



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#21-0003

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: April 20, 2021

TITLE: Motion Authorizing Execution of a Revocable License with Las Olas SMI, LLC for Temporary Right-of-Way Closures on South Birch Road and East Las Olas Circle, in Association with the Las Olas Marina Redevelopment Located at 151 East Las Olas Circle – **(Commission District 2)**

Recommendation

Staff recommends the City Commission approve a motion authorizing the execution of a Revocable License with Las Olas SMI, LLC for the temporary Right-of-Way closures on South Birch Road and East Las Olas Circle, contiguous to the Las Olas Marina redevelopment.

Background

The subject project is a marina facility that will consist of 68 wet boat slips and 22 on-site parking spaces. The site plan received City approval in December 2019 (DRC Case #R18018) for a 3-story marina services building, a 2-story quality restaurant, and 1-story ancillary marina buildings. The temporary right-of-way closure timeframe for the five overlapping construction phases will be up to twenty-four (24) months. The developer is anticipated to commence site clearing and demolition work subject to the issuance of this Revocable License and five Maintenance of Traffic (MOT) permits. The "Location Map" is attached as Exhibit 1.

As part of property owner outreach efforts in advance of the temporary right-of-way closures, City staff has requested that the developer provide proof of mailing to all property owners within a five hundred (500) foot radius of the project. To streamline the notification process, the developer will provide notice of the right-of-way closures by certified mail return receipt requested to the neighborhood associations and business associations officially recognized by the City. The developer will provide certified mail receipts to City staff. The developer will also send regular mail notice of the right-of-way closures to business owners and residential property owners within a five hundred (500) foot radius of the project and provide City staff with an affidavit as evidence that regular mail notice was sent to the property owners.

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. The proposed closures are summarized in the tables 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.

SUMMARY OF TEMPORARY CITY RIGHT-OF-WAY (R/W) CLOSURES UNDER REVOCABLE LICENSE				
Street Name	Exist R/W Width	Description of Existing Sidewalk	Proposed Phase 1A Closure / License Area – up to 6 Month Duration & Potential Overlap with Phases 1B & 1C	Proposed Phase 1B Closure / License Area – up to 6 Month Duration & Potential Overlap with Phases 1A, 1C, 1D & Phase 2
South Birch Road	43' & Varies	5' wide, both sides of road	25' wide & varies strip from property line into R/W, along entire site frontage – continuous closure of adjacent southbound travel lane and sidewalk, vehicular and pedestrian detours required (see Detour Plan)	
			Approximately 200' of northbound sidewalk, pedestrian detour required (see Detour Plan)	
East Las Olas Circle	N/A – Private Road	5' wide, north side of road only	Continuous closure of adjacent sidewalk – just north of City Parking Garage, pedestrian detour required (see Detour Plan)	

SUMMARY OF TEMPORARY CITY RIGHT-OF-WAY (R/W) CLOSURES UNDER REVOCABLE LICENSE						
Street Name	Exist R/W Width	Description of Existing Sidewalk	Proposed Phase 1C Closure / License Area – up to 6 Month Duration & Potential Overlap with Phases 1A, 1B, 1D & Phase 2	Proposed Phase 1D Closure / License Area – up to 5 Month Duration & Potential Overlap with Phases 1B, 1C & Phase 2	Proposed Phase 2 Closure / License Area – up to 18 Month Duration & Potential Overlap with Phases 1B, 1C & 1D	
South Birch Road	43' & Varies	5' wide, both sides of road	15' wide & varies strip from property line into R/W, along entire site frontage – continuous closure of adjacent southbound sidewalk, pedestrian detour required (see Detour Plan)			
East Las Olas Circle	N/A – Private Road	5' wide, north side of road only	20' wide private road		Continuous closure of adjacent sidewalks – just north and west of City Parking Garage, pedestrian detour required (see Detour Plan)	
			Approximately east 250' along site frontage	Approximately west 225' along site frontage		
		Continuous closure of both travel lanes and adjacent sidewalk – just north of City Parking Garage, vehicular and pedestrian detours required (see Detour Plan)				
		14' wide, west side of road only	20' wide private road			
Approximately south 675' along site frontage						
			Continuous closure of both travel lanes and adjacent sidewalk – just west of City Parking Garage, pedestrian detour required (see Detour Plan)			

The proposed License Areas would permanently displace nine (9) metered public parking spaces along South Birch Road. As mitigation for this displacement, the developer would construct certain transportation improvements mutually agreed to in the fourth amendment to the ground lease between Las Olas SMI, LLC and the City of Fort Lauderdale, including but not limited to using commercially reasonable efforts to the design, furnishing, and installation of three new dynamic monument Wayfinding Signage or a \$300,000.00 parking mitigation fee.

The proposed MOT plan is not anticipated to present any conflicts with construction projects in this area. The Revocable License provides the City Manager with 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 2021 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.

Related CAMs

#21-0029

#21-0030

#21-0031

#21-0035

#21-0075

#21-0184

Attachments

Exhibit 1 – Location Map

Exhibit 2 – License Area

Exhibit 3 – Detour Plan

Exhibit 4 – Revocable License

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04/20/2021

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