



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

#19-0005

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: January 08, 2019

TITLE: Quasi-Judicial Resolution to Approve the Vacation of a 15-Foot-Wide
Public Access Easement – 514-524 N. Federal Highway – Gaddis
Properties – Case No. E18012

Recommendation

It is recommended that the City Commission approve a resolution vacating the ingress/egress access easement which runs east and west through the northeastern portion of the subject property located at 514-524 N. Federal Highway.

Background

The proposed easement vacation application is part of a request to develop the 512-524 N. Federal Highway project, a 262,142-square foot commercial/office development located at 512-524 N. Federal Highway. The applicant proposes to vacate a 15-foot by 110-foot public ingress/egress access easement. 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 ingress/egress access easement location map is attached as Exhibit 1. The application, applicant's narrative responses to the vacation of easement criteria and letters of no objection from the utility providers are attached as Exhibit 2. The sketch and land description are 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 easements dedicated at another location, 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 easements dedicated at another location, 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.
- Initiative 1: Promote sustainable business practices and development; develop "Green Business" incentives such as fast track; reduce permit costs and reduce business tax.

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

Attachments

Exhibit 1 – Access Easement Location Map

Exhibit 2 – Application, Applicant's Narratives and Criteria and Letters of No Objection

from Private Utility Providers
Exhibit 3 – Sketch and Legal Description
Exhibit 4 – Resolution

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