



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#25-1022

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

FROM: Rickelle Williams, City Manager

DATE: November 4, 2025

TITLE: Motion Approving and Authorizing the Execution of a Revocable License with GRANITEFL, LLC for Temporary Right-of-Way Closures on SE 5 Street in Association with The Dunes Hotel located at 441 S Fort Lauderdale Beach Boulevard – **(Commission District 2)**

Recommendation

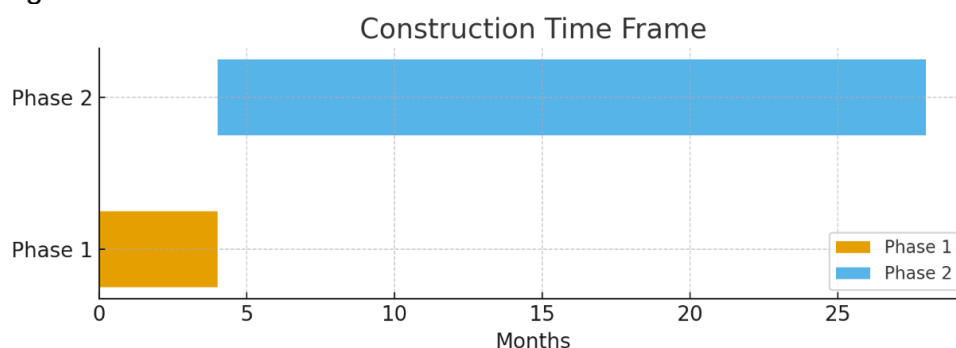
Staff recommends the City Commission approve a motion authorizing the execution of a Revocable License with Andrews GRANITEFL, LLC, in substantially the form attached, for temporary Right-of-Way closures on SE 5 Street, in association with the Dunes Hotel development.

Background

The Dunes Hotel development project consists of a 13-story (157.5-foot high) Hotel with 123 units and 132 structured parking spaces, with a total gross floor area of 118,485 square feet. The development project was approved on February 26, 2020, under Development Review Committee (DRC) Case No. R16012. The development site has been cleared and the developer is requesting a Revocable License in preparation for the next phase of construction, subject to approval of the requested Revocable License and Maintenance of Traffic (MOT) permit. The “Location Map” is attached as Exhibit 1.

The total anticipated duration of the temporary right-of-way closures of SE 5 Street is twenty-eight (28) months, with each construction phase lasting as shown in Figure 1.

Figure 1.



This Revocable License would close:

- 1) Phase 1: The existing City metered parking and sidewalk along the north portion of SE 5 Street adjacent to the project site, starting from South Fort Lauderdale Beach Boulevard and stopping 240 feet west from South Fort Lauderdale Beach Boulevard; and
- 2) Phase 2: The existing westbound travel lane, City metered parking and sidewalk areas along the south portion of SE 5 Street adjacent to the project site, starting from South Fort Lauderdale Beach Boulevard and stopping 240 feet west from South Fort Lauderdale Beach Boulevard.

The proposed closures are being requested as a safety measure for pedestrians and motorists, due to the building's proximity to the right-of-way. The closures are also necessary to accommodate construction activities and improvements within the right-of-way, as per the approved site plan. The City will receive a mitigation payment of \$328,500 for the closure of the City's 15 metered parking spaces that will be paid to the City's Transportation and Mobility Department prior to the issuance of the MOT permit. A summary of the closure area is provided in Table 1 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.

Table 1.

LICENSE AREA CLOSURES				
Location	Duration	Existing Right-of Way Width	Existing Sidewalk Width	Description
SE 5 Street	4 Months	77'	7'	Approximately 22.5' width from property line into the Right-of-Way along site frontage – continuous closure of adjacent meter parking and sidewalk, to facilitate safety, security and construction of improvements on the property and of public amenities within City Right-of-Way
SE 5 Street	24 Months	77'	7'	Approximately 35' width from property line into the Right-of-Way along site frontage – continuous closure of adjacent westbound travel lane, meter parking and sidewalk, 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 these closures by up to four 30-day periods, if necessary.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a FY 2026 *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 – Detour Plan

Exhibit 4 – Revocable License

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