



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#23-0626

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

FROM: Greg Chavarria, City Manager

DATE: August 22, 2023

TITLE: Motion Approving and Authorizing the Execution of a Revocable License with Midtown PAL Flagler Village LLC for Temporary Right-of-Way Closures on NE 6th Street/Sistrunk Boulevard and NE 4th Avenue in Association with the Advantis Station Development Located at 600 NE 3rd Avenue – **(Commission District 2)**

Recommendation

Staff recommends the City Commission consider a motion approving and authorizing the execution of a Revocable License with Midtown PAL Flagler Village LLC for temporary Right-of-Way closures on NE 6th Street/Sistrunk Boulevard and NE 4th Avenue contiguous to the Advantis Station development.

Background

The site plan for this development received City approvals in January 2022 (DRC Case #UDP-S21034) and March 2023 (Administrative Review Case #UDP-A22041) for a 12-story (134-foot high) mixed-use multifamily building that includes 252 residential units, 2,087 square feet of ground floor commercial space, and structured parking for 318 parking spaces, with a total gross floor area of 421,419 square feet. The total duration of the temporary right-of-way closure for the two construction phases is twenty-four (24) 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.

This Revocable License would close: 1) the existing sidewalk along the north portion of NE 6th Street/Sistrunk Boulevard adjacent to the project site and detour pedestrian traffic to the existing sidewalk on the south side of NE 6th Street/Sistrunk Boulevard; 2) the southbound travel lane of NE 4th Avenue adjacent to the project site for approximately 275 feet north of the NE 6th Street/Sistrunk Boulevard intersection. 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 as well as for construction of the proposed improvements within right-of-way per the approved site plan. 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
NE 6th St/ Sistrunk Blvd	8 Months (Phase 1) & 16 Months (Phase 2)	60' (Including Right-of-Way Easement)	5' & Varies, north side of road 14', south side of road	Varies from 12' to 22' width along site frontage – continuous closure of adjacent sidewalk and swale area. Since existing sidewalk is not continuous along entire site frontage, a pedestrian detour is required (see Detour Plan) to maintain existing circulation, for pedestrian safety and construction of the improvements on the property and within City Right-of-Way
NE 4 th Ave	8 Months (Phase 1)	Varies 40' to 45' (Including Right-of-Way Easement)	None, west side of road 7', east side of road	Varies from 11' to 16' width along site frontage – continuous closure of adjacent swale area, to facilitate construction of the improvements on the property and within City Right-of-Way
NE 4 th Ave	16 Months (Phase 2)	Varies 40' to 45' (Including Right-of-Way Easement)	None, west side of road 7', east side of road	Varies from 21' to 26' width along site frontage – continuous closure of adjacent swale area. A vehicular detour is required (see Detour Plan) for safety and construction of the improvements on the property and within City Right-of-Way

Phase	Duration of Project (Months)																							
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
1																								
2																								

The proposed MOT plan is not anticipated to present any conflicts with construction projects in this area. The Revocable License authorizes the City Manager with the ability to extend the term of the Phases 1 & 2 closures up to four (4) 30-day periods each, 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

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

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