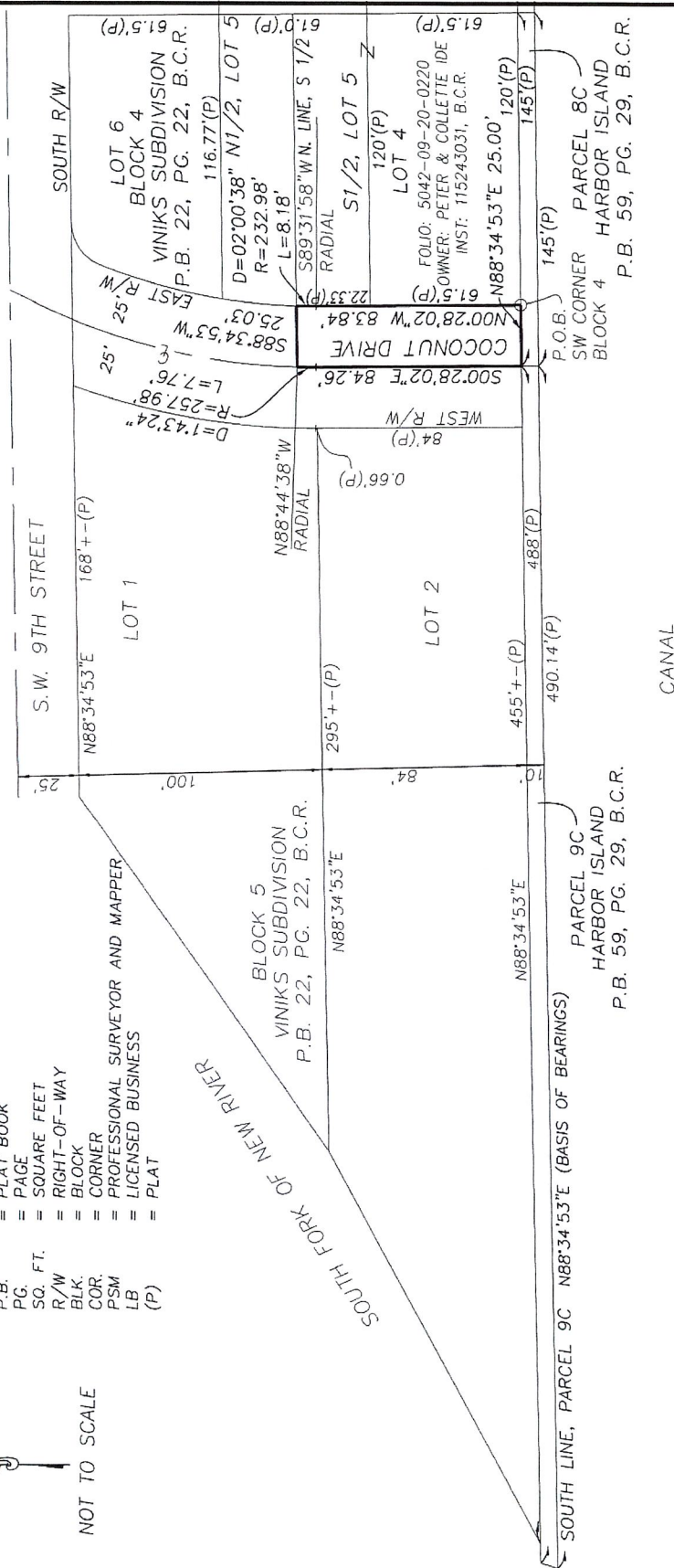


W.D.O.K.

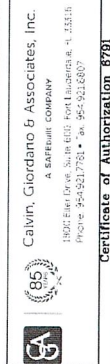
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A PROFESSIONAL SURVEYOR AND MAPPER
19001 E. 1st Ave., Suite 100, Fort Lauderdale, FL 33315
Phone: 954-921-7781 • Fax: 954-921-6807

Certificate of Authorization 8791

SKETCH & LEGAL DESCRIPTION - R/W VACATION - COCONUT DRIVE

LOT 4, & S 1/2, LOT 5, BLOCK 4, VINIKS SUBDIVISION P.B. 22, PG. 22, B.C.R.

910 COCONUT DRIVE, FORT LAUDERDALE, FLORIDA FOLIO: 5042-09-20-0230

SCALE

N.A.

PROJECT NO.

25-8533

SHEET

3 OF 3

DATE

12-4-2025

CAD FILE

EXHIBIT "B"

**CONDITIONS OF APPROVAL
CASE NO. UDP-V21002**

1. The applicant is to convey to the City of Fort Lauderdale a public utilities easement over the right-of-way or portion thereof to be vacated. The conveyance instrument is to be recorded in the public records of Broward County, Florida.
2. 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.