



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

#25-0402

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

FROM: Rickelle Williams, City Manager

DATE: June 17, 2025

TITLE: Quasi-Judicial Resolution – Approving the Vacation of a Utility Easement –
1512 NW 19th Street – Dajani Family Holding, LLC. – Case No. UDP-
EV24006 – **(Commission District 3)**

Recommendation

Staff recommends the City Commission consider a resolution vacating a 2.5-foot-wide by 373.97-foot-long utility easement located west of NW 15th Avenue and south of NW 19th Street.

Background

The applicant, Dajani Family Holding, LLC., requests to vacate a 2.5-foot-wide portion of an existing utility easement. The request is associated with a Site Plan Level II development permit approved by the City of Fort Lauderdale in 2019 for a 13,120 square foot commercial development named “Dajani Plaza,” located at 1512 NW 19th Street, Fort Lauderdale, FL 33311 (Case No. PL-R18001). The utility easement to be vacated was originally retained when a 15-foot-wide alley was vacated on May 21, 1985. All utilities within the easement have been relocated making the remaining 2.5-foot-wide easement unnecessary. The property owner is seeking the vacation of the utility easement to clear the property title. A location map, sketch, and legal description are attached as Exhibit 1.

The Development Review Committee (DRC) reviewed the application on October 22, 2024, and all DRC comments have been addressed. The application, project narratives, and utility letters stating no objection to the vacation are attached as Exhibit 2. The survey and vacation ordinance are attached as Exhibit 3. The DRC comment report and the applicant’s responses are attached as Exhibit 4. The sketch and legal description are attached as Exhibit 5.

Pursuant to Section 47-24.7 of the City’s Unified Land Development Regulations (ULDR), Vacation of Easement, the City Commission shall consider the application, record, and recommendations forwarded by the DRC, hear public comment on the application, and determine whether the application meets the criteria for vacation of the easement.

Review Criteria

As per ULDR Section 47-24.7.A.4, the request is subject to the following criteria:

- a. *The easement is no longer needed for public purposes;*

With the construction of the new commercial plaza, all utilities were relocated along NW 19th Street.

- b. *All utilities located within the easement 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 portion of the easement area is maintained; or an easement in a different location has been provided by the utility facilities by the owner to the satisfaction of the city; or any combination of same;*

The existing easement no longer provides service to the property. The site has been redeveloped, and the utilities were relocated on the north side of the property along NW 19th Street. The applicant has obtained letters of no objection from utility providers who have the authority to place utilities within the easement.

Should the City Commission determine that the proposed application meets the criteria for vacation of easement, the following conditions apply:

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.
3. Prior to Building Permit issuance, the vacating ordinance shall be in full force and effect on the date a certificate, executed by the City Engineer, 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.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, included within the Business Development Cylinder of Excellence, specifically advancing:

- Guiding Principle: Innovation. The City continuously looks for opportunities to improve its services, pioneer new solutions to obstacles, and challenge the status quo.

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

This item also supports the *Advance Fort Lauderdale 2040 Comprehensive Plan* specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Future Land Use Element
- Goal 2: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatibility of uses.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Application, Applicant's Narratives, and Utility Letters

Exhibit 3 – Survey and Vacation Ordinance

Exhibit 4 – DRC Comment Report with Applicant's Responses

Exhibit 5 – Sketch and Legal Description

Exhibit 6 – Resolution

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