



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#25-0613

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

FROM: Rickelle Williams, City Manager

DATE: August 19, 2025

TITLE: Quasi-Judicial Ordinance – Approving Vacation of a Right-of-Way, Utilities
and Public Purpose Easement – 1512 NW 19 Street – Dajani Family
Holding, LLC. – Case No. UDP-V25007 – **(Commission District 3)**

Recommendation

Staff recommends the City Commission consider an ordinance vacating a five-foot-wide by 50-foot-long right-of-way, utilities and public purpose easement located south of NW 19 Street and west of NW 15 Avenue.

Background

The applicant, Dajani Family Holding, LLC., requests to vacate a five-foot-wide portion of an existing right-of-way, utilities and public purpose easement. This request is associated with a development application approved by the Development Review Committee (DRC) for “Dajani Plaza” (Case No. PL-R180010), a 13,120-square-foot plaza with commercial retail uses, located at 1512 NW 19 Street. A location map is attached as Exhibit 1.

The easement was originally recorded on NW 16 Avenue and vacated in 1985. The area was subsequently retained as an easement for right-of-way, utilities and public purpose. The vacating ordinance C-85-43 that references the required easements is attached as Exhibit 2. The existing five-foot easement is being vacated because Broward County requires a five-foot right-of-way dedication to comply with Broward County’s Trafficways Plan.

The DRC reviewed the application on October 22, 2024, and all comments have been addressed. The application, project narratives, and utility letters stating no objection to the vacation are attached as Exhibit 3. The sketch and legal description is attached as Exhibit 4. The applicant’s responses to the DRC comment report is attached as Exhibit 5. The Planning and Zoning Board (PZB) recommended approval (5-0) of the proposed vacation on July 16, 2025. The PZB Staff Report and Meeting Minutes are attached as Exhibit 6 and Exhibit 7, respectively.

Pursuant to the City’s Unified Land Development Regulations (ULDR) Section 47-24.7, 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 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 19 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 utility services to the property. The site has been redeveloped, and Florida Power and Light (FPL), Southern Bell telecommunication company and Selkirk cable utility are no longer needed or have been relocated on the north side of the property, along NW 19 Street. The applicant has obtained letters of no objection from the utility providers who have the authority to place utilities in the easement.

The City Commission shall consider the application, the record, staff recommendation, and public comments on the application when determining whether the application meets the criteria for vacation. 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 – Vacation Ordinance C-85-43

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

Exhibit 4 – Sketch and Legal Description

Exhibit 5 – Applicant's Responses to the DRC Comment Report

Exhibit 6 – July 16, 2025, Planning and Zoning Board Staff Report

Exhibit 7 – July 16, 2025, Draft Planning and Zoning Board Meeting Minutes

Exhibit 8 – Business Impact Estimate

Exhibit 9 – Ordinance

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