



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#21-0921

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: November 2, 2021

TITLE: Motion Authorizing Execution of 1) A Revocable License Agreement between Riverland Owner, LLC, Broward County and the City of Fort Lauderdale for the Installation and Maintenance of Improvements on SW 27th Avenue in Association with the “Pearl Riverland” Project Located at 400 SW 27th Avenue; and 2) An Agreement Ancillary to Revocable License Agreement, Between Riverland Owner, LLC and the City of Fort Lauderdale – **(Commission District 3)**

Recommendation

Staff recommends the City Commission consider approving a motion authorizing the execution of two separate agreements for the installation and perpetual maintenance of public realm improvements on SW 27th Avenue, in association with the “Pearl Riverland” project located at 400 SW 27th Avenue, as follows: 1) A Revocable License Agreement (RLA) among Riverland Owner, LLC (“Developer”), Broward County and the City of Fort Lauderdale (“Tri-Party RLA”); and 2) An Agreement Ancillary to said Tri-Party RLA, between Riverland Owner, LLC and the City of Fort Lauderdale (“AARLA”).

Background

The subject development consists of 276 multifamily units located in six residential four-story buildings and a resident clubhouse that was issued site plan approval by the City in March 2019 (DRC Case #R18043). A location map is attached as Exhibit 1, and license area attached as Exhibit 2. As a condition of the Developer’s site plan approval, the Developer needs to construct and maintain driveway paving including paver crosswalk with header curbs, sidewalks, curb & gutter, landscaping including structural soil, irrigation, and other ancillary improvements within the SW 27th Avenue right-of-way (“Right-of-Way Improvements”).

Since SW 27th Avenue is under Broward County jurisdiction, the County is requiring execution of the Tri-Party RLA as a condition of their approval for the developer to install and maintain the improvements in their rights-of-way. The Tri-Party RLA places certain obligations on the Developer/Licensee to ensure that the Right-of-Way Improvements are maintained to meet minimum County standards. The Tri-Party RLA also contains conditions that obligate the City to become responsible for and assume the

Developer's/Licensees' responsibilities and obligations for the ongoing maintenance, repair and replacement of the Right-of-Way Improvements in case of default by the Developer. In turn, as a condition precedent to the execution of the Tri-Party RLA, the City is requiring the execution of the AARLA that provides certain remedies for the City in the event of default by the Developer. These remedies include the Developer paying fines to the City or reimbursing the City for all reasonable and necessary costs and expenses related to curative actions taken by the City, and the City reserving the right to record a Claim of Lien against the Developer's property.

A copy of the Tri-Party RLA is provided as Exhibit 3 and a copy of the AARLA is included as Exhibit 4. If the City Commission approves execution of both agreements, then originals of the Tri-Party RLA executed by the City will be forwarded to Broward County for consideration and formal action by the Board of County Commissioners to enter into the agreement.

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.

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 – Tri-Party RLA

Exhibit 4 – AARLA

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