



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

#25-0637

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

FROM: Rickelle Williams, City Manager

DATE: June 30, 2025

TITLE: Quasi-Judicial Resolution to Vacate a 10-Foot-Wide by 75-Foot-Long
Utility Easement – North Broward Hospital District – 1601 South Andrews
Avenue – Case No. UDP-EV25003 – **(Commission District 4)**

Recommendation

Staff recommendeds the City Commission consider a resolution vacating a 10-foot-wide by 75-foot-long utility easement generally located at 1601 South Andrews Avenue, north of SW 17 Street, east of SW 1 Avenue, south of SW 15 Street, and west of South Andrews Avenue.

Background

The applicant, North Broward Hospital District, is seeking to vacate a 10-foot-wide by 75-foot-long utility easement, to permit the construction of a new 518,858 square-foot medical office building on the subject site (Case # UDP-S24072). The site plan is on the June 30, 2025 City Commission agenda for approval (CAM #25-0636).

The application, applicant's narratives and criteria, and letters of no objection are attached as Exhibit 1. A location map and sketch and legal description is provided as Exhibit 2. The City's Development Review Committee (DRC) reviewed the application on May 27, 2025, and all comments have been addressed. The May 27, 2025, DRC comments with applicant's responses are attached as Exhibit 3.

Pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-24.7.A.4, Vacation of Easement, the request is subject to the following criteria:

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

The associated development plan includes the installation of utilities outside of the easement area, and therefore the easement is no longer needed for public purposes.

- 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;

All required letters of no objection from AT&T telecommunications company, Comcast cable company, Florida Power & Light, Tampa Electric Company-People Gas System, and the City of Fort Lauderdale's Public Works Department have been provided, and future utilities will be located outside of the easement area.

The City Commission shall consider the application, the record, staff recommendation, and public comment on the application when determining whether the application meets the criteria for vacation. Should the Commission approve the proposed vacation, the following conditions apply:

1. Any City infrastructure known or unknown and found to be within the vacated area shall be removed or relocated at the expense of the applicant as authorized by a permit obtained from the City Engineer.
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 applicant may be required to dedicate additional easements to the City resulting from the Vacation of Utility Easement approval process, including Utility Easement(s) that allow the City of Fort Lauderdale perpetual maintenance access to existing public sewer, storm drain, and water infrastructure for the purposes of inspection, maintenance and repair/replacement.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item supports the Press Play Fort Lauderdale 2029 Strategic Plan, specifically advancing:

- The Infrastructure and Resilience
- Goal 3: Be a sustainable and resilient community.

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

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

- The Infrastructure Enhancement Focus Area
- Sanitary Sewer, Water & Stormwater Element
- Goal 7: Ensure coordination of infrastructure improvements.

Related CAM

#25-0636

Attachments

Exhibit 1 – Application, Applicant's Narratives and Criteria, and Letters of No Objection

Exhibit 2 – Location Map and Sketch and Legal Description

Exhibit 3 – May 27, 2025, DRC Comments and Applicant's Responses

Exhibit 4 – Resolution

Prepared by: Adam Schnell, Planner III, Development Services Department

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