



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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: December 3, 2019

TITLE: Motion Authorizing Execution of a Revocable License with New River III, LLC for a Temporary Right-of-Way Closure on SW 5th Street, SW 1st Avenue, and 14-foot Alley, in Association with the New River Yacht Club III Development Located at 416 SW 1st Avenue - **(Commission District 4)**

Recommendation

It is recommended that the City Commission approve a Motion Authorizing the Execution of a Revocable License with New River III, LLC for a Temporary Right-of-Way Closure on SW 5th Street, SW 1st Avenue, and 14-foot Alley, contiguous to the New River Yacht Club III development.

Background

The subject project consists of 230 multi-family residential units and 2,400 square feet of retail space with structured parking for 324 parking spaces. The site plan received City approval in April 2019 (DRC Case #R18067) for a 20-story (232-foot high), 488,957 square foot building. Since the site has already been cleared, the developer is anticipated to commence with construction, subject to the issuance of this Revocable License and a Maintenance of Traffic (MOT) permit. The "Location Map" is attached as Exhibit 1.

The closures are being requested as a safety measure for pedestrians due to site access constraints and the high volume of material deliveries generated by a project of this size. The proposed closures are described below and graphically shown 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.

Phase 1 – Twenty-Four (24) Month Duration:

- Along this section of SW 1st Avenue is a two-lane local road within a 55-foot wide right-of-way; there are no sidewalks adjacent to the development site. The License Area would occupy 6.5 feet of the eastern-most portion of SW 1st Avenue right-of-way along the property frontage, from approximately 200 feet north of SW 5th Street to approximately 400 feet north of SW 5th Street. Both vehicular lanes would remain open to traffic.

- Along this section of SW 5th Street is a two-lane local road within a 40-foot wide right-of-way; there are no sidewalks adjacent to the development site. The License Area would occupy 4 feet of the northern-most portion of SW 5th Street right-of-way along the property frontage, from South Andrews Avenue to approximately 150 feet west of South Andrews Avenue. Both vehicular lanes would remain open to traffic.
- The License Area would occupy 4 feet of the eastern-most portion of the 14-foot Platted Alley right-of-way along the property frontage, from SW 5th Street to approximately 200 feet north of SW 5th Street. A 10-foot wide vehicular lane would remain open to traffic.

Phase 2 – Three (3) Week Duration:

- New on-street parking, sidewalk, streetscape, landscaping, and storm drain infrastructure will be constructed in the right-of-way adjacent to the development, in accordance with the site plan approval requirements. As a result, it will be necessary to close on a continuous basis the SW 5th Street westbound vehicular lane, SW 1st Avenue northbound vehicular lane, and 14-foot Platted Alley along the property frontage for the construction of those improvements. This closure is expected to be scheduled towards the end of Phase 1 within the 24 month period.

Phase 3 – One (1) Week Duration:

- New water and sewer utility service connections and asphalt roadway resurfacing will be constructed in the right-of-way adjacent to the development, in accordance with the site plan approval requirements. As a result, it will be necessary to close both SW 5th Street vehicular lanes from South Andrews Avenue to SW 1st Avenue that will be opened to traffic during non-working hours. Pedestrians will be detoured to the south side of the street, while SW 1st Avenue and SW 6th Street will serve as alternate routes for vehicular traffic. This closure is expected to be scheduled towards the end of Phase 1 within the 24 month period.
- Along this section of SW 5th Street, the proposed temporary traffic plan would close the adjacent existing five-foot sidewalk and displace four (4) metered public parking spaces on a continuous basis during working hours, in which mitigation would be paid by New River III, LLC prior to the issuance of a MOT permit.

City staff has reviewed the proposed MOT plan and does not anticipate any conflicts with construction projects in this area. The City Manager would have the ability to approve up to two 30-day extensions for the requested 24 month closure.

Resource Impact

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

Strategic Connections

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.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – License Area

Exhibit 3 – Detour Plan

Exhibit 4 – Revocable License

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