



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

**#21-0256**

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** November 16, 2021

**TITLE:** Motion Authorizing Execution of a Revocable License with FLL Hospitality LLLP for a Temporary Closure of a 16-Foot Alley Right-of-Way, in Association with the Aloft Hotel Development Located at 501 SE 24<sup>th</sup> Street – **(Commission District 4)**

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**Recommendation**

Staff recommends the City Commission approve a motion authorizing the execution of a Revocable License with FLL Hospitality LLLP for the temporary closure of the easterly portion of a 16-foot Alley Right-of-Way located north of SE 24<sup>th</sup> Street/State Road 84/Marina Boulevard and west of South Federal Highway.

**Background**

The subject project consists of 138 hotel rooms and a surface parking lot for 99 valet-only parking spaces. The site plan received City approval in December 2020 (DRC Case #PLN-SITE-20070017) for a 14-story (150-foot high), 94,026 square foot building. Since the site has already been cleared, the developer is prepared to commence with construction upon issuance of this Revocable License and two Maintenance of Traffic (MOT) permits. The “Location Map” showing the project location and the alley closure is attached as Exhibit 1.

The developer proposes to close the eastern half of the alley in two phases over a period of twenty (20) months. The western half of the alley is improved with asphalt and will remain open to traffic and continue to accommodate access to the backout parking spaces of the adjacent apartments. The eastern half of the alley is not improved and therefore, not intended to connect vehicular traffic to South Federal Highway. The development project will be providing new pedestrian facilities, landscaping, and a fully reconstructed asphalt road over the currently unimproved portion of the alley that will serve as a connection to South Federal Highway.

The developer has provided adjacent property owners directly abutting the temporary right-of-way closure areas with a construction logistics plan, and a consent form, to indicate if there are any objections to the closure. This proof of “Property Owner Outreach” is attached as Exhibit 2. Responses have been received from all three

property owners, with indications that there are no objections to the proposed closure. The developer has confirmed with one of the property owners that the proposed development project will not encroach on their property, despite a common property boundary being shown in the wrong location on one of the exhibits provided to them.

The proposed closures are summarized in the table below and graphically shown in the “License Area”, attached as Exhibit 3 and the “Detour Plan”, attached as Exhibit 4. A copy of the “Revocable License” is attached as Exhibit 5.

LICENSE AREA CLOSURES				
License Area	Location	Exist R/W Width	Exist S/W	Description
1	Alley	16'	N/A	16' wide Alley, along entire site frontage (south property)
2	Alley	16'	N/A	16' wide Alley, along entire site frontage (south property) extending eastward to west right-of-way boundary of South Federal Highway

License Area to be closed	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
1	1																				
1, 2	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 Phase 1 closure up to four (4) 30-day periods, and Phase 2 closure up to two (2) 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.

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 – Property Owner Outreach

Exhibit 3 – License Area

Exhibit 4 – Detour Plan

Exhibit 5 – Revocable License

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