



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

#18-1247

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

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: December 4, 2018

TITLE: Quasi-Judicial Resolution to Approve a Storm Drainage Easement
Vacation – Bridge Riverbend – Bridge Riverbend, LLC. - Case No.
E18014

Recommendation

It is recommended that the City Commission adopt a resolution vacating a 15 foot wide, 18,486-square-foot storm drainage easement which is located on the subject property located at 2201 W Broward Boulevard.

Background

The proposed storm drainage easement vacation application is part of a request to develop Bridge Riverbend, a new 221,130 square foot warehouse/distribution building currently under construction. The applicant proposes to vacate the storm drainage easement recorded in Broward County Public Records under O.R.B 2954 Page 655. The easement was originally part of the Riverbend Corporate Park Plat. The applicant will be responsible for relocating any utilities known or unknown and found to be within the vacated area during the development permitting process.

The City's Development Review Committee (DRC) reviewed the application on July 10, 2018, and all comments have been addressed. The application and record are available for review upon request with the Department of Sustainable Development. The storm drainage easement location map is attached as Exhibit 1. The application and the applicant's narrative responses to vacation of easement criteria are attached as Exhibit 2. The sketch and legal description is provided as Exhibit 3.

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.

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

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

There is no longer a public purpose need for this easement. There are no known utilities within the easement.

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 the utility facilities and the City have been provided.

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 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; and
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.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Business Development Cylinder of Excellence, specifically advancing:

- Goal 7: Be a well- positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, port, and rail connections.
- Objective 2: Facilitate a responsive and proactive business climate.

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

Attachments

Exhibit 1 – Site Location Map

Exhibit 2 – Application, Applicant's Narratives and Criteria

Exhibit 3 – Sketch and Legal Description

Exhibit 4 – Resolution

Prepared by: Nicholas Kalargyros, Planner II

Department Director: Anthony Greg Fajardo, Sustainable Development