



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

**#25-0297**

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

**FROM:** Rickelle Williams, City Manager

**DATE:** April 15, 2025

**TITLE:** Public Hearing – Quasi-Judicial Ordinance – Approving the Vacation of  
Right-of-Way for a 40-foot Wide by 525-foot Long Portion of NE 6<sup>th</sup> Terrace  
Right-of-Way – YMCA/Broward Health – Case No. UDP-V24001 -  
**(Commission District 2)**

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**Recommendation**

Staff recommends the City Commission approve the vacation of a 40-foot wide by 525-foot long, 21,000-square-foot portion of NE 6<sup>th</sup> Terrace right-of-way located east of N. Federal Highway/US 1 within Holiday Park in order to construct the YMCA community center and a Broward Health freestanding emergency room.

**Background**

The applicant, City of Fort Lauderdale, requests to vacate a 40-foot wide by 525-foot long, 21,000-square-foot portion of right-of-way of NE 6<sup>th</sup> Terrace between 8<sup>th</sup> Street and NE 9<sup>th</sup> Street located east of N. Federal Highway/US 1 within Holiday Park. The proposed vacation is associated with the Site Plan Level III development application for the proposed 31,064 square foot YMCA community center building that will also incorporate a Broward Health freestanding emergency room (Case No. UDP-S24057). A location map and sketch and legal description showing the right-of-way vacation provided as Exhibit 1.

The request was reviewed by the Development Review Committee (DRC) on August 27, 2024. All comments have been addressed and are attached as Exhibit 2. The application, project narratives, and utility letters stating no objection to the vacation are attached as Exhibit 3. On February 29, 2025, the Planning and Zoning Board approved the request by a vote 7-0. The Planning and Zoning Board staff report and meeting minutes are attached as Exhibit 4 and Exhibit 5 respectively.

The City Commission shall hold a public hearing to consider the application, the record, and recommendations forwarded by the DRC and the Planning and Zoning Board, shall hear public comment on the application and determine whether the request meets the criteria for the vacation.

## **Review Criteria**

The following Unified Land Development Regulations (ULDR) criteria apply to the proposed request:

- Section 47-24.6, Vacation of Right-of-Way
- Section 47-25.2, Adequacy Requirements

## **Vacation of Right-of-Way:**

As per ULDR Section 47-24.6.A.4., Vacation of Right-of-Way, the request is subject to the following criteria:

- a. The right-of-way or other public place is no longer needed for public purposes;*

The right-of-way is not used to access surrounding properties. Access to NE 9<sup>th</sup> Street can be reached via N. Federal Highway/US 1. Southbound access from NE 6<sup>th</sup> Terrace to NE 8<sup>th</sup> Street is limited due to a landscaped median which prevents eastbound traffic on NE 8<sup>th</sup> Street.

- b. Alternate routes if needed are available which do not cause adverse impacts to surrounding areas;*

Alternate routes are not necessary as the right-of-way is not used by surrounding properties. There will be no adverse impacts to the surrounding area.

- c. The closure of a right-of-way provides safe areas for vehicles to turn around and exit the area;*

The right-of-way vacation will not affect ability to exit the area.

- d. The closure of a right-of-way shall not adversely impact pedestrian traffic;*

There are no pedestrian facilities in the right-of-way. Therefore, pedestrian traffic will not be impacted.

- e. 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;*

The applicant has obtained letters of no objection from the franchise utilities and the City's Public Works Department. Public Works has requested that a utility easement is retained on the northern portion of NE 6<sup>th</sup> Terrace adjacent to 850 N. Federal Highway where there is an existing service use. In addition,

the applicant must construct a new manhole within the vacated area and provide plans showing the relocation or removal of the existing gravity sewer line outside of the proposed utility easement for continuity of service to the property located at 850 N. Federal Highway. The utility letters along with the applicant's narratives are provided as Exhibit 3.

Should the Board approve the proposed vacation, the following conditions apply:

1. The ordinance shall cause the retention of a twenty (20) foot public sanitary sewer easement along the centerline of the vacated Northeast 6<sup>th</sup> Terrace, commencing at the southern right-of-way boundary of Northeast 9<sup>th</sup> Street, and extending southerly along the centerline for a distance of one hundred (100) feet.
2. Applicant shall construct a new manhole within the vacated area and provide plans showing the relocation or removal of the existing gravity sewer line outside of the proposed utility easement for continuity of service to the property located at 850 N. Federal Highway (Folio 494234061370).
3. 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.
4. 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.
5. 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 FY2025 City Commission Priority, advancing the Public Spaces and Community initiatives.

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

Goal 5: Build a beautiful and welcoming community.

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

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

- The Public Places Focus Area
- The Parks, Recreation, and Open Space Element
- Goal 1: Be a community where persons of all ages are able to partake in a fun and healthy lifestyle.
- The Public Safety Focus Area
- The Coastal Management, Community Health, and Safety Element
- Goal 4: Coordinate with related partners and agencies (at City, local, county, regional, state, and federal levels) to plan for disaster and emergency management, further the resilience of coastal areas, and ensure citywide community health and safety.)

### **Attachments**

Exhibit 1 – Location Map and Sketch and Legal Description

Exhibit 2 – August 27, 2024, DRC Comment Report with Applicant's Responses

Exhibit 3 – Application, Applicant's Narratives, and Utility Letters

Exhibit 4 – February 19, 2025, Planning and Zoning Board Staff Report

Exhibit 5 – February 19, 2025, Planning and Zoning Board Draft Meeting Minutes

Exhibit 6 – Business Impact Statement

Exhibit 7 – Ordinance

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