



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#25-0802

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

FROM: Rickelle Williams, City Manager

DATE: September 16, 2025

TITLE: Motion Approving and Authorizing the Execution of 1) A Revocable License Agreement Between West Village LLC, Broward County, and the City of Fort Lauderdale for the Installation and Maintenance of Improvements on NW 7 Avenue / Avenue of the Arts in Association with “The Adderley” (f/k/a “West Village”) Project Located at 501 NW 7 Avenue / Avenue of the Arts; and 2) An Agreement Ancillary to Revocable License Agreement, Between West Village LLC and the City of Fort Lauderdale – **(Commission District 3)**

Recommendation

Staff recommends the City Commission consider a motion authorizing the execution of two (2) separate agreements, in substantially the form attached, for the perpetual maintenance of public realm improvements on NW 7 Avenue / Avenue of the Arts, in association with “The Adderley” (f/k/a “West Village”) project located at 501 NW 7 Avenue / Avenue of the Arts, as follows: 1) A Revocable License Agreement (“RLA”) among West Village LLC (“Developer”), Broward County, and the City of Fort Lauderdale (“Tri-Party RLA”); and 2) An Agreement Ancillary to said Tri-Party RLA, between West Village LLC and the City of Fort Lauderdale (“AARLA”).

Background

The Adderley project located at 501 NW 7 Avenue / Avenue of the Arts consists of 417 multi-family residential units, 14,511 square feet of ground floor commercial retail space, and 533 structured parking spaces. The site plan received City approval in October 2019 (DRC Case #R19014), April 2022 (Administrative Review Case #UDP-A22002), and March 2024 (Administrative Review Case #UDP-A24002) for a six (6)-story (65-foot high) mixed-use multifamily building, with a total gross floor area of 651,287 square feet. A Location Map is attached as Exhibit 1, and a sketch showing the License Area is attached as Exhibit 2.

The City’s site plan approval conditions require West Village LLC (the “Developer”), to install and perpetually maintain landscaping, irrigation, pavers, and hardscape improvements on the west side of NW 7 Avenue / Avenue of the Arts right-of-way (“Right-of-Way Improvements”). Since NW 7 Avenue / Avenue of the Arts is under Broward

County jurisdiction, the County is requiring execution of the Tri-Party RLA to ensure that the Right-of-Way Improvements are installed and maintained in compliance with minimum County engineering standards. The building components of the project are completed, and the Developer is in the process of finalizing the Right-of-Way improvements, which remain subject to the County-issued construction permit.

The Tri-Party RLA also contains conditions that obligate the City to become responsible for and assume the Developer's and Licensees' 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, which 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 reserves 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 FY 2025 *Commission* Priority, advancing the Transportation and Traffic 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 – Tri-Party RLA

Exhibit 4 – AARLA

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