



Office of Capital
Improvements

Roger Carlton
City Manager

Jennifer Merino
City Attorney

Joy F. Cooper
Mayor

Keith S. London
Vice Mayor

Michele Lazarow
Commissioner

Annabelle Taub
Commissioner

400 S. Federal Highway
Hallandale Beach, FL 33009
Ph (954) 457-1300
Fax (954) 457-1454

www.coHB.org

August 28, 2017

Keven Klopp

Director, Development services

The Office of Capital Improvements is requesting Right-of-Way Dedications for the following roadways around the proposed Bluesten Park project:

1. 40-ft R/W on SE 1st Ave

- a) Special conditions exist for this property that inhibit the City from being able to provide the requested 50-ft Right-of Way. The site is bisected in the southern half by a lease area for a cellular tower. This lease area limits the developable area of the park and the configurations that can be used to provide the full scope of services and amenities for the site.

2. 30-ft R/W on SE 7th Ave between SE 1st Ave and SE 2nd Ave

- a) In order to maintain the required 60-ft ROW on SE 7th St between SE 1st Ave and Old Federal Hwy, a 30-ft ROW will be needed to be dedicated so that continuity of the street width remains consistent.

**3. 10-ft R/W on 7th Ave between Old Federal Hwy and SE 4th Ave
15-ft R/W on 5th St**

- a) In order to maintain the required 60-ft ROW on SE 7th St between Old Federal Hwy and SE 4th Ave connector, a 10-ft ROW will be needed to be dedicated so that continuity of the street width remains consistent.
- b) In order to maintain the required ROW as per the CoHB, a 15-ft ROW will need to be dedicated along SE 5th St between SE 1st Ave and SE 4th Ave

4. 25-ft R/W on the east property line between SE 5th St and SE 7th St for the SE 4th Ave extension

- a) Existing utilities lie under Old Federal Hwy which is slated to be vacated. In doing so a new utility Right-of Way will need to be created along the new SE 4th Ave connector road that will be built as part of this project.

Please refer to attachments for description and location

Sincerely,

Gregg Harris

Capital Projects Manager

Office of Capital Improvements

