



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

**FROM:** Greg Chavarria, City Manager

**DATE:** December 6, 2022

**TITLE:** Motion Approving and Authorizing the Execution of a Revocable License with TRG New River, LTD. for Temporary Right-of-Way Closures on SW Flagler Avenue, SW 4<sup>th</sup> Court and SW 1<sup>st</sup> Avenue in Association with the New River Yacht Club West Development Located at 401 SW 1<sup>st</sup> Avenue – **(Commission District 4)**

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**Recommendation**

Staff recommends the City Commission consider a motion approving and authorizing the execution of a Revocable License with TRG New River, LTD. for the temporary Right-of-Way closures on SW Flagler Avenue, SW 4<sup>th</sup> Court and SW 1<sup>st</sup> Avenue contiguous to the New River Yacht Club West development.

**Background**

The site plan for this development received City approval in December 2014 (DRC Case #R14015 and is also pending a site plan amendment (Administrative Review Case #UDP-A22034) for a 36-story (418-foot high) multiple-use tower that includes 349 multi-family residential units, 9,700 square feet of ground floor retail and structured parking for 372 parking spaces, with a total net rentable area of 358,591 square feet. The duration of the requested closure is 14 months. The site is currently under construction, and the developer is requesting this Revocable License in preparation for the next phases of construction, subject to the approval of this Revocable License and Maintenance of Traffic (MOT) permit. The location map is attached as Exhibit 1.

The developer has provided adjacent property owners directly abutting the temporary Right-of-Way closure area with an information package and consent form to indicate if there are any objections to the closure. This proof of property owner outreach is attached as Exhibit 2. Responses have been received from both property owners with indications that there are no objections to the proposed closure.

This Revocable License would close:

- 1) The existing sidewalks adjacent to the project site and detour pedestrian traffic to the existing sidewalk on the east side of SW 1<sup>st</sup> Avenue;

- 2) Both travel lanes of SW Flagler Drive between SW 5<sup>th</sup> Street and the project site;  
and
- 3) Both travel lanes of SW 4<sup>th</sup> Court adjacent to the project site.

The proposed closure is 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 3 and the detour plan, attached as Exhibit 4. A copy of the Revocable License is attached as Exhibit 5.

LICENSE AREA CLOSURES				
Location	Duration	Existing Right-of Way Width	Existing Sidewalk Width	Description
SW Flagler Ave	14 Months	50'	None, both sides of road	50' width along site frontage – continuous closure of both travel lanes and swale areas, pedestrian and vehicular detours required (see Detour Plan), to facilitate safety, security and construction of improvements on the property and within City Right-of-Way
SW 4 <sup>th</sup> Ct	14 Months	50'	4.4', north side of road None, south side of road	50' width along site frontage – continuous closure of adjacent sidewalk and both travel lanes and swale area, pedestrian and vehicular detours required (see Detour Plan), to facilitate safety, security and construction of improvements on the property and within City Right-of-Way
SW 1st Ave	14 Months	50'	4.5', both sides of road	Approximately 25' width except existing cul-de-sac area, from property line into R/W, along entire site frontage – continuous closure of adjacent sidewalk, on-street parallel parking stalls, and travel lane, pedestrian and vehicular detours required (see Detour Plan), to facilitate safety, security and construction of 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 – Property Owner Outreach

Exhibit 3 – License Area

Exhibit 4 – Detour Plan

Exhibit 5 – Revocable License

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