

Return recorded document to:  
Gabrielle Bush, Esq.  
Assistant City Attorney  
City of Fort Lauderdale  
1 East Broward Blvd., Suite 1320  
Fort Lauderdale, FL 33301

This instrument was prepared by:  
Gabrielle Bush, Esq.  
Assistant City Attorney  
City of Fort Lauderdale  
1 East Broward Blvd., Suite 1320  
Fort Lauderdale, FL 33301

**FIRST AMENDMENT TO THE REVOCABLE LICENSE AGREEMENT**

This First Amendment to the Revocable License Agreement entered this 7 day of April, 2026, to the REVOCABLE LICENSE AGREEMENT dated August 22, 2023, is by and between:

**CITY OF FORT LAUDERDALE**, a municipal corporation of the State of Florida, hereinafter referred to as the “Licensor,”

and

**MIDTOWN PAL FLAGLER VILLAGE, LLC**, a Delaware limited liability company authorized to conduct business in the State of Florida, FEI/EIN Number 88-1378728, whose mailing address is 175 SW 7th Street, Suite 2112, Miami, FL 33130, its successors and assigns, hereinafter referred to as “Licensee”

WITNESSETH:

WHEREAS, Licensee is in the process of developing the Advantis Station development located at 600 NE 3<sup>rd</sup> Avenue (the "Property"); and

WHEREAS, in order to develop the Advantis Station project, certain right-of-way closures were necessary to ensure public safety and construction access to the Property; and

WHEREAS, the Licensor and Licensee entered into that certain Revocable License Agreement, recorded as Instrument Number 119094953 of the Public Records of Broward County, Florida ("RLA") to close a portion of the NE 4<sup>th</sup> Avenue and NE 6<sup>th</sup> Street right-of-way adjacent to the Property, which is more particularly shown and described in **Exhibit "A"**; and

WHEREAS, unforeseen delays occurred during construction which extended the timeline of construction; and

WHEREAS, in accordance with Section 4.1 of the RLA, the RLA is set to expire on August 12, 2026; and

WHEREAS, in accordance with Section 4.1.2 of the RLA, the Phase II closure is set to expire on April 11, 2026; and

WHEREAS, Licensor and Licensee are in mutual agreement to extend the term of the RLA until December 31, 2026; and

WHEREAS, Licensor and Licensee are in mutual agreement to extend the term of the Phase II closure until December 31, 2026; and

NOW, THEREFORE, in consideration of the mutual terms and conditions hereinafter set forth, Lessor and Lessee agree as follows:

1. The above recitals and representations are true and correct and are incorporated herein.
2. The term of the RLA shall be extended until December 31, 2026.
3. The term of the Phase II closure under the RLA shall be extended until December 31, 2026.
4. All other terms and conditions of the RLA shall remain in full force and effect. Both parties hereby ratify the terms and conditions of the RLA, as amended.

***REMAINDER OF THE PAGE LEFT INTENTIONALLY BLANK.***

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

WITNESSES:

**MIDTOWN PAL FLAGLER VILLAGE, LLC**, a Delaware limited liability company authorized to conduct business in the State of Florida

By: **ADVANTIS MCA FV LLC**, a Delaware limited liability company authorized to conduct business in the State of Florida, Manager

By: Michele Zahn  
Michele Zahn, Manager

[Signature]  
Witness Signature  
Print Name: THOMAS R. FITZGERALD  
Address: 1993 Industrial Dr  
DeLand, FL 32724

[Signature]  
Witness Signature  
Print Name: Samantha Terribolini  
Address: 1993 Industrial Dr  
DeLand FL 32724

STATE OF FLORIDA:  
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10 day of March, 2026, by Michele Zahn as Manager for ADVANTIS MCA FV LLC, a Delaware limited liability company authorized to conduct business in the State of Florida, as Manager for MIDTOWN PAL FLAGLER VILLAGE LLC, a Delaware limited liability company authorized to conduct business in the State of Florida.

(SEAL)



MONICA A. CRANDALL  
Commission # HH 682051  
Expires June 1, 2029

[Signature]  
Notary Public, State of Florida  
(Signature of Notary)

Monica A Crandall  
Name of Notary Typed, Printed or Stamped

Personally Known  OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

WITNESSES:

CITY OF FORT LAUDERDALE

Krystal Lopez

Witness Signature

Print Name: Krystal Lazcano

Address: 1 E Broward Blvd Suite 444

Fort Lauderdale, FL 33301

Dean J. Trantalis  
By: Dean J. Trantalis, Mayor

Gina Rizzuti-Smith

Witness Signature

Print Name: Gina Rizzuti-Smith

Address: 101 NE 8 Ave, 2100

Fort Lauderdale, FL 33301

Rickelle Williams  
By: Rickelle Williams, City Manager

(CORPORATE SEAL)

ATTEST:

David Soloman  
David Soloman, City Clerk



Approved as to form and correctness:

Gabrielle Bush  
Gabrielle Bush  
Assistant City Attorney

STATE OF FLORIDA:

COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 13 day of April, 2026, by Dean J. Trantalis as Mayor for the City of Fort Lauderdale, a municipal corporation of Florida.

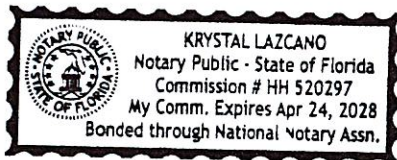
[SEAL]

Krystal Lopez

Signature of Notary Public – State of Florida

Krystal Lazcano

Print, Type or Stamp Commissioned Name of Notary Public



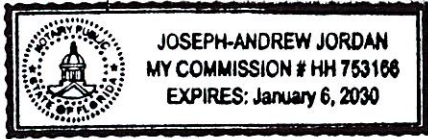
Personally Known OR  Produced Identification

Type of Identification Produced \_\_\_\_\_

STATE OF FLORIDA:  
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization this 9 day of April, 2026, by Rickelle Williams as City Manager for the City of Fort Lauderdale, a municipal corporation of Florida.

[SEAL]



Joseph Andrew Jordan  
Signature of Notary Public – State of Florida

Joseph-Andrew Jordan  
Print, Type or Stamp Commissioned Name of Notary Public

Personally Known OR  Produced Identification  
Type of Identification Produced \_\_\_\_\_

**EXHIBIT "A"**

**The Property**







CITY MANAGER SIGNATURE REQUEST ROUTING FORM

Rev: 14 | Revision Date: 12/18/2025

SECTION 1 | SUMMARY INFORMATION

Date: 4/8/2026

Commission Agenda Item Letter to the Commission (LTC) Letter to External Stakeholder(s) Other Document

Document Title/Purpose: MIDTOWN PAL FLAGLER VILLAGE, LLC - FIRST AMENDMENT TO THE REVOCABLE LICENSE

Commission Meeting Date: 4/7/2026 CAM #: 26-0309 Item #: M-1

CAM attached: Yes No Action Summary Attached: Yes No CIP FUNDED: Yes No

Community Investment Plan (CIP) Project defined as having a life of at least 10 years and a cost of at least \$100,000 and shall mean improvements to real property (land, buildings, or fixtures) that add value and/or extend useful life, including major repairs such as roof replacement. Term "real property" includes land, real estate, realty, or real.

SECTION 2 | REQUESTOR (CHARTER OFFICE/DEPARTMENT)

Charter Office: CAO Router Name: Jennifer Larregui Ext: 5106

Department: Router Name: Ext:

Department Approval (Director/Chief): Name Init Date:

\*Return Document To: Jennifer Larregui Department: CAO Ext: 5106

\*REMINDER: Once review and signature at the last level of government (Federal, State, County) is complete, scan the final record copy and send to the City Clerk's Office.

Scan Date: Attach Certified Resolution #: N/A Original form route to CAO: Yes No

THE FOLLOWING SECTIONS ARE FOR CHARTER OFFICE USE ONLY

SECTION 3 | CITY ATTORNEY'S OFFICE (CAO): CAO signed/routed Required Yes No

Is the attached Granicus document final? Yes No Number of Originals Attached: 1

Attorney's Name: Gabrielle Bush Approved as to Form: Yes No Initials: GB/SL

Route to: Finance (if applicable) Date: Route to: CCO Date: 4/8/26

SECTION 4 | CITY CLERK'S OFFICE (CCO)

City Clerk Office Receive and Scan Date: Number of Originals: 1

Route to CMO Date: 04/08/26 Route to Mayor Date:

SECTION 5 | CITY MANAGER'S OFFICE (CMO)

LOG #: APR44 Date Received: 4/9/26 Received From: CCO

To CM/ACM: R. Williams C. Cooper Y. Matthews Q. Pough B. Rogers

Approved Init.: for continuous routing to Rickelle Williams, City Manager/Executive Director

Disapproved: Comments:

CMO Executive Assistant Route to: CCO HR OMB Other: Date: 4/10 Initial: RWS

