



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**REGULAR MEETING**

**#14-0883**

---

**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Lee R. Feldman, ICMA-CM, City Manager

**DATE:** August 19, 2014

**TITLE:** QUASI-JUDICIAL - Resolution to Approve an Easement Vacation –  
Pineapple House - Case E14001

---

**Recommendation**

It is recommended that the City Commission adopt a resolution vacating the easement consistent with ULDR Sec. 47-24.7, Vacation of Easement.

**Background**

The City Commission is to consider the application, the record and recommendations forwarded by the Development Review Committee (“DRC”), and public comment on the application when determining whether the application meets the criteria for vacation.

The applicant proposes to vacate a 15-foot utility easement that is located within the Tropical American Properties LLC property. The site is located on the north side of NE 5th Street between NE 2nd Avenue and NE 3rd Avenue. The vacation is proposed as part of the request to develop a larger residential project on the property that would include the area where the easement is located. There are also two associated vacations on the same site, (CAM 14-0884 and CAM 14-0913). The elimination of the alley to allow for the Pineapple House development project will further the goals noted in the 2013 Fort Lauderdale Downtown Walkability Analysis document conducted by Jeff Speck. Specifically, the improvements made by the proposed development include improved street trees, a mix of uses, and the building brought up to the street. This will provide a better walkable scale than the fragmented alley that currently exists on the site. The location map is attached as **Exhibit 1**. The Applicant’s Narrative and responses to criteria are attached as **Exhibit 2**.

Pursuant to criteria outlined in ULDR Sec. 47-24.7, Vacation of Easement, DRC reviewed the application on April 22, 2014. It has been determined that any utilities located within the boundary of the easement will be relocated at the expense of the applicant. The application, the record and the report of the DRC are available for review upon request. The sketch and legal description are provided in the attached resolution. (See **Exhibit 3**.)

Should the Commission approve the proposed vacation, staff proposes 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.
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.

### **Strategic Connections**

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the **Neighborhood Enhancement Cylinder of Excellence**, specifically advancing:

- **Goal 5:** Be a community of strong, beautiful, and healthy neighborhoods.
- **Objective 2:** Enhance the beauty, aesthetics, and environmental quality of neighborhoods.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Community*.

### **Resource Impact**

There is no fiscal impact associated with this action.

Related CAMs: #14-0884, #14-0913

### **Attachments:**

Exhibit 1 - Location Map  
Exhibit 2 - Applicant's Narrative  
Exhibit 3 - Resolution

---

Prepared By: Eric Engmann, Planner II

Department Director: Greg Brewton, Sustainable Development  
Jenni Morejon, Director Designee