



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

#25-1074

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

FROM: Rickelle Williams, City Manager

DATE: November 18, 2025

TITLE: Motion Approving and Authorizing the Execution of a Revocable License with RD 3B, LLC for Temporary Right-of-Way Closures on East Las Olas Boulevard and a Twenty (20)-Foot Alley Right-of-Way in Association with the Andare Mixed-Use Development Located at 523 East Las Olas Boulevard – **(Commission District 4)**

Recommendation

Staff recommends the City Commission approve a motion authorizing the execution of a Revocable License with RD 3B, LLC, in substantially the form attached, for temporary Right-of-Way closures on East Las Olas Boulevard and a twenty (20)-foot alley right-of-way contiguous to the Andare mixed-use development.

Background

The Andare mixed-use development project consists of a forty-five (45)-story (512-feet, 8-inches high) building that includes 163 multi-family residential units, 3,205 square feet of ground floor restaurant space, and 280 structured parking spaces, with a total net residential gross floor area of 357,819 square feet, approved on November 30, 2023, pursuant to Development Review Committee (DRC) Case No. UDP-S22041, as amended by Administrative Review Case No. UDP-A24018 on June 20, 2024.

Since the site has already been cleared, 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 closures for the construction phase, which includes East Las Olas Boulevard and a twenty (20)-foot alley right-of-way concurrently, is twenty-four (24) months.

This Revocable License will allow the closure of:

- 1) East Las Olas Boulevard: The existing sidewalk and outside westbound travel lane along the north portion of East Las Olas Boulevard, adjacent to the project site, starting from South Federal Highway and stopping approximately 130 feet west from South Federal Highway; and

- 2) A twenty (20)-foot alley right-of-way: The existing alley adjacent to the project site, starting from East Las Olas Boulevard and stopping approximately 170 feet north from East Las Olas Boulevard.

The developer has coordinated with the adjacent property owner (515 Las Olas LLC) to the west, directly abutting the temporary right-of-way closure area, with an MOT and construction logistics plan, including an alternative route for vehicular traffic to enter and exit their private property. 515 Las Olas LLC has also consented to the street closures, per their “Letter of No Objection”, attached as Exhibit 2, contingent on the access to their parking garage from East Las Olas Boulevard remaining unobstructed to ensure continuous operation of their property.

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. A summary of the closure areas is provided in the table below and depicted 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				
Location	Duration	Existing Right-of Way Width	Existing Sidewalk Width	Description
East Las Olas Boulevard	24 Months	70'	9', north side of road 10', south side of road	Approximately 21' width from property line into the Right-of-Way along entire site frontage – continuous closure of adjacent sidewalk and westbound outside travel lane, to facilitate safety, security and construction of improvements on the property and of public amenities within City Right-of-Way
Alley	24 Months	20'	N/A	Alley along site frontage – continuous closure of adjacent 20' alley, 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 (4) thirty (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 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 – Letter of No Objection

Exhibit 3 – License Area

Exhibit 4 – Detour Plan

Exhibit 5 – Revocable License

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