



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

#26-0238

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

FROM: Rickelle Williams, City Manager

DATE: April 7, 2026

TITLE: First Reading - Quasi-Judicial Ordinance Approving Vacation of Right-of-Way – of a 50-foot-wide by 102-foot-long Portion of Coconut Drive – David Ide – Case No. UDP-V21002 – (Commission District 4)

Recommendation

Staff recommends the City Commission approve an ordinance vacating a fifty (50)-foot-wide by 102-foot-long portion of Coconut Drive located south of SW 9 Street, west of SW 11 Avenue, and east of the South Fork of the New River Canal.

Background

The applicant, David Ide, is seeking to vacate a fifty (50)-foot-wide by 102-foot-long portion of Coconut Drive located south of SW 9 Street, west of SW 11 Avenue, and east of the South Fork of the New River Canal due to issues of trespassing and illegally parked vehicles adjacent to these properties where no legal parking exists. A Location Map is provided as Exhibit 1. The Sketch and Legal Description of the proposed right-of-way vacation is provided as Exhibit 2.

The request was reviewed by the City's Development Review Committee (DRC) on February 8, 2022 and all comments have been addressed. The applicant devoted substantial time to completing the application analysis, coordinating responses to DRC comments, and public meetings including deferring the application from the December 2025 Planning and Zoning Board (PZB) meeting to the January 2026 PZB meeting. During the process extensive community outreach was conducted with the last public outreach meeting held on January 5, 2026. 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. The Utility Provider Letters of No Objection to the vacation are attached as Exhibit 5.

This vacation request was heard by the PZB on January 21, 2026. The PZB recommended approval of the vacation to the City Commission by a vote of 7-1. The January 21, 2026, PZB Staff Report and PZB 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.

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;*

The portion of the right-of-way to be vacated is not needed for a public purpose. The property owners own the Properties on both sides of the street, as well as the dock at the end of Coconut Drive. Additionally, the Property Owners will dedicate utility easements to the City for the existing - and to remain water and sewer - and to the franchise utilities as appropriate.

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

Alternate routes are not necessary as previously stated, the property owners own the Properties on both sides of the street, as well as the dock at the end of Coconut Drive where the street dead ends.

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

As previously stated, the portion of Coconut Drive to be vacated is a dead end, therefore vehicles that need to turn around and exit the area would still make a right onto Coconut Drive and a slight right onto SW 8 Street to bring you back out onto the main road, which is SW 9 Avenue.

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

This portion of Coconut Drive is situated on a dead end and between the properties without pedestrian access to the canal thus the closure of the portion of Coconut Drive shall not 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;*

The applicant/property owners have requested and received letters of no objection from the appropriate utility facilities.

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 of easement. Should the Commission approve the proposed vacation, the following conditions apply:

1. The applicant is to convey to the City of Fort Lauderdale a public utilities easement over the right-of-way or portion thereof to be vacated. The conveyance instrument is to be recorded in the public records of Broward County, Florida.
2. 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.

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*, included within the Business Development Cylinder of Excellence, specifically advancing:

- 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

Exhibit 3 – DRC Comment Report with Applicant's Responses

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

Exhibit 5 – Utility Provider Letters of No Objection

Exhibit 6 – January 21, 2026, Planning and Zoning Board Staff Report

Exhibit 7 – January 21, 2026, Planning and Zoning Board Meeting Minutes

Exhibit 8 – Business Impact Statement

Exhibit 9 – Ordinance

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