



---

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

**FROM:** Lee R. Feldman, ICMA-CM, City Manager

**DATE:** June 5, 2018

**TITLE:** Motion Authorizing Execution of a Revocable License Agreement with Rensor Realty Corp. for Temporary Right-of-Way Closures on SE 8<sup>th</sup> Avenue and a Covered Pedestrian Walkway on East Las Olas Boulevard, in Association with the Capital One Café Development Project Located at 801-803 East Las Olas Boulevard

---

**Recommendation**

It is recommended that the City Commission approve a motion to authorize the execution of a Revocable License Agreement, in substantially the form attached, with Rensor Realty Corp. for temporary right-of-way closures on SE 8<sup>th</sup> Avenue and a covered pedestrian walkway on East Las Olas Boulevard, contiguous to the proposed Capital One Café development project.

**Background**

The Capital One Café development project includes approximately 4,500 square feet of bank and restaurant uses. Site plan approval was issued under DRC Case #R16070; the project is now ready to continue with demolition and construction. The closures are being requested as a public safety measure during construction, in compliance with Chapter 33 of the Florida Building Code. The Location Map is attached as Exhibit 1.

The proposed closures are described below and depicted in the sketch labeled as “License Areas”, attached as Exhibit 2:

**Closure 1 - SE 8<sup>th</sup> Avenue - Continuous Closure of Sidewalk and On-Street Parking**

**- Nine Month Duration:** Close the sidewalk and the on-street parking spaces on the east side of SE 8<sup>th</sup> Avenue from East Las Olas Boulevard to the existing alley approximately 150 feet north of East Las Olas Boulevard. This closure will accommodate demolition, on-site construction and construction of the sidewalk, curbing, landscaping and utilities in the right-of-way. Two metered on-street parking spaces will be displaced by the closure. The developer has made arrangements with the City to use the area for those parking spaces for a 20 year period and has paid approximately \$170,000 to the City as mitigation for lost revenue. The parking spaces will be reconstructed to convert the existing five foot wide sidewalk to a seven foot wide

sidewalk, with landscaping. The existing vehicular travel lanes will remain open for travel at all times except as described in Closure 2.

**Closure 2 - SE 8<sup>th</sup> Avenue - Intermittent Closures of Northbound Vehicular Travel Lane - Four Month Duration:** Close the northbound vehicular travel lane from East Las Olas Boulevard to the existing alley approximately 150 feet north of East Las Olas Boulevard. This closure is needed for material deliveries during construction and is strictly for the purpose of the immediate loading and off-loading of materials.

**Closure 3 - East Las Olas Boulevard - Covered Pedestrian Walkway – Six Month Duration:** Install covered protection over the existing sidewalk on the north side of East Las Olas Boulevard, contiguous to the development property. The covered walkway is needed for maintaining safe pedestrian travel on East Las Olas Boulevard during the construction of the building, in accordance with Chapter 33 of the Florida Building Code.

**Miscellaneous Closures:** In addition to the closures described above, the Licensee will be implementing intermittent lane closures and detours of minor duration (for up to 72 hours) on East Las Olas Boulevard, SE 8<sup>th</sup> Avenue and the alley on the north side of the project. These closures are not included in the Revocable License Agreement and will be reviewed and approved through the City's permitting process. The intermittent closures are needed to install the protective covering over the East Las Olas sidewalk, minor demolition work adjacent to the alley and utility work on SE 8<sup>th</sup> Avenue. The Licensee will also be installing screened fencing on the development parcel as an additional safety measure to prevent unauthorized entry into the construction zone.

The applicant has confirmed that the license areas would not affect any transit stops nor inhibit access to utilities by City personnel.

City staff has reviewed the proposed maintenance of traffic plan and does not anticipate any conflicts with construction projects in this area.

A copy of the Revocable License is attached as Exhibit 3.

### **Resource Impact**

There is no fiscal impact to the City associated with this action.

### **Strategic Connections**

This item is a *Press Play Fort Lauderdale Strategic Plan* initiative, included within the Business Development Cylinder of Excellence, specifically advancing:

- Goal 7: Be a well-positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, port, and rail connections.
- Objective 2: Facilitate a responsive and proactive business climate.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan*: We are Prosperous.

**Attachments**

Exhibit 1 – Location Map

Exhibit 2 – License Areas

Exhibit 3 – Revocable License

---

Prepared by: Dennis Girisgen, P.E., Land Development Manager

Department Director: Anthony Greg Fajardo, Sustainable Development