



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

**#26-0388**

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

**FROM:** Rickelle Williams, City Manager

**DATE:** May 19, 2026

**TITLE:** Quasi-Judicial Resolution Approving the Vacation of a Five (5) Foot-wide  
by Fifty (50) Foot-long Storm Drainage Easement – Four Ten Properties  
LLC – 221 SE 12 Avenue and 1117 East Las Olas Blvd – Case No. UDP-  
EV25006 – **(Commission District 4)**

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**Recommendation**

Staff recommends the City Commission consider a resolution vacating a five (5) foot-wide by fifty (50) foot-long storm drainage easement located at 221 SE 12 Avenue and 1117 East Las Olas Blvd.

**Background**

The applicant, Four Ten Properties LLC, is seeking to vacate a five (5) foot-wide by fifty (50) foot-long (250 square feet) storm drainage easement to permit the construction of a proposed 39,349 square-foot commercial building. The proposed commercial building is being reviewed through Case No. UDP-SR25001, and the associated development application is also scheduled for the May 19, 2026, City Commission agenda (CAM# 26-0384). To accommodate the vacation of the existing utility easement that bifurcates the property, the applicant has submitted a utility relocation plan that reroutes existing drainage infrastructure through a new outflow pipe south of the property.

A Location Map, Sketch and Legal Description, and Utility Relocation Plan are provided as Exhibit 1. The Application and Applicants' Narrative Responses to Criteria are attached as Exhibit 2. The Letters of No Objection from utility providers are attached as Exhibit 3.

The City's Development Review Committee (DRC) reviewed the application on September 09, 2025. The September 09, 2025, DRC Comments and Applicant's Responses are attached as Exhibit 4.

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.

## **Review Criteria**

The following Unified Land Development Regulations (ULDR) criteria apply to the proposed request:

- Section 47-24.7, Vacation of Easements

## **Vacation of Easements**

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's Response: The easement is no longer needed for public purpose. The storm drainage facilities within the easement will be relocated, removed, or abandoned at the Applicant's expense and new easements as necessary will be coordinated and recorded. The Applicant has requested letters of no objection from the City of Fort Lauderdale and the franchise utilities.

Staff Analysis: The applicant has demonstrated that the easement is no longer needed for public purposes. The existing drainage infrastructure will be relocated outside of the easement area, and the relocated system will continue to serve SE 12 Avenue and surrounding areas. As a result, the public purpose currently served by the easement will be maintained without the need for the existing 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;*

Applicant's Response: The Applicant has requested letters of no objection from the City of Fort Lauderdale and the franchise utilities. Any utilities within the easements will be relocated, removed, or abandoned at the Applicant's expense.

Staff Analysis: The applicant has submitted a utility relocation plan that has been reviewed and a no objection letter issued by the City of Fort Lauderdale Public Works Department. Letters of No Objection from utility providers are attached as Exhibit 3.

If approved, the following conditions apply:

1. At the applicant's cost, a new stormwater drainage system shall be designed, permitted, and constructed to meet the relocation plan intent and the City's Public Works Department requirements.
2. The Applicant shall grant a new five (5)-foot drainage easement per the relocation infrastructure plans as approved by Land Development Manager. No trees,

fences, other utilities, or structures shall remain or be installed over the granted easement.

3. 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 as authorized by a right-of-way permit.
4. The owner must grant an easement at a different location for the relocation of utility facilities, to the satisfaction of the city Land Development Manager, if required.
5. 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.
6. 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.

### **Related CAM**

26-0384

### **Strategic Connections**

This item supports the *Press Play Fort Lauderdale 2029 Strategic Plan*, specifically advancing:

- The Infrastructure and Resilience Focus Area, 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, Sketch and Legal Description, and Utility Relocation Plan

Exhibit 2 – Application and Applicant's Narrative Responses to Criteria

Exhibit 3 – Letters of No Objection from Utility Providers  
Exhibit 4 – September 09, 2025, DRC Comments and Applicant’s Responses  
Exhibit 5 – Resolution

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