



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

20-0021

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: March 3, 2020

TITLE: Motion Authorizing Execution of a Revocable License with Rio Nuevo, LLP
for Temporary Right-of-Way Closures on NW 1st Avenue, NW 4th Street,
and a 15-foot Alley, in Association with The Forge Lofts Development
Located at 401 NW 1st Avenue – **(Commission District 2)**

Recommendation

It is recommended that the City Commission approve a motion authorizing the execution of a Revocable License with Rio Nuevo, LLP for temporary right-of-way closures on NW 1st Avenue, NW 4th Street, and a 15-foot Alley, contiguous to The Forge Lofts development (formerly known as the Apache Lofts development).

Background

The subject project consists of 35 multi-family residential units with structured parking for 60 parking spaces. The site plan received City approval in October 2017 (DRC Case #R17006) for a seven-story (86-foot high), 58,738 square foot building. Demolition for this site is scheduled to begin in February 2020, and 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 Areas”, attached as Exhibit 2 and the “Detour Plan”, attached as Exhibit 3. A copy of the Revocable License is attached as Exhibit 4.

- Along this section of NW 1st Avenue is a two-lane local road within a 40-foot wide right-of-way, with a seven-foot wide sidewalk on the west side of the road, and on-street parallel (unmetered) parking and a five-foot wide sidewalk on the east side of the road. The License Area would occupy ten feet of the western-most portion of NW 1st Avenue right-of-way along the property frontage, from NW 4th Street to approximately 110 feet north of NW 4th Street. Both vehicular lanes would remain open to traffic.
- Along this section of NW 4th Street is a two-lane local road within a 53-foot wide

right-of-way, with no sidewalk on the north side of the road, and temporary pedestrian covered walkway on the south side of the road, fronting the Flagler Village Hotel construction site by others. The License Area would occupy ten feet of the northern-most portion of NW 4th Street right-of-way along the property frontage, from NW 1st Avenue to the 15-foot Platted Alley. Both vehicular lanes would remain open to traffic.

- The License Area would temporarily close and occupy the entire 15-foot Platted Alley right-of-way along the property frontage, from NW 4th Street to approximately 110 feet north of NW 4th Street. Agreements will be in place for a temporary public access use of a private drive aisle to mitigate an otherwise dead-end Alley condition.
- The requested period for the closure is 16 months. The City Manager would have the ability to approve up to two 30-day extensions.
- The proposed MOT plan does not appear to present any conflicts with the other construction projects in this area.

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 Areas

Exhibit 3 – Detour Plan

Exhibit 4 – Revocable License

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