



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

#26-0149

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

FROM: Rickelle Williams, City Manager

DATE: April 7, 2026

TITLE: Quasi-Judicial Resolution to Vacate a 2.5 Feet-Wide by 130 Feet-Long
Utility Easement – Sunrise and Bayview Partners, LLC. – 1100 Bayview
Drive – Case No. UDP-EV25007 – (**Commission District 1**)

Recommendation

Staff recommends the City Commission approve a resolution vacating a 2.5 feet-wide by 130 feet-long utility easement located at 1100 Bayview Drive. The approximately 325 square-foot utility easement is specifically located north of NE 11 Street, south of NE 11 Court, and east of Bayview Drive.

Background

The applicant, Sunrise and Bayview Partners, LLC., is seeking to vacate the utility easement to construct a ten (10)-unit townhouse development on the subject site. A development application for the site plan has not been submitted at this time. A location map is provided as Exhibit 1. The sketch and legal description is provided as Exhibit 2. Utility providers including the City of Fort Lauderdale, FPL, AT&T, Comcast, and TECO Gas, have provided letters stating they have no objection to the vacation, some with stipulations and conditions regarding the relocation of any existing facilities presently located in the easement area. Existing overhead utility lines are to be relocated at the applicant's expense. An additional utility easement will be dedicated by the Applicant if needed to accommodate relocated utilities. The City of Fort Lauderdale and franchise utility no objection letters 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 November 12, 2025, and all comments have been addressed. The applicant's response to the November 12, 2025, DRC comment report 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;*

The easement is no longer needed for public purposes. Currently, overhead lines exist within this easement. These lines include FPL lines, as well as telecommunication lines. The owner and FPL are evaluating how to realign these lines.

- 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;*

Letters of no objection from AT&T, Comcast, FPL, TECO Gas, and the City's Public Works Department have been provided, many with the caveat that the relocation of existing facilities will be at the owner's expense and that the owner may be required to grant additional utility 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. 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.
3. The owner must grant an easement at a different location for the relocation of utility facilities, to the satisfaction of the city, if required.
4. The vacating resolution 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 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 - November 12, 2025, DRC Comment Report with Applicant's Responses

Exhibit 6 - Resolution

Prepared by: Yvonne Redding, Planner III, Development Services Department

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