



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

**#23-0098**

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

**FROM:** Greg Chavarria, City Manager

**DATE:** January 24, 2023

**TITLE:** Motion Approving and Authorizing the Execution of a Revocable License with KT Seabreeze Atlantic LLC for Temporary Right-of-Way Closures on Sebastian Street and Alhambra Street in Association with the Selene Development Located at 151 N Seabreeze Boulevard – **(Commission District 2)**

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**Recommendation**

Staff recommends the City Commission consider a motion approving and authorizing the execution of a Revocable License with KT Seabreeze Atlantic LLC for temporary Right-of-Way closures on Sebastian Street and Alhambra Street contiguous to the Selene development.

**Background**

The site plan for this development received City approvals in October 2020 (DRC Case #PDD19001) and July 2022 (Administrative Review Case #UDP-A21031) for two 28-story (313-foot high) residential towers that include 196 multi-family units, 5,615 square feet of ground floor restaurant and retail, and structured parking for 480 parking spaces, with a total gross floor area of 736,608 square feet. The duration of the requested closure is 24 months. Since the site has already been cleared, the developer is anticipated to commence with construction following the approval of this Revocable License and Maintenance of Traffic (MOT) permit. The “Location Map” is attached as Exhibit 1.

This Revocable License will close the existing sidewalks and on-street parallel parking stalls adjacent to the development site and detour pedestrian traffic to the existing sidewalks on the south side of Sebastian Street and north side of Alhambra Street. The proposed closures are being requested as a safety measure for pedestrians and motorists due to the limitations of the site and proximity of construction to the right-of-way. A summary is provided in the table below and depicted in the “License Area”, attached as Exhibit 2 and the “Detour Plan”, attached as Exhibit 3. A copy of the “Revocable License” is attached as Exhibit 4.

LICENSE AREA CLOSURES				
Location	Duration	Existing Right-of Way Width	Existing Sidewalk Width	Description
Sebastian St	24 Months	50'	10' & Varies, north side of road Approximately 5', south side of road	Varies from 8.87' to 12.13' width along site frontage – continuous closure of adjacent sidewalk. A pedestrian detour is required (see Detour Plan), for pedestrian safety and construction of the improvements on the property and within City Right-of-Way
Alhambra St	24 Months	50'	Approximately 5', south side of road 5' & Varies, north side of road	Varies from 14' to 18' width along portion of site frontage – continuous closure of adjacent sidewalk and on-street parallel parking stalls. A pedestrian detour is required (see Detour Plan), for pedestrian safety and construction of the improvements on the property and within City Right-of-Way

The proposed MOT plan is not anticipated to present any conflicts with construction projects in this area. The Revocable License authorizes the City Manager the ability to extend the term of this closure up to four (4) 30-day periods, if necessary.

**Resource Impact**

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

**Strategic Connections**

This item is a *2022 Commission* Priority, advancing the Smart Growth initiative.

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- The Infrastructure Focus Area
- Goal 2: Build a multi-modal and pedestrian friendly community
- Objective: Improve roads, sidewalks, and trails to prioritize a safer, more walkable and bikeable community

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

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

- The Infrastructure Focus Area
- The Transportation & Mobility Element
- Goal 1: Ensure the equitable development of a Complete Network for transportation that prioritizes Safety and emphasizes multimodal mobility and accessibility

**Attachments**

Exhibit 1 – Location Map

Exhibit 2 – License Area

Exhibit 3 – Detour Plan

Exhibit 4 – Revocable License Agreement

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Prepared by: Raymond Meyer, Urban Engineer II, Development Services Department

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