



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

**#25-0360**

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

**FROM:** Rickelle Williams, City Manager

**DATE:** May 6, 2025

**TITLE:** Quasi-Judicial Resolution – Approving the Vacation of a Ten-Foot-Wide by  
Approximately Three Hundred and Seventy-One-Foot-Long Sanitary Sewer  
Easement Located at 1055 N. Federal Highway – Case No. UDP-EV24008  
– **(Commission District 2)**

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**Recommendation**

Staff recommends the City Commission consider the vacation of a ten-foot-wide by approximately three hundred and seventy-one-foot-long sanitary sewer easement located at 1055 N. Federal Highway.

**Background**

The applicant, 1055 N. Federal Highway, LLC., seeks to vacate a 10 foot-wide by approximately 371-foot-long sanitary sewer easement which encompasses 3,710 square feet in area. The sanitary sewer easement, needed for public and private use, runs along the northeast portion of the property. To maintain the necessary service, the sanitary sewer infrastructure and easement will be relocated to the southwest portion of the property. The property is in the Boulevard Business (B-1) zoning district and has a Commercial land use designation. The City's Development Review Committee (DRC) reviewed the easement vacation application on November 26, 2024.

A location map is attached as Exhibit 1. The application, applicant's narrative responses to criteria and letters of no objection are attached as Exhibit 2. The DRC comments and the applicant's responses to DRC comments are attached as Exhibit 3 and Exhibit 4, respectively. The sketch and legal description of the proposed vacation is attached as Exhibit 5.

**Review Criteria**

Pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-24.7.A.4, Vacation of Easement, the City Commission shall consider the application and the record, staff recommendations and shall hear public comment on the application to determine whether the application meets the following criteria for vacation of an easement:

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

The existing sewer pipe within the utility easement will be relocated within a proposed 10-foot easement to the southwest corner of the property as it serves the adjacent facility.

- 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:*

There is an existing sewer pipe within the utility easement, which will be relocated to the southwest corner of the property and will have easements applied accordingly, at the owner's expense.

### **Conditions of Approval**

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

1. At applicant's cost, a new sewer system shall be designed, permitted, and constructed to meet relocation plan intent and the City's Public Works Department requirements, as stated in no objection letters dated December 2, 2024, and January 16, 2025.
2. Applicant shall grant a new ten-foot exclusive sewer easement center on the relocated infrastructure as approved by the City Engineer. No trees, fences, other utilities, or structures shall remain or be installed over the granted easement unless approved by the City's Public Works Department.
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 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.
5. The vacating resolution 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 is a FY 2025 Commission Priority, advancing the Infrastructure and Resilience initiative.

This item supports the Press Play Fort Lauderdale Strategic Plan 2029, included within the Infrastructure and Resilience, specifically advancing:

- The Infrastructure Focus Area, Goal 3: Be a sustainable and resilient community.

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 Responses to Criteria and Letters of No Objection

Exhibit 3 – November 26, 2024, DRC Comment Report

Exhibit 4 – DRC Comment Report with Applicant's Response

Exhibit 5 – Sketch and Legal Description of the Proposed Vacation

Exhibit 6 – Resolution

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