



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

#26-0390

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

FROM: Rickelle Williams, City Manager

DATE: May 19, 2026

TITLE: Public Hearing Second Reading – Quasi-Judicial Ordinance Approving the
Vacation of a 719 Square Foot Right-of-Way and Road Easement within a
Ten (10)-Foot-wide by Sixty-Five (65)-Foot-long Portion of NE 15 Avenue –
GO-3 Development, Inc. – Case No. UDP-V25002 – **(Commission District
2)**

Recommendation

Staff recommends the City Commission approve an ordinance vacating a ten (10)-Foot-wide by Sixty-Five (65)-Foot-long portion of right-of-way for NE 15 Avenue and contiguous road easement, adjacent to 1500-1504 NE 8 Street property. The area to be vacated is approximately 719 square feet. There is an associated application, Case No. UDP-V25001, to vacate an adjacent portion of right-of-way, (CAM #26-0389).

Background

The applicant, GO-3 Development, Inc., is requesting to vacate a portion of NE 15 Avenue and NE 8 Street, located at the southeast corner of NE 8 Street and NE 15 Avenue and adjacent to 1500-1504 NE 8 Street. The right-of-way and road easement along NE 15 Avenue is approximately ten (10)-feet-wide by sixty-five (65)-feet-long and totals approximately 719 square feet. A location map is attached as Exhibit 1. The sketch and legal description and survey are provided as Exhibit 2.

The application was reviewed by the Development Review Committee (DRC) on March 11, 2025. All comments have been addressed. The DRC comment report and applicant's responses are attached as Exhibit 3. The application and applicant's narrative responses to criteria are attached as Exhibit 4. Letters from utility providers stating no objection to the vacation are attached as Exhibit 5. On February 18, 2026, the Planning and Zoning Board (PZB) recommended approval (7-0). The February 18, 2026, PZB staff report and meeting minutes are attached as Exhibit 6 and Exhibit 7, 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 comments on the application, and determine whether the request meets the

criteria for the vacation.

The first reading of the ordinance was held on May 5, 2026. The City Commission approved the ordinance without modifications.

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;*

Applicant's Response: The area proposed to be vacated is not used as a public thoroughfare, and the City's Transportation and Mobility Department confirmed that there is no intention of using this area as a public thoroughfare. The area proposed to be vacated therefore has not been used for public purposes and is not needed for public purposes.

Staff Analysis: The area is wider and more extensive area of land than needed for public thoroughfare, and the City's Transportation and Mobility Department has confirmed that there is no intention of using this area for improvements or as a public thoroughfare. Therefore, the area proposed to be vacated is not needed for public purposes.

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

Applicant's Response: No alternate routes will be needed. The proposed area to be vacated does not contain public vehicular or pedestrian infrastructure, and it is solely used as a driveway for the existing residence on the property. This vacation will not affect public travel.

Staff Analysis: This vacation will not affect public travel or adverse impacts to surrounding areas as there are existing streets being utilized.

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

Applicant's Response: No alternate routes will be needed. The proposed area to be vacated does not contain public vehicular or pedestrian infrastructure, and it is solely used as a driveway for the existing residence on the Property. This vacation will not affect public travel.

Staff Analysis: The closure of this right-of-way will not affect traffic and there is no need for a turnaround or an exit from the area as the existing roadway provides for safe vehicle traffic.

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

Applicant's Response: No alternate routes will be needed. The proposed area to be vacated does not contain public vehicular or pedestrian infrastructure, and it is solely used as a driveway for the existing residence on the Property. This vacation will not affect public travel.

Staff Analysis: The proposed area to be vacated does not contain a sidewalks and therefore, there will be no adversely impact pedestrian traffic.

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;

Applicant's Response: Applicant has requested letters of no objections from the utility companies and will provide the letters to the City upon receipt. Other than a fire hydrant and associated water lines, there are no other known utilities within this area.

Staff Analysis: The applicant has provided letters from all utility providers, stating that there are no objections to the request.

If approved, 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 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 or in lieu of relocation of the facilities the applicant shall grant an easement acceptable to the City Attorney's Office.

3. The vacating ordinance shall be in full force and effect on the date a certificate, executed by the Land Development Manager, 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.

Related CAM

#26-0389

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a FY 2026 Commission Priority, advancing the Bolster Thriving Communities initiative.

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

- The Business Growth and Support Focus Area, Goal 6: Build a diverse and attractive economy.

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 Urban Design Element
- Goal 4: Enhance the existing built environment and elements unique to Fort Lauderdale, including waterways, bridges, tunnels and other traversable features.

Attachments

Exhibit 1 - Location Map

Exhibit 2 - Sketch and Legal Description and Survey

Exhibit 3 - March 11, 2025, DRC Comment Report with Applicant's Responses

Exhibit 4 - Application and Applicant's Narrative Responses to Criteria

Exhibit 5 - No Objection Letters from Utility Providers

Exhibit 6 - February 18, 2026, PZB Staff Report

Exhibit 7 - February 18, 2026, PZB Meeting Minutes
Exhibit 8 - Ordinance

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