



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

#26-0053

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

FROM: Rickelle Williams, City Manager

DATE: March 3, 2026

TITLE: Public Hearing – Quasi-Judicial Ordinance – Approving Vacation of Right-of-Way – Forty (40)-Foot-wide by 140-Long Portion of SE 2 Court – John Terrill, Agnes Howard, Luciano and Mayer Del Valle Bonaldo – Case No. UDP-V24002 – **(Commission District 4)**

Recommendation

Staff recommends the City Commission approve the vacation of a forty (40)-foot-wide by 140-foot-long, 5,636 square-foot portion of SE 2 Court, between South Victoria Park Road and the Rio Navarro Waterway.

Background

The applicants, John Terrill, Agnes Howard, Luciano and Mayer Del Valle Bonaldo are requesting to vacate a forty (40)-foot-wide by 140-foot-long portion of SE 2 Court, between South Victoria Park Road and the Rio Navarro Waterway. A location map is attached as Exhibit 1. The sketch and legal description of the proposed right-of-way vacation is attached as Exhibit 2.

The request was reviewed by the Development Review Committee (DRC) on November 12, 2024. All comments have been addressed. 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 letters stating no objection to the vacation are attached as Exhibit 5. On December 17, 2025, the Planning and Zoning Board recommended approval (8-0) to the City Commission. The Planning and Zoning Board staff report and 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;*

Applicant's Response: The Right-of-Way area is not used for public purposes and it consists of dense landscaping. To the applicant's knowledge, there are no known utilities within the area. The Applicant has provided letters of no objection from TECO, AT&T, FPL, Comcast, and the City's Public Works Department confirming that the City and franchise utilities do not have any objection to vacating the Right-of-Way.

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

Applicant's Response: The right-of-way is neither a pedestrian nor vehicular thoroughfare.

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

Applicant's Response: The right-of-way is neither a pedestrian nor vehicular thoroughfare.

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

Applicant's Response: The right-of-way is neither a pedestrian nor vehicular thoroughfare.

- 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;*

Applicant's Response: Letters of no objection from the City and franchise utility companies are attached as Exhibit 5.

Should the Board 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 the relocated facilities shall be required to be inspected and accepted by the City's Public Works Department.
2. Any other utility infrastructure known or unknown 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 or in lieu of relocation of the facilities the applicant shall grant an easement acceptable to the City Attorney's Office.
3. The vacating ordinance shall be in full force and effect on the date a certificate, executed by the City Engineer, 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 Fiscal Year (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 - November 12, 2024, DRC Comment Report and Applicant's Responses

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

Exhibit 5 - No Objection Letters from Utility Providers

Exhibit 6 - December 17, 2025, Planning and Zoning Board Staff Report
Exhibit 7 - December 17, 2025, Planning and Zoning Board Meeting Minutes
Exhibit 8 - Business Impact Statement
Exhibit 9 - Ordinance

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