



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#25-1197

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

FROM: Rickelle Williams, City Manager

DATE: January 6, 2026

TITLE: Motion Approving and Authorizing the Execution of 1) A Revocable License Agreement Between Related FATVillage, LLC, Broward County, and the City of Fort Lauderdale for the Installation and Maintenance of Improvements on North Andrews Avenue in Association with “The Gallery at Flagler Village” Project Located at 600 North Andrews Avenue; and 2) An Agreement Ancillary to Revocable License Agreement, Between Related FATVillage, LLC and the City of Fort Lauderdale – **(Commission District 2)**

Recommendation

Staff recommends the City Commission approve a motion authorizing the execution of two (2) separate agreements for the perpetual maintenance of right-of-way improvements on North Andrews Avenue, in association with “The Gallery at Flagler Village” project located at 600 North Andrews Avenue, as follows: 1) A Tri-Party Revocable License Agreement (“Tri-Party RLA”) among Related FATVillage, LLC (“Developer”), Broward County, and the City of Fort Lauderdale; and 2) An Agreement Ancillary to said Tri-Party RLA (“AARLA”), between Related FATVillage, LLC and the City of Fort Lauderdale.

Background

The Gallery at Flagler Village project located at 600 North Andrews Avenue consists of 263 multi-family residential units, 2,394 square feet of ground floor commercial retail space, and 273 structured parking spaces. The site plan received City approval in April 2023 (DRC Case #UDP-S23006) for a sixteen (16)-story mixed-use multifamily building, measuring 189 feet, eight inches (8”) in height, with a total gross floor area of 379,749 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 the Developer, Related FATVillage, LLC, to install and perpetually maintain landscaping, pavers, and irrigation improvements on the east side of North Andrews Avenue right-of-way (“Right-of-Way Improvements”). Since North Andrews Avenue is under Broward County jurisdiction, Broward County is requiring execution of the Tri-Party RLA to ensure that the right-of-way improvements are installed and maintained in compliance with Broward County minimum 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 close-out requirements of the Broward County-issued construction permit.

The Tri-Party RLA 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. The City reserves the right to record a Claim of Lien against the Developer's property to recover costs and expenses.

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 Broward County 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 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 – Tri-Party RLA
Exhibit 4 – AARLA

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