



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

**FROM:** Rickelle Williams, City Manager

**DATE:** April 7, 2026

**TITLE:** Quasi-Judicial Resolution – Approving the Vacation of a 10 Feet-Wide by  
125 Feet-Long Drainage Easement – Charles West – 80 Isla Bahia Drive –  
Case No. UDP-EV25001 – **(Commission District 4)**

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**Recommendation**

Staff recommends the City Commission approve a resolution vacating a 10-foot wide by 125-foot long drainage easement located at 80 Isla Bahia Drive. The 1,250 square-foot drainage easement runs through the southeast portion of the property.

**Background**

The applicant, Charles West, is seeking to vacate the existing drainage easement which no longer includes drainage infrastructure as the existing drainage pipe has been removed and is in the process of being relocated pursuant to an approved engineering/right-of-way permit. The applicant obtained letters of no objection from Teco People’s Gas, Florida Power and Light (FPL), AT&T, Comcast, and the City of Fort Lauderdale.

A location map is provided as Exhibit 1. The sketch and legal description is provided as Exhibit 2. No objection letters from utility providers are attached as Exhibit 3. The application and applicant’s narrative responses to criteria are attached as Exhibit 4.

The City’s Development Review Committee (DRC) reviewed the application on March 11, 2025, and all comments have been addressed. The March 11, 2025, DRC comment report with applicant’s responses is attached as Exhibit 5.

**Review Criteria**

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

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

Applicant Response: Upon the conclusion of this application, the easement will no

longer be needed for public purposes. Owner is proposing to relocate the drainage pipe to the eastern edge of the Property in a newly-created drainage easement.

Staff Analysis: The easement is no longer needed for public purposes.

- 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;*

Applicant Response: This application includes letters of no objection from FPL, Comcast, AT&T, and the City's Public Works Department. Applicant will provide the letter from TECO upon receipt.

Staff Analysis: Letters of no objection from utility providers have all been provided, including the City of Fort Lauderdale, which states that the City's infrastructure shall be relocated through a right-of-way permit, contingent on the proposed drainage easement being fully executed and recorded. The required engineering/right-of-way permit is currently in process in accordance with this requirement.

Pursuant to ULDR, Section 47-24.7, Vacation of Easements, 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. Any City infrastructure known or unknown and found to be within the vacated area shall be removed or relocated at the expense of the applicant.
2. Applicant shall grant a new ten-foot (10') drainage easement centered on the relocated infrastructure as approved by the City. No trees, fences, other utilities, or structures shall remain or be installed over the granted easement.
3. The vacating resolution shall be in full force and effect on the date a certificate, executed by the Land Development Manager, is executed and 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*, specifically advancing:

- The Infrastructure and Resilience, Goal 3: Be a sustainable and resilient community.

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

This item also supports the *Advance Fort Lauderdale 2040 Comprehensive Plan* specifically advancing:

- The Infrastructure Enhancement Focus Area
- Sanitary Sewer, Water & Stormwater Element
- Goal 7: Ensure coordination of infrastructure improvements.

### **Attachments**

Exhibit 1 – Location Map

Exhibit 2 – Sketch and Legal Description

Exhibit 3 – Utility Provider No Objection Letters

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

Exhibit 5 – March 11, 2025, DRC Comment Report with Applicant's Responses

Exhibit 6 – Resolution

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