



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

FROM: Rickelle Williams, City Manager

DATE: March 19, 2026

TITLE: Motion Approving and Authorizing the Execution of a Revocable License with 626 Flagler LLC for Temporary Right-of-Way Closure on NE 1 Avenue in Association with the 626 Flagler Development Located at 626 NE 1 Avenue – **(Commission District 2)**

Recommendation

Staff recommends the City Commission approve a motion authorizing the execution of a Revocable License with 626 Flagler LLC, in substantially the form attached, for temporary right-of-way closure on NE 1 Avenue contiguous to the 626 Flagler development.

Background

The 626 Flagler mixed-use development project consists of an eleven (11) story building measuring approximately 130-feet in height. The project includes 110 multifamily residential units, 2,783 square feet of ground floor retail space, and 131 structured parking spaces, with a total building gross floor area of 195,978 square feet. The project was approved on September 20, 2016, per City Commission Resolution No. 16-164, pursuant to Development Review Committee (DRC) Case No. R16010, as amended most recently by Administrative Review Case No. UDP-A22046 on February 15, 2024.

The development site has been cleared and the developer is requesting a Revocable License in preparation for the next phase of construction, subject to the approval of the requested Revocable License and a Maintenance of Traffic (MOT) permit. The “Location Map” is attached as Exhibit 1. The anticipated duration of the temporary right-of-way closure for the construction phase is twenty-four (24) months.

This Revocable License will close the existing unpaved shoulder/swale area along the east side of NE 1 Avenue adjacent to the project site. The closure area begins approximately 325 feet north from East Sistrunk Boulevard and ends approximately 525 feet north from East Sistrunk Boulevard.

The proposed closure is being requested as a safety measure for pedestrians and motorists, due to the building’s proximity to the right-of-way. Currently, a sidewalk does not exist in the RL area. An existing sidewalk is located on the west side of NE 1 Avenue

on the opposite side of the street from the project site. The closure is also necessary to accommodate construction activities and improvements within the right-of-way, as per the approved site plan. A summary of the closure area is provided in the table below and depicted 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.

LICENSE AREA CLOSURE				
Location	Duration	Existing Right-of Way Width	Existing Sidewalk Width	Description
NE 1 Avenue	24 Months	60'	5', west side of road only	Approximately 20' width from property line into the right-of-way along site frontage – continuous closure of adjacent unpaved shoulder/swale area, to facilitate safety, security, and construction of improvements on the property and of public amenities within City right-of-way.

The proposed MOT plan is not anticipated to present conflicts with construction projects in this area. The Revocable License provides the City Manager with the ability to extend the term of this closure by up to four (4) thirty (30)-day periods, if necessary.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a Fiscal Year (FY) 2026 *Commission Priority*, advancing the Infrastructure and Resilience initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Infrastructure and Resilience Focus Area
- Goal 4: Facilitate an efficient, multimodal transportation network

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 – Detour Plan

Exhibit 4 – Revocable License

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