



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

**#23-0099**

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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 PMG-Greybrook Riverfront II LLC for Temporary Right-of-Way Closure on SW 2<sup>nd</sup> Street in Association with the Society Las Olas (f/k/a X-Las Olas) Phase II Development Located at 221-300 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, in substantially the form attached, with PMG-Greybrook Riverfront II LLC for temporary Right-of-Way closure on SW 2<sup>nd</sup> Street contiguous to the Society Las Olas (f/k/a X-Las Olas) Phase II development, and approval by the City Attorney's Office as to the manner of execution of the agreement by the Licensee.

**Background**

The site plan for this development received City approval in August 2017 (DRC Case #R16049) for two residential towers, Phase I – 35 story (372'-1" high) and Phase II – 42 story (455'-4" high). Phase I construction has since been completed, and an amended Phase II site plan was approved in February 2022 (Administrative Review Case #UDP-A21007) and there is currently a pending site plan amendment (Administrative Review Case #UDP-A22051). These multi-use buildings include 1,202 multi-family residential units, 58,000 square feet of ground floor restaurant and retail, and structured parking for 1,494 parking spaces, with a total gross floor area of 1,957,997 square feet. The duration of the requested closure is 30 months. The site is currently under construction, and the developer is anticipated to commence with preparation for the next phases of 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 allow the closure of the existing sidewalk and a portion of the eastbound outside travel lane adjacent to the development site and detour pedestrian traffic to the existing sidewalk on the north side of SW 2<sup>nd</sup> Street. 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 2, the

“Detour Plan”, attached as Exhibit 3, and the “City Staff Access to Pump Station” attached as Exhibit 4. A copy of the “Revocable License” is attached as Exhibit 5.

| LICENSE AREA CLOSURE      |           |                             |  |  |
|---------------------------|-----------|-----------------------------|--|--|
| Location                  | Duration  | Existing Right-of Way Width | Existing Sidewalk Width  | Description  |
| SW 2 <sup>nd</sup> Street | 30 Months | 80'                         | Approximately 20', north side of road<br>Approximately 20', south side of road | Approximately 30' width along site frontage – continuous closure of adjacent sidewalk and eastbound outside travel lane. 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 other 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 – City Staff Access to Pump Station

Exhibit 5 – Revocable License Agreement

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Prepared by: Benjamin Restrepo P.E., Senior Project Manager, Development Services Department

Department Director: Christopher Cooper, AICP, Development Services Department