



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

#24-0582

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

FROM: Susan Grant, Acting City Manager

DATE: July 2, 2024

TITLE: Motion Approving and Authorizing the Execution of a Revocable License with West Village, LLC for Temporary Right-of-Way Closures on NW 6th Street/Sistrunk Boulevard, NW 7th Terrace, and NW 5th Street in Association with The Adderley (f.k.a. West Village) Development Located at 501 NW 7th Avenue/Avenue of the Arts – **(Commission District 3)**

Recommendation

Staff recommends the City Commission consider a motion authorizing the execution of a Revocable License with West Village, LLC for temporary Right-of-Way closures on NW 6th Street/Sistrunk Boulevard, NW 7th Terrace, and NW 5th Street contiguous to The Adderley (f.k.a. West Village) development.

Background

The site plan for this development received City approvals in October 2019 (DRC Case #R19014), April 2022 (Administrative Review Case #UDP-A22002), and March 2024 (Administrative Review Case #UDP-A24002) for a 6-story (65-foot high) mixed-use multifamily building that includes 417 residential units, 14,511 square feet of ground floor commercial retail space, and structured parking for 533 parking spaces, with a total gross floor area of 651,287 square feet. The total duration of the temporary right-of-way closure for this phase of construction is six (6) months. The site is currently under construction, and the developer is requesting a Revocable License in preparation for the next phases of construction, subject to the approval of this Revocable License and Maintenance of Traffic (MOT) permit. The "Location Map" is attached as Exhibit 1.

This Revocable License would close: 1) the existing sidewalk along the south portion of NW 6th Street/Sistrunk Boulevard adjacent to the project site and detour pedestrian traffic to the existing sidewalk on the north side of NW 6th Street/Sistrunk Boulevard; 2) the existing sidewalk along the east portion of NW 7th Terrace adjacent to the project site and detour pedestrian traffic to the existing sidewalk on the east side of NW 9th Avenue; and 3) the existing sidewalk along the north portion of NW 5th Street adjacent to the project site and detour pedestrian traffic to the existing sidewalk on the south side of NW 5th Street. The proposed closures are being requested as a safety measure for pedestrians and motorists due to the limitations of the site and proximity of construction to the right-

of-way as well as for construction of the proposed improvements within right-of-way per the approved site plan. A summary is provided in the table below 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.

LICENSE AREA CLOSURES				
Location	Duration	Existing Right-of Way Width	Existing Sidewalk Width	Description
NW 6th St/ Sistrunk Blvd	6 Months	70'	7' & Varies, south side of road 7' & Varies, north side of road	Approximately 9' width along site frontage – continuous closure of adjacent sidewalk, pedestrian detour required (see Detour Plan) to facilitate safety, security and construction of the improvements on the property and within City Right-of-Way
NW 7 th Ter	6 Months	40'	5', east side of road 5', west side of road	Approximately 10' width along site frontage – continuous closure of adjacent sidewalk and swale area, pedestrian detour required (see Detour Plan) to facilitate safety, security and construction of the improvements on the property and within City Right-of-Way
NW 5 th St	6 Months	50'	5' & Varies, north side of road 5' & Varies, south side of road	Approximately 11.5' width along site frontage – continuous closure of adjacent sidewalk and swale area, pedestrian detour required (see Detour Plan) to facilitate safety, security and construction of the improvements on the property and within City Right-of-Way

The proposed MOT plan is not anticipated to present any conflicts with other construction projects in this area. The Revocable License authorizes the City Manager the ability to extend the term of this closure up to four (4) 30-day periods, if necessary.

Resource Impact

There is no fiscal impact to the City associated with this action.

Strategic Connections

This item is a FY 2024 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

Prepared by: Raymond Meyer, Urban Engineer II, Development Services Department

Department Director: Christopher Cooper, AICP, Development Services Department

Approval of the Consent Agenda

Approve the Consent Agenda

Yea: 5 - Commissioner Sturman, Commissioner Herbst, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

CONSENT MOTION

- LS** CM-2 [24-0443](#) Motion Approving a Fourth Amendment to the Comprehensive Agreement with Las Olas Parking Solutions, LLC for the Development, Operation, and Maintenance of a Multi-Use Structure with Public Parking, a Fire Rescue/EMS Substation, and Retail, at the Southeast Corner of SE 2nd Court and SE 8th Avenue - (Commission District 4)
- APPROVED
- Yea: 5 - Commissioner Sturman, Commissioner Herbst, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis
- SCW** CM-3 [24-0582](#) Motion Approving and Authorizing the Execution of a Revocable License with West Village, LLC for Temporary Right-of-Way Closures on NW 6th Street/Sistrunk Boulevard, NW 7th Terrace, and NW 5th Street in Association with The Adderley (f.k.a. West Village) Development Located at 501 NW 7th Avenue/Avenue of the Arts - (Commission District 3)
- APPROVED
- Yea: 5 - Commissioner Sturman, Commissioner Herbst, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis
- PSJ** CM-4 [24-0599](#) Motion Approving a Five-Year Omnibus Agreement with YACHTING PROMOTIONS, INC., and Marine Industries Association of South Florida, Inc., for an Annual Fort Lauderdale International Boat Show - (Commission Districts 2 and 4)
- APPROVED
- Yea: 5 - Commissioner Sturman, Commissioner Herbst, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis
- RMH** CM-6 [24-0621](#) Motion Authorizing the Acceptance of Grant Funds from Broward Behavioral Health Coalition; Coordinated Opioid Recovery (CORE) Network of Addiction Care Program - \$500,000 - (Commission Districts 1, 2, 3 and 4)
- APPROVED

Return recorded document to:
Shari Wallen, Esq.
Assistant City Attorney
City of Fort Lauderdale
1 E. Broward Blvd., Suite 1605
Fort Lauderdale, FL 33301

This instrument was prepared by:
Shari Wallen, Esq.
Assistant City Attorney
City of Fort Lauderdale
1 E. Broward Blvd., Suite 1605
Fort Lauderdale, FL 33301

REVOCABLE LICENSE

THIS IS A REVOCABLE LICENSE granted this 2nd day of July, 2024 by and between:

CITY OF FORT LAUDERDALE, a Florida municipal corporation, 1 East Broward Blvd., Suite 444, Fort Lauderdale, FL 33301 (hereinafter "CITY")

and

WEST VILLAGE LLC, a Florida limited liability company, FEI/EIN Number 84-3327999, whose mailing address is 901 Ponce de Leon Boulevard, Suite 700, Coral Gables, FL 33134, its successors and assigns (hereinafter, "LICENSEE")

WHEREAS, LICENSEE, West Village LLC, is the fee simple owner of the Property located at 501 NW 7th Avenue/Avenue of the Arts in the City of Fort Lauderdale, Florida, as more particularly described in **Exhibit "A"** attached hereto and made a part hereof (hereinafter, "Property"); and

Revocable License
Licensee: WEST VILLAGE LLC, a Florida limited liability company

WHEREAS, the Property is the real property upon which Licensee proposes to develop a mixed-use development project known as “The Adderley” approved by the City on October 15, 2019, pursuant to DRC Case No. R19014, as may be amended from time to time (the “Development Project”); and

WHEREAS, in order to construct the Development Project, LICENSEE indicates it is necessary that certain limited construction activities and precautions take place, in part, within the public right-of-way abutting the Property; and

WHEREAS, LICENSEE indicates that to best ensure the public’s safety during the construction period and to control construction access to the Property, it is necessary to temporarily close to pedestrians and vehicles portions of the rights-of-way adjacent to the project which are more particularly described in **Exhibit “B”** attached hereto and incorporated herein; and

WHEREAS, LICENSEE is desirous of securing a Revocable License for the temporary closure of such portions of rights of way; and

WHEREAS, on August 23, 2023, under Case No. PLN-PROW-23070005, the CITY’s Property and Right of Way Committee considered and recommended approval of LICENSEE’s application for a Revocable License and Maintenance of Traffic Plan involving a temporary closure of the License Area which is more particularly described in **Exhibit “B”** hereto; and

WHEREAS, the City Commission of the City of Fort Lauderdale, by Motion on July 2, 2024, authorized the execution of this Revocable License by the proper CITY officials.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained in this Revocable License, and other good and valuable considerations, the adequacy and receipt of which are hereby acknowledged, the parties agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are hereby ratified and confirmed and incorporated herein.

2. **Defined Terms.** The following terms, as used and referred to herein, shall have the meanings set forth below, unless the context indicates otherwise.

Building means the building located on the Property.

City Code or *Code* means the Code of Ordinances of the City of Fort Lauderdale as amended from time to time.

City Engineer shall mean the CITY’S Land Development Manager, Urban Design & Development, Development Services Department.

City Manager means CITY’s Chief Executive Officer, its City Manager, or his or her designee.

Revocable License
Licensee: WEST VILLAGE LLC, a Florida limited liability company

Contract Administrator means the City Engineer, or his or her designee. In the administration of this agreement, as contrasted with matters of policy, all parties may rely upon instructions or determinations made by the Contract Administrator.

Day(s) means in computing any period of time expressed in day(s) in this Revocable License, the day of the act, event, or default from which the designated period of time begins to run shall not be included. The last day of the period so computed shall be included unless it is a Saturday, Sunday, or legal holiday, in which event the period shall run until the end of the next day which is neither a Saturday, Sunday or legal holiday. When the period of time prescribed or allowed is less than seven (7) days, intermediate Saturdays, Sundays, and legal holidays shall be excluded in the computation.

Development Project means the construction of a mixed-use residential development consisting of 417 multifamily residential units, 14,511 square feet of ground floor commercial retail space with structured parking for 533 parking spaces, contained in a 6-story (65') building with 651,287 square feet of total gross floor area, approved on October 15, 2019, pursuant to DRC Case No. R19014. Development Project is known by the name "The Adderley" and has a street address 501 NW 7th Avenue/Avenue of the Arts.

Effective Date means shall be the date upon which both (i) the Maintenance of Traffic (MOT) Permit is issued and (ii) the fully executed version of the Revocable License is recorded in the Public Records of Broward County, Florida. No work can commence under the Revocable License until the Effective Date.

Florida Building Code means The Florida Building Code adopted pursuant to Chapter 553, Florida Statutes and includes any amendments thereto.

License Area means the area depicted within the Sketch and Legal Descriptions set forth in **Exhibit "B"** attached hereto.

LICENSEE means **WEST VILLAGE LLC**, a Florida limited liability company, whose mailing address is 901 Ponce de Leon Boulevard, Suite 700, Coral Gables, FL 33134, its successors and assignees, the fee simple owner of the Property.

Permit means the Building Permit No. BLD-PBA-22110002 issued on May 2, 2023, by the Building Official pursuant to The Florida Building Code, as amended for Broward County thereto or the Engineering Permit No. ENG-MOT-22120003 not yet issued by the Office of the City Engineer.

Person means any individual, firm, partnership (general or limited), corporation, company, association, joint venture, joint stock association, estate, trust, business trust, cooperative, limited liability corporation, limited liability partnership, limited liability company or association, or body politic, including any heir, executor, administrator, trustee, receiver, successor or assignee or other person acting in a similar representative capacity for or on behalf of such Person.

Revocable License
Licensee: WEST VILLAGE LLC, a Florida limited liability company

Plans and Specifications means the plans, specifications, drawings, details, and survey for the temporary closure within the License Area during the term of the Revocable License, which such plans, specifications, drawings, details, etc. are on file in the Office of the City Engineer.

Property means the real property owned by the LICENSEE and as described in **Exhibit “A”** attached hereto and made a part hereof.

Staging and Storage of Materials or Equipment means the placement of materials or equipment or parking of vehicles within the License Area for the purpose of and while actually engaged in the act of loading or off-loading materials or equipment from a vehicle.

ULDR means the City of Fort Lauderdale’s Unified Land Development Regulations.

3. **Revocable License.** From the Effective Date hereof, the CITY grants unto the LICENSEE a revocable license (“Revocable License”) for the nonexclusive temporary closure within the License Area during the term of the license at LICENSEE’S sole cost and expense, subject to the terms and conditions contained in this Revocable License. The *Staging and Storage of Materials or Equipment* is permitted for no more than two (2) hours each time, only for deliveries, loading, and off-loading of materials or equipment. No other uses are permitted by this Revocable License. If the City during the term of this Agreement, authorizes other uses in the License Area through permitting or other means, then the Licensee is required to comply with the terms of this Agreement for those uses.

4. **Term.**

4.1 This Agreement shall automatically terminate six (6) months after the effective date, unless it is extended, suspended, or terminated sooner in accordance with the terms of this Agreement. LICENSEE may temporarily close a portion of the rights-of-way of as set forth below as follows:

The temporary closure is authorized as a safety measure for pedestrians due to site access constraints and the high volume of material deliveries generated by a project of this size. The proposed closure is described below and graphically shown in the “License Area”, attached as **Exhibit “B”**, and the “Detour Plan”, attached as **Exhibit “C”**.

The proposed License Area will not permanently displace any on-street metered public parking spaces.

The proposed MOT plan does not appear to present any conflicts with the other construction projects in this area.

4.1.1 **Closure: NW 6th Street/Sistrunk Boulevard, NW 7th Terrace, and NW 5th Street – Six (6) Month Duration, subject to the following:**

Revocable License
Licensee: WEST VILLAGE LLC, a Florida limited liability company

(a) **Boundary of closure:** Approximately the southern 9' of NW 6th Street/Sistrunk Boulevard, including the eastbound sidewalk; the eastern 10' of NW 7th Terrace, including the northbound sidewalk; and the northern 11.5' of NW 5th Street, including the westbound sidewalk adjacent to the Property, all as more particularly shown and described in **Exhibit "B"** ("License Area"). The proposed temporary traffic plan will close the existing 7' sidewalk along NW 6th Street/Sistrunk Boulevard abutting the Property and detour pedestrians to the existing sidewalk on the north side of NW 6th Street/Sistrunk Boulevard, the existing 5' sidewalk along NW 7th Terrace abutting the Property and detour pedestrians to the existing sidewalk on the east side of NW 9th Avenue; and the existing sidewalk along NW 5th Street abutting the Property and detour pedestrians to the existing sidewalk on the south side of NW 5th Street. Two-way vehicular travel will be maintained on NW 6th Street/Sistrunk Boulevard, NW 7th Terrace, and NW 5th Street via the existing travel lanes as shown in **Exhibit "C"** ("Detour Plan").

(b) **Duration:** Six (6) months, unless terminated sooner or suspended pursuant to provisions 4.4, 4.5, 4.6, 4.7, 6., 21.2.1., or 33 hereof. This closure period shall commence upon the Effective Date and the issuance of the MOT Permit. The City Manager shall have the authority, upon written request by LICENSEE, to extend the term of this closure by not more than four (4) thirty (30) day periods beyond the period set forth in this subsection. Requests for extensions must be made at least two (2) weeks prior to the expiration date of this closure.

The City Manager shall have the authority, upon written request by LICENSEE, to extend the term of this LICENSEE agreement for delays beyond the reasonable control of the LICENSEE, including, without limitation, Acts of Nature such as fire, flood, earthquake, storm, hurricane or other natural disaster or a pandemic or epidemic. The LICENSEE must give notice of the force majeure event to the Contract Administrator promptly thereafter but no later than five (5) days after its occurrence, in which written explanation shall describe circumstances of the force majeure event and resulting hardship.

4.2 As to the extent and duration of the Closure Area and notwithstanding the foregoing, the City Engineer, in its sole discretion, will determine whether to close the vehicular lane and the duration of the closure after consideration of such matters as site conditions, construction operations, pedestrian and vehicular circulation, feasibility of alternative means of pedestrian and vehicular access and pathways and such other aspects of this Project as the City Engineer deems necessary and appropriate.

4.3 The rights-of-way shall not be closed prior to the Effective Date of this Revocable License.

4.4 In the event that the City Commission determines that the Revocable License for the License Area granted herein or the actions of the LICENSEE or any of its agents, servants, employees, guests or invitees or the agents, servants, employees, guests or invitees of any of the LICENSEE's contractors, subcontractors or independent contractors shall (a) ever conflict with a municipal interest of the CITY or public, or (b) at any time the CITY requires the use of the above-mentioned License Area or publicly dedicated thoroughfare for a conflicting municipal purpose or (c) determines that continuation of the License for any of the License Area granted herein is no longer in the best interest of the public, then, in that event, the License granted herein for the respective License Area shall be terminable, in whole or in part, at the will of the City Commission upon fifteen (15) days' advanced written notice to the LICENSEE.

4.5 In the event LICENSEE is (a) in violation of any material term or condition of this Revocable License, as reasonably determined by the City Manager, or (b) the License granted herein or the actions of LICENSEE or any of its agents, servants, employees, guests or invitees or the agents, servants, employees, guests or invitees of any of LICENSEE's contractors, subcontractors or independent contractors conflict with a municipal interest of the CITY or the public, or (c) at any time the CITY requires the use of the above mentioned License Area or adjacent publicly dedicated thoroughfare(s) for a conflicting municipal purpose, or (d) continuation of the License granted herein as to the respective License Area is no longer in the best interest of the public, all as reasonably determined by the City Manager, then, upon advance written notice to LICENSEE of not less than seventy-two (72) hours where LICENSEE is given an opportunity to be heard on the matters by the City Manager, the authority granted by this License as to the respective License Area may be temporarily revoked or suspended by the City Manager for a period not exceeding fourteen (14) days, at the end of which period the City Commission shall consider termination of the License granted herein.

4.6 In the event that emergent conditions arise within the License Area that present an imminent threat to the health, safety or welfare of Persons or property, the City Manager may temporarily suspend this Revocable License, in whole or in part, for a period not to exceed fourteen (14) days. In such a circumstance notice shall be provided to LICENSEE pursuant to the provisions of Section 11, Emergencies, of this Revocable License. In the event the condition persists for a period of seven (7) days, then this Revocable License may be temporarily suspended for a period in excess of fourteen (14) days by action of the City Commission.

4.7 This Revocable License as to the License Area may also be revoked or terminated pursuant to the terms of Sections 4.4, 4.7, 6., 21.2.1., or 33.

5. **Conditions.** The Revocable License granted herein is subject to compliance with the following conditions which the Licensee must comply with:

5.1 No temporary closure shall commence prior to the issuance of the required Permits as determined by City staff.

Revocable License
Licensee: WEST VILLAGE LLC, a Florida limited liability company

5.2 This Revocable License does not authorize construction within the License Area. Construction in the License Area is subject to the CITY's permitting requirements and any other requirements.

5.3 Traffic control shall be in accordance with all relevant indices for traffic control through work zones FDOT Index Nos. 600 through 670.

5.4 LICENSEE shall repair any damage to existing pavement or to any publicly owned property or rights-of-way, including public sidewalk areas within License Area, that occurs after the Effective Date or after the temporary closure commences and the repairs must be made to the satisfaction of the Office of City Engineer and all costs of such repairs shall be borne by LICENSEE.

5.5 Prior to the termination of the License Agreement, LICENSEE shall mill and surface the roadway within License Area, if any, as provided in Section 11.1.3 hereof. If the roadway is damaged, LICENSEE shall repair the roadway and restore it to a condition equal or better than that existing prior to commencement of the License Agreement.

5.6 All damage caused by LICENSEE or its contractors or subcontractors to any elements or publicly owned property such as pavement, curbs, sidewalks, signs, markings, landscaping, trees, irrigation, parking meters, light poles, and any other property within the public rights of way or License Area shall be repaired or restored by LICENSEE at its sole cost and expense to a condition equal to or better than that existing prior to commencement of this License Agreement.

5.7 LICENSEE shall utilize off-duty City of Fort Lauderdale police officers for traffic control as required by the City Manager, if circumstances warrant, as determined in the City Manager's discretion.

5.8 Storage of construction materials or equipment shall not be permitted within the License Area or any of the public rights-of-way. Staging of Materials and Equipment and the use of cranes in the License Area is strictly prohibited. Vehicles may only be parked in the License Area for no more than two (2) hours.

5.9 Storage of dumpsters and debris shall be limited to the Property and shall not be stored, placed or collected within the License Area or any of the public rights-of-way.

5.10 The MOT Plan shall be on file in the Office of the City Engineer and LICENSEE shall proceed with the work permitted by the City in accordance with the MOT Plan after the Effective Date hereof has been attained. The terms and conditions of this Revocable License are hereby incorporated into the MOT Plan and the Master Permit.

5.10.1 LICENSEE shall provide CITY with twenty-four (24) hour access to the Property and License Area. Access shall be provided via Knox box(es) located as approved by the Contract Administrator.

5.11 LICENSEE shall use its best efforts to ensure that structural concrete pours, if any, do not interfere with rush hour traffic during the hours of 8:00 AM to 9:30 AM and 4:00 PM to 6:30 PM, Monday through Friday, except legal holidays recognized by the CITY.

5.12 It shall be the responsibility of LICENSEE to employ flagmen on high activity days to direct traffic in and out of the Project site to avoid disruption of traffic and to promote public safety. Flagmen may also be required to be employed by LICENSEE as determined by Contract Administrator.

5.13 A full-time site clerk will be in the Development Project office to receive and direct inquiries to the correct party for a response.

5.14 A truck wash/street cleaner will be employed when needed, as determined by the Contract Administrator, to maintain the streets utilized by construction vehicles.

5.15 If needed, as determined by the Contract Administrator, LICENSEE shall provide labor to clean surrounding streets of dirt and debris.

5.16 Except as provided in Section 3, all material or equipment deliveries shall be placed within the boundaries of the Property, inside the perimeter fencing for the Property, for off-loading to avoid conflicts with pedestrian or vehicular traffic.

5.17 Violation of any of the conditions of this Revocable License, Staging/Dust Control Plan or MOT Plan shall result in a suspension of building or engineering inspections under the Building Permits or Engineering Permits issued in conjunction with this Development Project and the development of the Property until such violations have been brought into compliance. LICENSEE waives all rights, title and interest in continuation of building and engineering inspections while such violations continue to exist.

5.17.1 A fine of \$1,000.00 per day may be imposed against LICENSEE for violations of any of the terms or conditions of this Agreement.

5.17.2 LICENSEE shall provide on-site parking for all personnel working on the Project Site. However, in the event LICENSEE is unable to supply on-site parking facilities sufficient to park all the vehicles of all personnel working the Project Site during the construction of the Development Project, then LICENSEE shall establish remote off-site parking facilities sufficient to park the vehicles of all personnel working the Project Site during the construction of the Development Project, which such off-site parking facilities shall be approved by the Development Services Department, who shall consult with the Director of Transportation and Mobility in the event the off-site parking facility is a public parking facility owned or operated by the City of Fort Lauderdale. All personnel working the Development Project shall park their vehicles in either the on-site or off-site parking facilities supplied pursuant to this License.

5.18 In the event it is necessary for LICENSEE to establish remote offsite parking facilities, then LICENSEE shall supply a tram, jitney or other transportation service to transport the personnel working the Project Site from the remote off-site parking facility or facilities to the Property, if the off-site parking facility is outside a three (3) block radius from the Property.

5.19 LICENSEE shall send written notice of the right-of-way closures to all of the Condominium Associations and residential neighborhood associations officially recognized by the City located within a five hundred (500) foot radius of the License Area. LICENSEE must send the written notice via certified mail to all of the aforementioned Condominium Associations and residential neighborhood associations, at least ten (10) days in advance of the commencement of the right-of-way closures. LICENSEE must obtain a USPS Certified Mail Receipt(s) and send a copy of all certified mail receipts to the Contract Administrator no later than five (5) days in advance of the commencement of the right-of-way closures.

5.19.1 The written notice must include the address or location of the closures, the start date of the closures, and the duration of the closures. The written notice from LICENSEE shall also include a weblink to the City's GIS 'LauderStreet Map' webpage for Maintenance of Traffic Plans, which features location-specific information on each closure such as purpose, duration of the closure and in many cases, detour information: <https://gis.fortlauderdale.gov/lauderstreet/>.

5.20 LICENSEE shall send written notice by regular U.S. Mail of the closures at least ten (10) days in advance of the closures to all business owners and residential property owners¹ within the area described in 5.20.1 below. The written notice from LICENSEE shall include a weblink to the City's GIS 'LauderStreet Map' webpage for Maintenance of Traffic Plans, which features location-specific information on each closure such as purpose, duration of the closure and in many cases, detour information: <https://gis.fortlauderdale.gov/lauderstreet/>. LICENSEE shall provide a notarized affidavit to the Contract Administrator as evidence that regular mail was sent to the business owners and residential property owners.

5.20.1. The area for notice referenced in 5.20 above shall be an area within a five hundred (500) foot radius of the License Area.

6. **Termination for Convenience.** This Agreement may be terminated for convenience by the City Commission. Termination for convenience by the City Commission shall be effective thirty (30) days after written notice is sent to the Licensee.

¹ As such "property owners" are found on the most recent Broward County Property Appraiser's records.

7. **ADA.** LICENSEE shall have the continuing obligation of compliance with the Americans With Disabilities Act, as same may be amended from time to time, with respect to the Project as it is applicable.

8. **Condition of License Area.** LICENSEE accepts the License Area in an “AS IS” condition as of the Effective Date of this Revocable License. If LICENSEE finds any conditions altered after an initial inspection of License Area, which have a material adverse effect on the Project, CITY should be notified immediately.

9. **Compliance with Regulations of Public Bodies.** LICENSEE shall, at its sole cost and expense maintain, repair and replace property (if replacement is required as determined by City staff) within the License Area, and perform such acts and do such things as shall be lawfully required by any public body having jurisdiction over the License Area. Licensee must comply with health, safety and sanitary requirements, fire hazard requirements, zoning requirements, building code requirements, City of Fort Lauderdale Engineering Standards, Americans With Disabilities Act requirements, environmental requirements, City of Fort Lauderdale Code of Ordinances, City of Fort Lauderdale Unified Land Development Regulations, Broward County Code of Ordinances, Florida law, and any other applicable law requirements.

10. **No Property or Contract Right.** LICENSEE expressly acknowledges that pursuant to the terms hereof, it gains no property or contract right through this Revocable License to the continued possession, use, operation and maintenance of the Project within the License Area.

11. **Repairs and Maintenance.** LICENSEE shall not damage any property within the License Area. LICENSEE shall, at its own cost and expense, safely and securely maintain the License Area, and keep the License Area in clean and good condition, make repairs, and keep the License Area free of rubbish and other hazards. LICENSEE further covenants and agrees, to make or cause to be made any and all repairs or replacements, ordinary or extraordinary, structural or otherwise, necessary to maintain the License Area in its original condition at the time of the commencement of the License Term and to similarly maintain any property located within the License Area as originally installed or constructed during the term of the License. The City Engineer shall approve all repairs and replacements within the License Area, only if they comply with any applicable code requirements. When making such repairs, replacements and maintenance LICENSEE shall comply with all laws, ordinances, codes, regulations and State and CITY Engineering standards then in effect; provided, however, that LICENSEE shall only be responsible to make such repairs and replacements necessary to return the License Area to the original condition at the time of commencement of the License Agreement. The License Area shall be maintained in a neat and orderly appearance at all times.

11.1 **Restoration of Road Right-of-Way.**

11.1.1 LICENSEE shall submit evidence to the City Engineer to document conditions that existed prior to the commencement of the License Agreement. The evidence submitted which is subject to the approval of the City Engineer. Such evidence may include pictures, video, signed and sealed

Revocable License
Licensee: WEST VILLAGE LLC, a Florida limited liability company

topographic surveys, other methods acceptable to the City Engineer or any combination thereof. Topographic features such as roadway surface, striping, signs, sidewalks, swale areas, driveways, curbing, parking meters, drainage inlets, valve covers, water meters, fire hydrants, utility access manholes/covers, landscaping, etc. shall be shown in sufficient detail such that the existing location and condition of each feature is clearly discernable.

11.1.2 LICENSEE shall schedule a site visit with the City's Engineering Inspector to verify that said documentation adequately reflects the site conditions. Said documentation will remain on file with the Office of the City Engineer.

11.1.3 Upon completion of the Development Project, LICENSEE shall:

(a) Conduct a site review with the City's engineering inspector to determine if any disruption or damage has occurred to features within the public right-of-way surrounding the Development Project.

(b) Immediately restore any damage in those areas that is identified by the Engineering Inspector.

(c) Mill and resurface the asphalt roadway surface of and adjust any at-grade utilities within the License Area. The resurfacing shall be done regardless of whether any other repair work is required.

11.1.4 Pursuant to Chapter 25, Streets and Rights of Way, Article III, Rights of Way Administration, City Code of Ordinances, including, but not limited to the following:

§ 25-108	Rights of Way Restoration
§ 25-109	Protection of Facilities
§ 25-110	General obligations of permittees
§ 25-111	Enforcement of permit obligations
§ 25-112	Construction bond

LICENSEE shall obtain a separate permit from the City's Development Services Department prior to the Effective Date of this License Agreement. A bond in the amount of 100% of the construction value will be required for a period of one year.

11.1.5 An as-built survey signed and sealed by a professional surveyor and mapper shall be provided to the City Engineer at the completion of the Development Project to document all existing and new features within the public right-of-way.

12. **Emergencies.** If an emergency situation arises with respect to the License Area where the License Area or any condition thereof presents an imminent threat to the health or safety of Persons or property, the CITY shall make reasonable efforts to provide telephone or email notice

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to the LICENSEE's Contact Person. If, following that notice, LICENSEE fails to take timely action to correct the emergency situation, and allowing the emergency situation to continue would pose an imminent threat to health or safety to Persons or property, CITY may undertake such limited actions as are necessary to eliminate the emergency; and CITY shall be entitled to recover its reasonable costs of cure from LICENSEE in accordance with provisions hereof. For the purposes of this Paragraph, LICENSEE's Contact Person shall be **Cesar Llano**; cell phone number: **786-863-4048**; e-mail address: **cllano@altiscardinal.com**; and address: **901 Ponce De Leon Blvd., Suite 700, Coral Gables, FL 33134**. In the event the LICENSEE's Contact Person or any other information pertaining to the LICENSEE's Contact Person shall change, such change shall be provided to the CITY Engineer in writing within seven days of that change.

13. **Damage to Public Property.** LICENSEE shall be responsible for the cost of repair or replacement of any property that is damaged within the License Area and shall, at CITY'S option, make said repairs or reimburse CITY for the cost of same.

14. **Liens Against the License Area.** LICENSEE shall have no power or authority to incur any indebtedness giving a right to a lien of any kind or character upon the right, title or interest of CITY in and to the License Area, and no Person shall ever be entitled to any lien, directly or indirectly derived through or under the LICENSEE, or its agents, servants, employees, contractors or officers or on account of any act or omission of said LICENSEE as to the License Area. All Persons contracting with the LICENSEE, or furnishing materials, labor or services to said LICENSEE, or to its agents or servants, as well as all Persons shall be bound by this provision of the Revocable License. Should any such lien be filed, LICENSEE shall discharge the same within thirty (30) days thereafter, by paying the same or by filing a bond, or otherwise, as permitted by law. LICENSEE shall not be deemed to be the agent of CITY, so as to confer upon a laborer bestowing labor upon or within any of the License Area, or upon materialmen who furnish material incorporated in the construction and improvements upon the foregoing, a construction lien pursuant to Chapter 713, Florida Statutes (2023) or an equitable lien upon the CITY's right, title or interest in and to the Property or License Area. These provisions shall be deemed a notice under Section 713.10(1), Florida Statutes (2023) of the "non-liability" of the CITY.

15. **Removal.** Except as may otherwise be expressly provided herein, upon demand by the CITY for removal, LICENSEE shall at its own cost and expense, remove all personal property, materials, rubbish, or equipment, or any other items within the License Area and any components thereof, exclusive of utilities upon the expiration or termination of this License Agreement. If required by the CITY, LICENSEE shall restore the License Area to the condition(s) that existed prior to the commencement of this License Agreement. After the CITY's demand, if LICENSEE fails to remove all or any part of the personal property, materials, rubbish, or equipment within the License Area, exclusive of utilities or facilities permitted by the CITY to be constructed and installed, contemplated herein within fifteen (15) days after written demand by the CITY to do so, the CITY is hereby authorized to remove such personal property, materials, rubbish, or equipment and restore License Area to the condition that existed prior to the commencement of the License Agreement, and all costs associated with the removal and restoration thereof shall be fully reimbursed to CITY by LICENSEE within ten (10) days of written demand. Notwithstanding the foregoing, LICENSEE shall have the obligation of immediately removing any equipment or

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materials or temporary fencing within the License Area upon termination of this License Agreement, in the event LICENSEE fails to do so, CITY shall have the right to remove same, recouping the cost thereof from LICENSEE in the manner set forth herein.

16. **Damage and Destruction.** LICENSEE shall not by its possession, use, occupancy, operation, maintenance or repair of the License Area, cause damage to the License Area or to the adjacent real property or public rights-of-way. If during the term of this Revocable License Agreement any structures, fixtures or personal property within the License Area or adjacent public rights-of-way are damaged, destroyed or deteriorated in whole or in part by fire, casualty, obsolescence, failure to maintain or any other cause, and whether or not such destruction or damage is covered by any insurance policy on the Project, LICENSEE shall give to CITY immediate notice thereof, and LICENSEE shall:

(a) seek the necessary permits and approvals from CITY and any other regulatory agency with jurisdiction over the License Area or adjacent real property or adjacent public rights-of-way to repair, replace and rebuild the same or cause the same to be repaired, replaced or rebuilt as nearly as possible to their original condition; or

(b) to the extent that such destruction or damage affected the structures and improvements within the License Area or real property or public rights-of-way adjacent thereto, or any part thereof, if LICENSEE elects to remove such structures or personal property (exclusive of utilities facilities constructed and installed), or any part thereof, LICENSEE shall seek the necessary permits and approvals from CITY and any other regulatory agency with jurisdiction over the subject matter to promptly remove or demolish said structures and improvements and restore the License Area as nearly as possible to its original condition.

All such repair, restructure and replacement shall be hereafter referred to as "Restoration". The cost of Restoration shall be paid solely by LICENSEE.

17. **License, not Lease.** It is acknowledged and stipulated by and between the parties hereto that this Revocable License shall not be deemed a lease of the License Area by CITY but rather a License granted to LICENSEE by CITY for the nonexclusive possession, use, occupancy, operation, maintenance and repair of the License Area for the conduct of the Project under the terms and conditions stated herein, such terms and conditions including termination of the License in the manner set forth herein. LICENSEE acknowledges and understands the provisions of § 8.05 and 8.09 of the CITY Charter with respect to Leases.

18. **Indemnity.**

18.1 LICENSEE shall protect, defend, indemnify and hold harmless the CITY, its officers, its elected officials, appointed officials, contractors, employees, volunteers, and agents from and against any and all lawsuits, penalties, claims, damages, settlements, judgments, decrees, costs, charges and other expenses including reasonable attorney's fees or liabilities of every kind, nature or degree arising out of or in connection with this Agreement or in connection with the actions, inactions, rights, responsibilities and

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obligations of LICENSEE under this Revocable License (collectively, "Claims"), conditions contained in the License Area, the location, construction, repair, removal, demolition, maintenance, use or occupancy of the License Area, or the breach or default by LICENSEE of any covenant or provision of this Revocable License, arising out of or resulting from any act(s) or omission(s) of the LICENSEE, its officers, agents, employees, contractors, or subcontractors. Without limiting the foregoing, any and all such claims, suits, causes of action relating to personal injury, death, damage to property, defects in construction, rehabilitation, operation, maintenance, repair or restoration of the License Area or Property, alleged infringement of any patents, trademarks, copyrights or of any other tangible or intangible personal or real property right, or any actual or alleged violation of any applicable statute, ordinance, administrative order, rule or regulation or decree of any court, is included in the indemnity. Except the LICENSEE shall not be responsible for the intentional torts or gross negligence of the CITY, its officers, agents and employees acting within the course and scope of their employment.

18.2 LICENSEE further agrees to investigate, handle, respond to, provide defense for, and defend any such Claims at its sole expense and agrees to bear all other costs and expenses related thereto even if the claim is groundless, false or fraudulent and if called upon by the CITY, LICENSEE shall assume and defend not only itself but also the CITY in connection with any Claims, suits, or causes of action, and any such defense shall be at no cost or expense whatsoever to CITY, provided that the CITY (exercisable by the CITY's Risk Manager) shall retain the right to select counsel of its own choosing. The indemnification obligations set forth herein shall survive termination of this Revocable License for a period coincident with the statute of limitations period applicable to the offending act, omission or default.

19. **Insurance.** At all times during the term of this Revocable License Agreement, LICENSEE, at its expense, shall keep or cause to be kept in effect the following insurance coverages:

(a) A general liability insurance policy, in standard form, insuring LICENSEE and CITY as an additional insured, against any and all liability for bodily injury or property damage arising out of or in connection with this Revocable License and the license granted herein with a policy limit of not less than One Million Dollars (\$1,000,000.00) per occurrence and Two Million Dollars (\$2,000,000.00) general aggregate and shall name the CITY as an additional insured. All such policies shall cover the Project activities and the possession, use, occupancy and maintenance of the License Area. This policy shall not be affected by any other insurance carried by CITY.

(b) Workers' Compensation Insurance to apply to all LICENSEE's employees and employees of contractors retained by LICENSEE for the Project, said coverage to be in compliance with the "Workers' Compensation Law" of the State of Florida and all applicable federal laws. In addition, the policy(ies) shall include Employers Liability with a limit of One Hundred Thousand Dollars (\$100,000.00) for each accident.

(c) Business Automobile Liability for all vehicles owned by LICENSEE and LICENSEE's contractors that are involved in the operation of the Project with limits of Three Hundred Thousand Dollars (\$300,000.00) per occurrence, combined single limit for Bodily Injury Liability and Property Damage Liability.

(d) All of the policies of insurance provided for in this Revocable License:

- (i) shall be in the form and substance approved by the Florida Office of Insurance Regulation ("FOIR"); and
- (ii) shall be issued only by companies licensed by FOIR; and
- (iii) Certificates of Insurance pertaining to same shall be delivered to CITY, at least fourteen (14) days prior to the commencement of the License Term; and
- (iv) shall be with a carrier having an A Best's Rating of not less than A, Class VII; and
- (v) shall bear endorsements showing the receipt by the respective companies of the premiums thereon or shall be accompanied by other evidence of payment of such premiums to the insurance companies, including evidence of current annual payment, if on any installment payment basis; and
- (vi) shall provide that they may not be canceled by the insurer for thirty (30) days after service of notice of the proposed cancellation upon CITY and shall not be invalidated as to the interest of CITY by any act, omission or neglect of LICENSEE; and
- (vii) The insurance coverage under subparagraphs (a) and (c) above shall be for a period coincident with the applicable indemnification obligations set forth above.

(e) In any case where the original policy of any such Insurance shall be delivered to LICENSEE, a duplicated original of such policy shall thereupon be delivered to CITY. All insurance policies shall be renewed by LICENSEE, and certificates evidencing such renewals, bearing endorsements or accompanied by other evidence of the receipt by the respective insurance companies of the premiums thereon, shall be delivered to CITY, at least twenty (20) days prior to their respective expiration dates.

(f) CITY does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect LICENSEE's or Contractor's interests or liabilities but are merely minimum requirements established by CITY's Risk Management Division. CITY reserves the right to require any other insurance coverages that CITY deems necessary depending upon the risk of loss and exposure to liability.

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20. **Special Exception.** It is agreed that this Revocable License is granted to LICENSEE for LICENSEE'S benefit, is a special exception to the City's general policy and it is stipulated between the parties that this Revocable License shall be construed most strictly in favor of the CITY and against LICENSEE.

21. **Remedies of CITY.**

21.1 In the event the LICENSEE fails to perform or violates any of the terms or conditions of this Revocable License or is in breach or default in any term or condition hereof, CITY shall send written notice thereof to LICENSEE and LICENSEE shall cure such violation within twenty (20) days of the date Notice is sent by the CITY to the LICENSEE. In the event that LICENSEE fails to cure a violation(s) within twenty (20) days of the date that notice is sent, the City may in its sole discretion utilize the following procedure or the Procedure in Section 21.2, or utilize any other remedy provided by law:

21.1.1 In the event the Contract Administrator finds that the LICENSEE has failed to timely cure such violation, the Contract Administrator shall provide Notice thereof to LICENSEE and impose or assess a fine of \$1,000.00 per day for each and every day the violation continues beyond the date set in the Notice under Section 21.1.

21.1.2 LICENSEE shall provide written Notice to CITY when the violation has been cured. In the event the Contract Administrator finds the violation was not cured on the date alleged by LICENSEE, Contract Administrator shall provide LICENSEE with Notice thereof. Contract Administrator shall provide Notice to LICENSEE when Contract Administrator finds that the violation has been cured.

21.1.3 In the event LICENSEE disagrees with the Contract Administrator's (a) finding that a violation exists or continues to exist, or (b) imposition or assessment of a per diem fine, or (c) determination of the date of compliance or noncompliance, LICENSEE shall file a written Notice of Appeal to the City Manager within five (5) days of receiving notice of (a), (b) or (c) above.

21.1.4 Within ten (10) days of receiving a Notice of Appeal under Section 21.1.3, the City Manager shall hear presentations thereon and render a written Final Order thereon, serving a copy thereof upon LICENSEE. In deciding an Appeal filed under Section 21.1.3, the City Manager may affirm, reverse or modify, in whole or in part, the findings of the Contract Administrator. The City Manager may equitably adjust any fines in the interests of justice.

21.1.5 In the event LICENSEE contests the Final Order of the City Manager under Section 21.1.4 above, LICENSEE may file a Notice of Appeal with the City Clerk including all written arguments in support of contesting the Final Order. The City Commission shall review the Notice of Appeal and the written

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arguments in support of contesting the Final Order as soon as a hearing thereon may be reasonably scheduled. At the hearing on the Appeal, the City Commission shall hear presentations by the LICENSEE and City Manager and shall render an Order (“Order on Appeal”) thereon affirming, reversing or modifying the Final Order in whole or in part.

21.1.6 Any fines resulting from the process set forth in Sections 21.1.1 through 21.1.5 shall be paid to CITY within sixty (60) days from the final adjudication resulting from that process.

21.1.7 LICENSEE hereby waives all right, title and interest to the issuance of any temporary, partial or final Certificate of Occupancy for the Development Project during the period that any violations of the terms or conditions of this License still exist.

21.1.8 LICENSEE hereby waives all right, title and interest in Issuance of any temporary, partial or final Certificate of Occupancy for the Development Project during the period that any fines imposed have not been paid.

21.1.9 LICENSEE hereby waives all right, title and interest in and to any further building or engineering Inspections during the period that any violations of the terms or conditions of this License still exist.

21.2 In the event the LICENSEE fails to timely cure the violation within the time specified in Section 21.1, as an alternative to the procedures set forth in Sections 21.1.1 through 21.1.9, the CITY in its sole discretion may do any of the following:

21.2.1 revoke or terminate this License; or

21.2.2 take any equitable action to enforce the terms and conditions of this Revocable license, it being stipulated by the parties that since this Revocable License deals with the right to use a public right-of-way, a violation or breach of any term or condition of the Revocable License constitutes an irreparable injury to the public and CITY for which there is no adequate remedy at law; or

21.2.3 take such curative action that was required to be taken by the LICENSEE under the Revocable License and the cost and expense incurred in CITY’s curative actions shall be passed on to and owed by LICENSEE, in which case LICENSEE shall be liable for payment to CITY for all reasonable and necessary costs and expenses incurred by CITY in connection with the performance of the action or actions. LICENSEE shall reimburse CITY within thirty (30) days following written demand for payment thereof. Interest shall accrue on the unpaid amount at the rate of twelve percent (12%) per annum, compounded monthly, but in no event shall interest exceed the highest amount allowed by Florida law. The demand shall include reasonable documentation supporting the expenses incurred by CITY. If a dispute arises as to the need for, or amount due to the CITY for

repairs, maintenance or removal undertaken by CITY in accordance with this License, and such dispute is not resolved within forty-five (45) days after the date that CITY makes the original written demand for payment, the LICENSEE shall pay to CITY the undisputed amount and shall provide CITY with a bond or other security acceptable to CITY for the disputed amount pending a resolution of the dispute by negotiation or litigation. In addition to any other remedies available to CITY, in the event of litigation between the parties, CITY shall be entitled to recover from LICENSEE all costs of collection, including reasonable attorneys' fees and court costs incurred at all tribunal and appellate levels, provided CITY ultimately prevails in such proceedings.

21.2.4 If LICENSEE does not make the payments required under this Section 21 within the sixty (60) day period set forth herein, then CITY shall have a right to record a Claim of Lien upon the Property, which lien may be either:

(a) for the total amount of the fines resulting from the procedures set forth in Sections 21.1.1 through 21.1.6; or

(b) for all reasonable and necessary costs and expenses of any cure undertaken by CITY in accordance with this Section, the cost of any interim insurance policy as provided herein, and reasonable attorneys' fees and costs associated therewith. The Lien shall be effective upon the recording of a Claim of Lien in the Public Records of Broward County, Florida, which Claim of lien shall state all amounts due and owing to CITY. The Lien may be foreclosed by CITY in the same manner as provided by law for foreclosure of mortgage liens. The Lien shall continue until payment to CITY of the amounts set forth in the Lien (at which time CITY shall record a satisfaction of such lien). In addition to the Lien, CITY shall have all other rights and remedies granted to it at law or in equity for LICENSEE's failure to pay the fines owed or reimburse CITY for curative actions taken by CITY. LICENSEE shall be entitled to pursue all legal and equitable remedies to contest the amount or existence of any such lien.

21.2.5 The remedies found within this Section 21, including all subsections thereof, are cumulative. The exercise of one does not preclude the exercise of any other remedy.

22. **Requirement for Notice.** LICENSEE shall give CITY prompt written notice of any accidents on, in, over, within, under and above the License Area in which damage to property or injury to a person occurs.

23. **Attorney's Fees.** If any litigation, legal or equitable proceeding including, but not limited to any and all claim(s), mediation(s), lawsuit(s), counterclaim(s), appeal(s) or bankruptcy proceedings whether at law or in equity, which: (i) arises out of, concerns, or relates to this Revocable License Agreement or (ii) is brought by the City for the enforcement of this Revocable License Agreement, or because of an alleged dispute, breach, default or misrepresentation in

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connection with any provisions of this agreement, the prevailing party shall be entitled to recover attorney's fees, paralegal fees, costs, mediation fees, court costs, appellate attorney's fees and costs, and all expenses even if not taxable as court costs, incurred in that action or proceeding, in addition to any other relief to which such party may be entitled.

24. Notices.

(a) Whenever, any party desires to give notice unto the other party, it must be given by written notice, sent by certified United States mail, with return receipt requested., addressed to the party for whom it is intended at the places last specified, and the places for giving of notice shall remain such until they shall have been changed by written notice in compliance with the provisions of this Section. For the present, the CITY and LICENSEE designate the following as the respective places for giving of notice:

AS TO CITY:

City Manager
City of Fort Lauderdale
101 NE Third Avenue, Suite 2100
Fort Lauderdale, FL 33301

With copy to:

City Attorney
City of Fort Lauderdale
1 East Broward Blvd., Suite 1605
Fort Lauderdale, FL 33301

AS TO LICENSEE:

WEST VILLAGE LLC
901 Ponce De Loen, Blvd, Suite 700
Coral Gables, FL 33134
fguerra@altiscardinal.com

With copy to:

Cesar Llano
901 Ponce De Leon Blvd, Suite 700
Coral Gables, FL 33134
cllano@altiscardinal.com

(b) As to activities under Paragraph 12, Emergencies, initial notice need not be given in accordance with subparagraph (a) above, but notice shall be sufficient if given in writing via email to the Contact Person pursuant to Paragraph 12, Emergencies. Thereafter, notice shall be provided in accordance with subparagraph (a) above.

25. Assignment, Pledge, Security Interest. LICENSEE shall not voluntarily, involuntarily or by operation of law, assign, sell, pledge, grant a security interest, or in any manner transfer the License or any interest therein or grant any right to the License Area without prior written consent of CITY, which such consent may be granted or withheld in its sole discretion. For purposes of this Agreement, any change of ownership of LICENSEE shall constitute an

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assignment which requires CITY approval. City approval must be obtained by the City Commission at a public meeting.

Notwithstanding the foregoing, CITY hereby consents to LICENSEE's assignment of all of its rights and interests under this Revocable License to any lender(s) or financier(s) providing it with financing for all or any portion of the Development Project.

26. Compliance with Laws and Regulations. LICENSEE shall comply with all applicable statutes, laws, ordinances, rules, regulations and lawful orders of the United States of America, State of Florida, City of Fort Lauderdale, and of any other public authority that may be applicable to this Revocable license and the possession, use, occupancy and maintenance of the License Area and the conduct of the Project permitted herein.

27. Entire Revocable License. This Revocable license, together with any other agreements entered into contemporaneously herewith, constitutes and represents the entire Revocable license and any other agreements between the parties hereto and supersedes any prior understandings or Revocable Licenses or agreements, written or verbal, between the parties hereto respecting the subject matter herein. This Revocable license may be amended, supplemented, modified or discharged only upon an amendment in writing executed by all of the parties hereto. This Revocable license shall inure to the benefit of and shall be binding upon the parties hereto and their respective successors and assigns, subject, however, to the limitations contained herein.

28. Interpretation of Revocable License; Severability. This Revocable license shall be construed in accordance with the laws of the State of Florida. If any provision hereof, or its application to any person or situation, is deemed invalid or unenforceable for any reason and to any extent, the remainder of this Revocable License, or the application of the remainder of the provisions, shall not be affected. Rather, this Revocable License is to be enforced to the extent permitted by law. The captions, headings and title of this Revocable License are solely for convenience of reference and are not to affect its interpretation. Each covenant, term, condition, obligation or other provision of the Revocable License is to be construed as a separate and independent covenant of the party who is bound by or who undertakes it, and each is independent of any other provision of this License, unless otherwise expressly provided. The terms and words used in this Revocable License, regardless of the number or gender in which they are used, are deemed to include any other number and other gender as the context requires.

29. Successors. This Revocable License shall be binding on and inure to the benefit of the parties, their successors and assigns subject to the requirements in paragraph 25.

30. No Waiver of Sovereign Immunity. Nothing contained in this Revocable License is intended to serve as a waiver of the City's sovereign immunity in accordance with Section 768.28, Florida Statutes (2023).

31. No Third Party Beneficiaries. The parties expressly acknowledge that it is not their intent to create or confer any rights or obligations in or upon any third person or entity under this Revocable License. None of the parties intend to directly or substantially beneficial a third party by this Revocable License. The parties agree that there are no third-party beneficiaries to

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this Revocable License and that no third party shall be entitled to assert a claim against any of the parties based on this Revocable license. Nothing herein shall be construed as consent by any agency or political subdivision of the State of Florida to be sued by third parties in any manner arising out of any contract.

32. **Non-Discrimination.** LICENSEE shall not discriminate against any Person in the performance of duties, responsibilities and obligations under this Revocable License because of race, age, religion, color, gender, national origin, marital status, disability or sexual orientation.

33. **Termination.** In the event of emergency, either party may cancel this Revocable License during the term hereof upon twenty-four (24) hours written notice to the other party of its desire to terminate this Revocable License.

34. **Records.** Each party shall maintain its own respective records and documents associated with this Revocable License in accordance with the records retention requirements applicable to public records. Each party shall be responsible for compliance with any public documents request served upon it pursuant to Section 119.07, Florida Statutes (2023), and any resultant award of attorney's fees of non-compliance with that law.

35. **Entire Agreement.** This document incorporates and includes all prior negotiations, correspondence, conversations, agreements and understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Revocable License that are not contained in this document. Accordingly, the parties agree that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written.

36. **Preparation of Agreement.** The parties acknowledge that they have sought and obtained whatever competent advice and counsel as was necessary for them to form a full and complete understanding of all rights and obligations herein and that the preparation of this License Agreement has been their joint effort.

37. **Waiver.** The parties agree that each requirement, duty and obligation set forth herein is substantial and important to the formation of this License and, therefore, is a material term hereof. Any party's failure to enforce any provision of this License shall not be deemed a waiver of such provision or modification of this License. A waiver of any breach of a provision of this License shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this License.

38. **Governing Law.** This Revocable License shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. Any controversies or legal problems arising out of this Revocable License and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the State courts of the Seventeenth Judicial Circuit of Broward County, Florida. To that end, LICENSEE expressly waives whatever other privilege to venue it may otherwise have.

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39. **Force Majeure.** Neither party shall be obligated to perform any duty, requirement or obligation under this Revocable License if such performance is prevented by fire, hurricane, earthquake, explosion, wars, sabotage, accident, flood, epidemics, state of emergency, act of Government Authority, pandemics, acts of God, strikes, or other labor disputes, riot or civil commotions, or by reason of any other matter or condition beyond the control of either party, and which cannot be overcome by reasonable diligence and without unusual expense (“Force Majeure”). In no event shall a lack of funds alone on the part of LICENSEE be deemed Force Majeure.

40. **Waiver of Jury Trial.** CITY and LICENSEE knowingly, voluntarily and intentionally, waive trial by jury in any action, proceeding, or counterclaim brought by either the CITY or LICENSEE against the other on any matters whatsoever arising out of, or in any way related to this License Agreement, the relationship between the CITY and LICENSEE, the LICENSEE’s use of the Licensed Area and any claim(s) or injury(s) or damage(s). The CITY and LICENSEE also waive their rights to a jury trial on any documents executed in connection with this Agreement. If the LICENSEE contests its waiver of a jury trial or seeks a trial by jury, LICENSEE shall be required to pay the CITY’s attorney’s fees.

41. **Recording.** This Revocable License shall be conditioned upon recordation of the Revocable License in the Public Records of Broward County, Florida. LICENSEE shall record at its own expense the Revocable License, including all Exhibits thereto in the Public Records of Broward County, Florida, within seven (7) days after this Revocable License is fully executed. After the Revocable License is recorded, LICENSEE shall provide within seven (7) days, a copy of the fully executed and recorded Revocable License to the City Clerk’s Office of the City of Fort Lauderdale and the Contract Administrator, and E-mail a recorded copy to dengineeringadmin@fortlauderdale.gov.

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

WITNESSES:

ZED

ZACHARY E. DURANTIS
[Witness type or print name]

Marie E. Joseph

Marie E. Joseph
[Witness type or print name]

(CORPORATE SEAL)

CITY OF FORT LAUDERDALE

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

By: Susan Grant
Susan Grant, Acting City Manager

ATTEST:

David R. Soloman
David R. Soloman, City Clerk



Approved as to form and correctness:

Thomas J. Ansbro
~~Shari C. Wallen, Esq.~~
~~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 19th day of July, 2024, by **Dean J. Trantalis**, Mayor of the City of Fort Lauderdale, a municipal corporation of Florida. He is personally known to me and did not take an oath.

(SEAL)



Casandra Brown
Notary Public, State of Florida
(Signature of Notary taking Acknowledgment)

Casandra Brown
Name of Notary Typed, Printed or Stamped

My Commission Expires: _____
Commission Number: _____

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Licensee: WEST VILLAGE LLC, a Florida limited liability company

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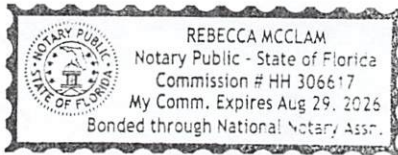
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STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization this 18th day of July, 2024, by **Susan Grant**, Acting City Manager of the City of Fort Lauderdale, a municipal corporation of Florida. She is personally known to me and did not take an oath.

(SEAL)



[Handwritten Signature]

Notary Public, State of Florida
(Signature of Notary taking Acknowledgment)

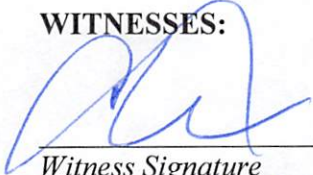
Name of Notary Typed, Printed or Stamped

My Commission Expires: Aug. 29, 2026
Commission Number: #HH 306617

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LICENSEE

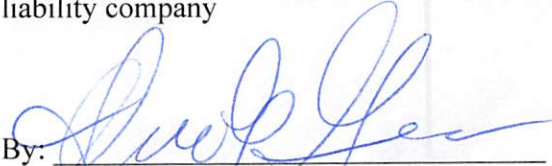
WITNESSES:




Witness Signature

Print Name: CESAR E. LLANTO
Address: 901 PONCE DE LEON BLVD
SUITE 700 CORAL GABLES, FL 33134

WEST VILLAGE LLC, a Florida limited liability company

By: 

Frank Guerra, Manager



Witness Signature

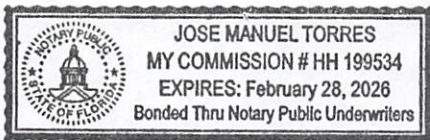
Print Name: Andrea Nuñez
Address: 901 Ponce de Leon Blvd
Suite 700, Coral Gables, FL 33134

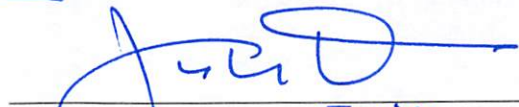
[CORPORATE SEAL]

STATE OF Florida :
COUNTY OF MIAMI DADE :

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12 day of JULY, 2024, by Frank Guerra as Manager of WEST VILLAGE LLC, a Florida limited liability company authorized to transact business in the State of Florida, who freely and voluntarily executed this instrument on behalf of said limited liability company. He is personally known to me or has produced _____ as identification.

(SEAL)





Notary Public, State of Florida
(Signature of Notary taking Acknowledgment)

JOSE MANUEL TORRES

Name of Notary Typed, Printed or Stamped

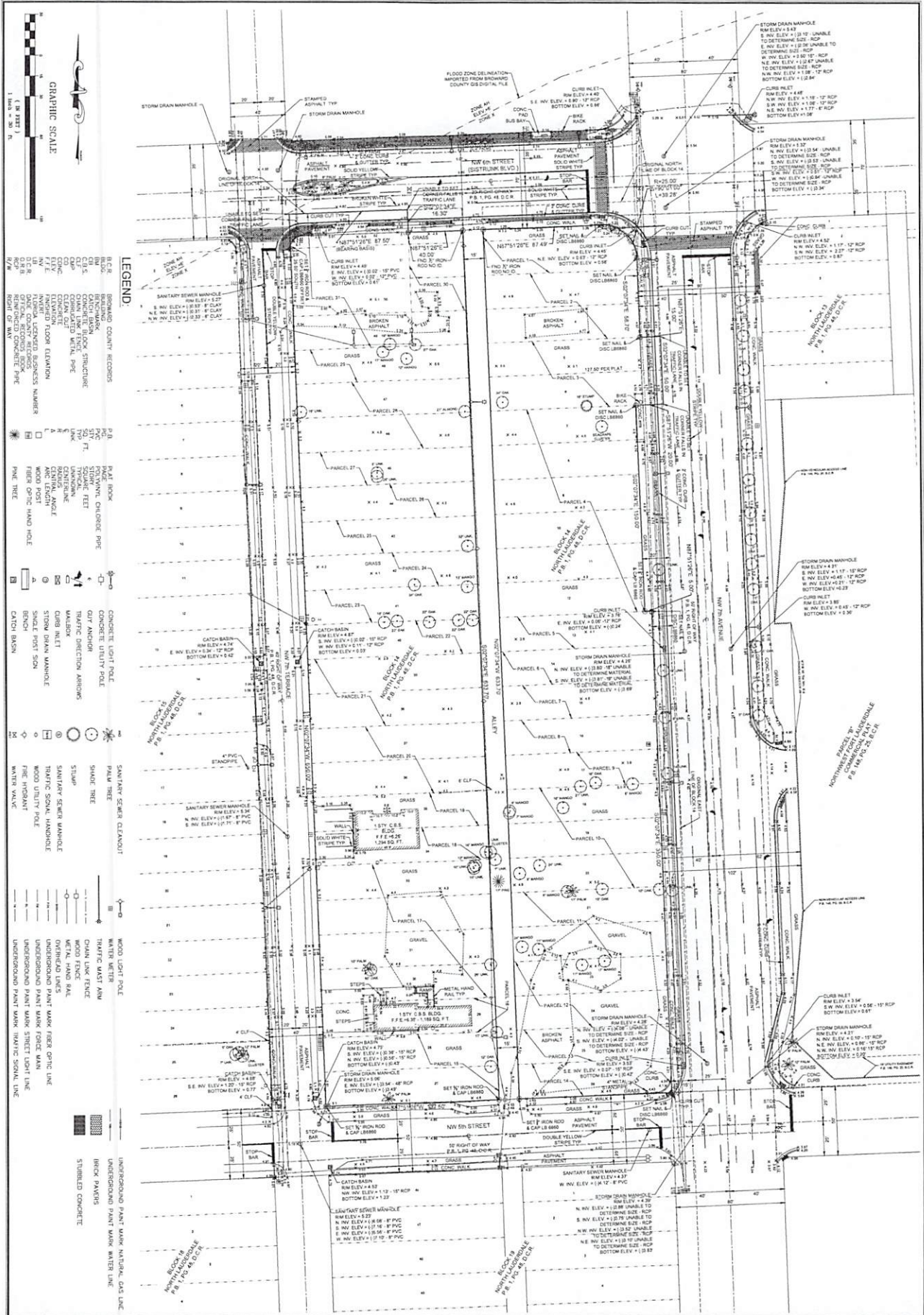
My Commission Expires: FEB 28 2026
Commission Number: HH 199534

Revocable License
Licensee: WEST VILLAGE LLC, a Florida limited liability company

Exhibit "A"

The Property

[see attached survey]



SHEET 2 OF 2
PROJECT NUMBER 0905501

ALTA/NSPS LAND TITLE SURVEY

BLOCK 14
NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48, D.C.R.
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

KEITH

301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

DATE	REVISION	BY
02/16/19		
11-30		
FIELD BOOK	849	
DRAWN BY	DOB	
CHECKED BY	LP	

Exhibit "B"

License Area

[see attached sketch and legal description]

LEGAL DESCRIPTION:

M D O K.

A PORTION OF LOTS 1 AND 52, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND PORTIONS OF RIGHT OF WAY FOR NORTHWEST 5th STREET, NORTHWEST 6th STREET, AND NORTHWEST 7th TERRACE ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 26, BLOCK 14; THENCE NORTH 87°51'26" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 14, ALSO BEING THE NORTH RIGHT OF WAY LINE OF NW 5TH STREET, 77.51 FEET; THENCE SOUTH 02°08'34" EAST, 13.00 FEET; THENCE SOUTH 87°51'26" WEST, 209.01 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 89°55'25", AN ARC DISTANCE OF 31.39 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°13'09" WEST, 615.80 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 90°02'56", AN ARC DISTANCE OF 31.43 FEET TO A POINT OF TANGENCY; THENCE NORTH 87°49'47" EAST, 210.01 FEET; THENCE SOUTH 02°10'13" EAST, 9.19 FEET; THENCE SOUTH 87°51'26" WEST, 220.00 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 14, ALSO BEING THE EAST RIGHT OF WAY LINE OF NW 7th TERRACE; THENCE SOUTH 02°07'34" EAST, ALONG SAID WEST LINE AND SAID EAST RIGHT OF WAY LINE, 633.70 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 14, AND SAID NORTH RIGHT OF WAY LINE OF NW 5th STREET; THENCE NORTH 87°51'26" EAST, ALONG SAID SOUTH LINE AND SAID NORTH RIGHT OF WAY LINE, 142.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 10,929 SQUARE FEET (0.251 ACRES) MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON JUNE 13, 2024 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4677
STATE OF FLORIDA
(FOR THE FIRM)



Digitally signed
by DONALD A
SPICER
Date:
2024.06.14
10:42:35-04'00'

SKETCH & DESCRIPTION

A PORTION OF LOTS 1 AND 52,
BLOCK 14, NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48, D.C.R.
AND PORTIONS OF RIGHT OF WAY FOR
NW 5th ST, NW 6th ST, & NW 7th TER

CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA.



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 4

DRAWING NO. 09535.03-SK&D CITY RLA PARCEL.DWG

DATE 06/13/24

SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY DDB

CHK. BY DAS

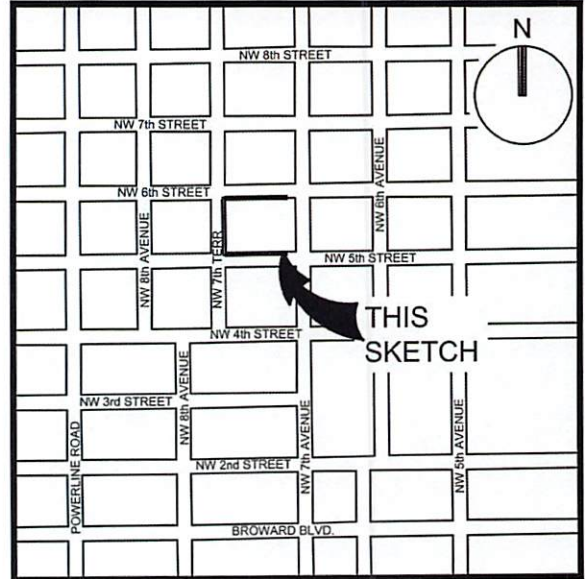
DATE	REVISIONS

DAM # 24-0582

Exhibit 4

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 87°51'26" EAST ALONG THE SOUTH LINE OF BLOCK 14, NORTH LAUDERDALE, AS RECORDED IN PLAT BOOK 1, ON PAGE 48, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 60' OR SMALLER .



LOCATION MAP:
NOT TO SCALE

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
BK.	BOOK
CHK.	CHECKED
D.C.R.	DADE COUNTY RECORDS
DWNG.	DRAWING
L	ARC LENGTH (CURVE DATA)
L.B.	FLORIDA LICENSED BUSINESS NUMBER
LB NO.	FLORIDA LICENSED BUSINESS NUMBER
N/A	NOT APPLICABLE
NO.	NUMBER
NW	NORTHWEST
P.B.	PLAT BOOK
PG.	PAGE

LEGEND (CONTINUED):

PSM	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS (CURVE DATA)
ST	STREET
SW	SOUTHWEST
TER	TERRACE
Δ	CENTRAL ANGLE (CURVE DATA)
⊙	CENTERLINE

SKETCH & DESCRIPTION

A PORTION OF LOTS 1 AND 52
BLOCK 14, NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48, D.C.R.
AND PORTIONS OF RIGHT OF WAY FOR
NW 5th ST, NW 6th ST, & NW 7th TER

CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA.



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EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 4

DRAWING NO. 0953.03-SK&D CITY RLA PARCEL.DWG

DATE 06/13/24

SCALE AS SHOWN

FIELD BK. N/A

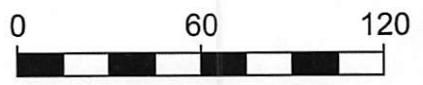
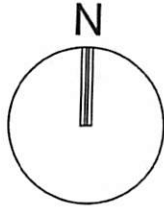
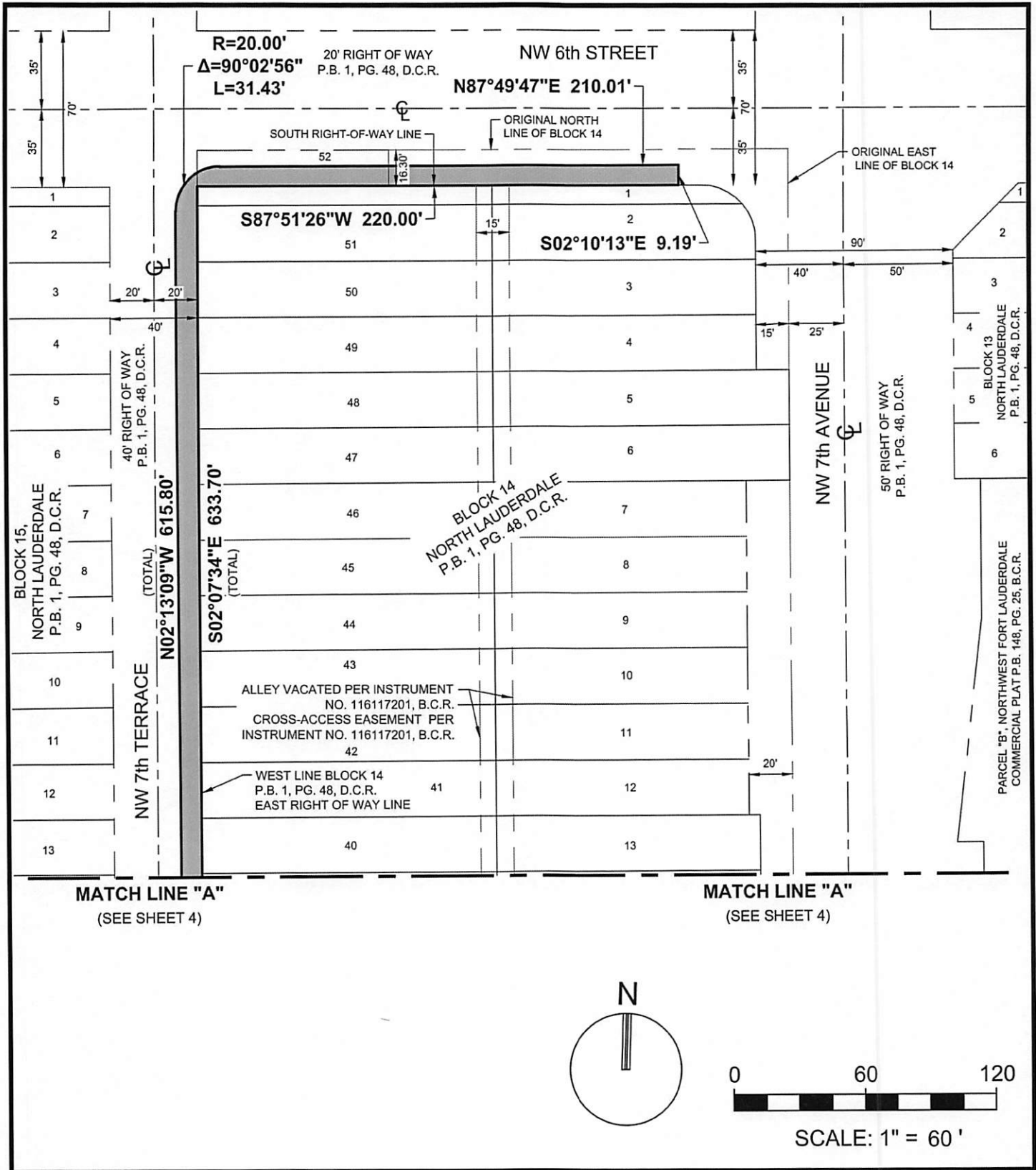
DWNG. BY DDB

CHK. BY DAS

DATE	REVISIONS

DAM # 24-05B2

Exhibit 4



SCALE: 1" = 60'

SKETCH & DESCRIPTION

A PORTION OF LOTS 1 AND 52,
 BLOCK 14, NORTH LAUDERDALE
 PLAT BOOK 1, PAGE 48, D.C.R.
 AND PORTIONS OF RIGHT OF WAY FOR
 NW 5th ST, NW 6th ST, & NW 7th TER

CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA.

KEITH

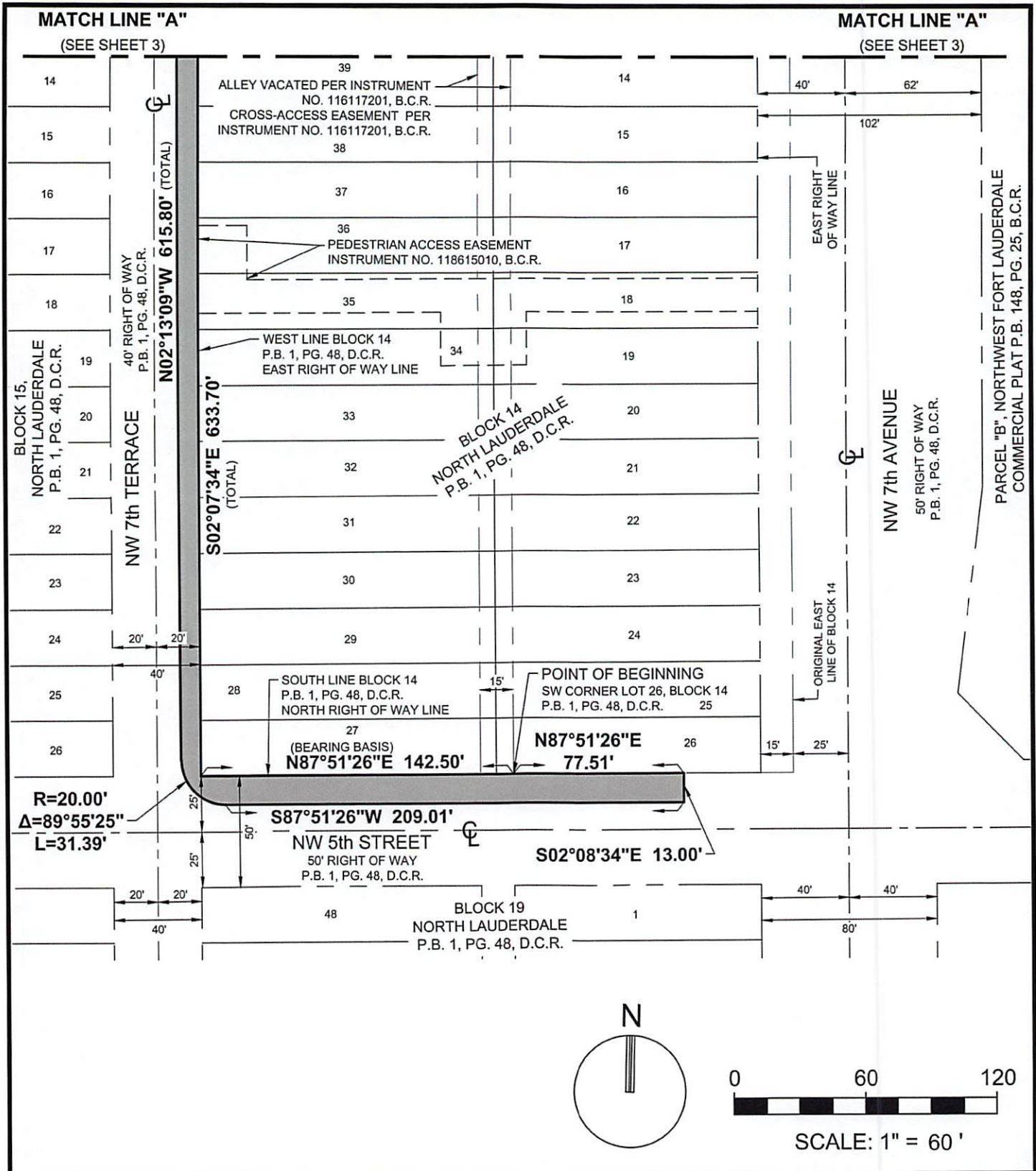
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 EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 3 OF 4

DRAWING NO. 09535.03-SK&D CITY RLA PARCEL.DWG

DATE 06/13/24
 SCALE AS SHOWN
 FIELD BK. N/A
 DWNG. BY DDB
 CHK. BY DAS

DATE	REVISIONS



SKETCH & DESCRIPTION

A PORTION OF LOTS 1 AND 52, BLOCK 14, NORTH LAUDERDALE PLAT BOOK 1, PAGE 48, D.C.R. AND PORTIONS OF RIGHT OF WAY FOR NW 5th ST, NW 6th ST, & NW 7th TER

CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA.

KEITH

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SHEET 4 OF 4

DRAWING NO. 09535.03-SK&D CITY RLA PARCEL.DWG

DATE 06/13/24

SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY DDB

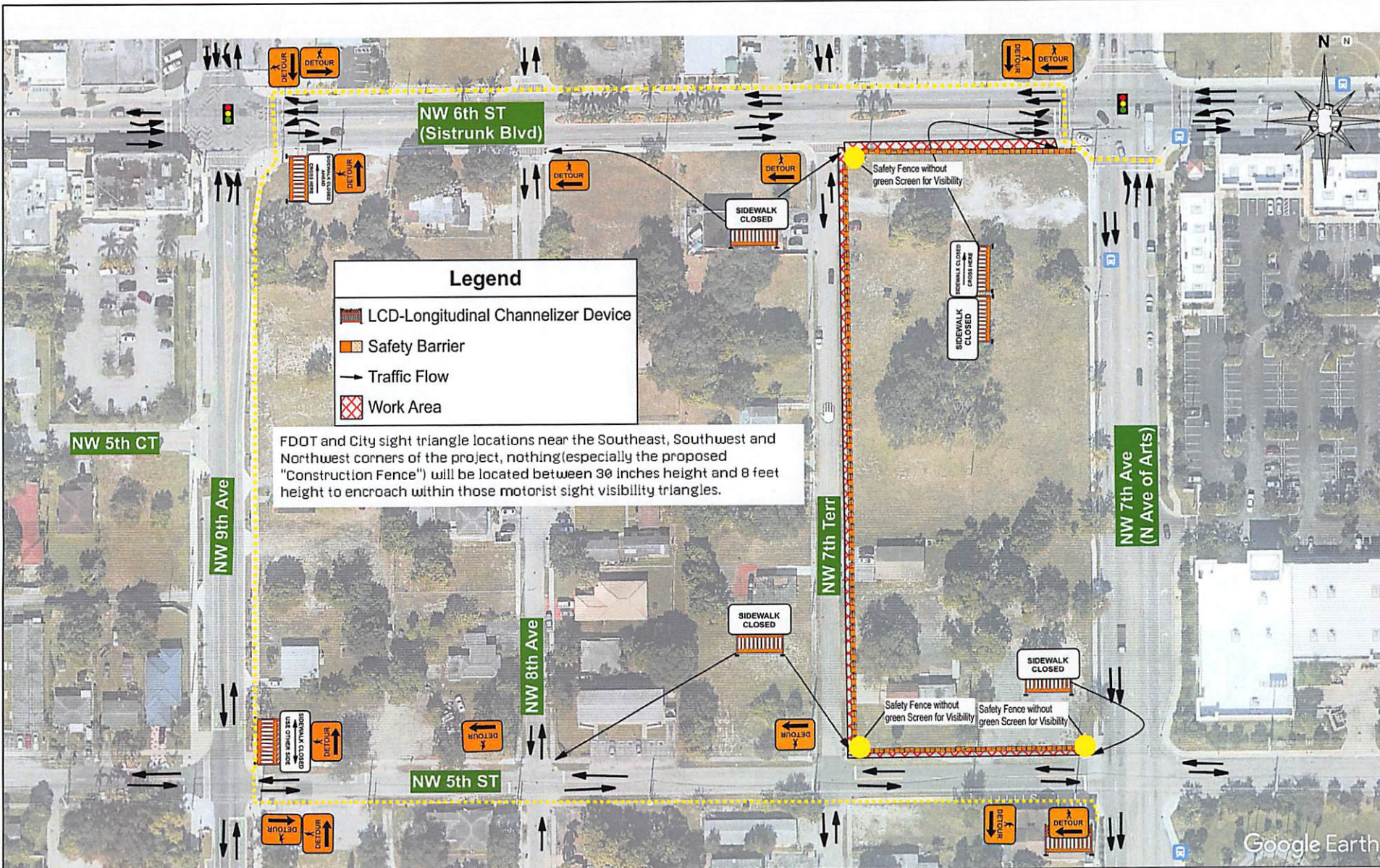
CHK. BY DAS

DATE	REVISIONS

Exhibit "C"

Detour Plan

[see attached Detour plan]



Certificate of Completion
 KYLE LARODE
 Has Completed a Florida Department of Transportation Approved Temporary Traffic Control (TTC) Advanced (Retrasher) Course.



Date: 5/29/2024 **Author:** Kyle Larode **Project:** Adderley Project
Comments:
 Contractor: NOURY CONSTRUCTION
 Traffic Control Shall be Installed and Maintained in Accordance with Project Plans. The Current Edition of the Florida DOT Standards. The Standard Specifications for Road & Bridge Construction and the Manual on Uniform Traffic Control Devices, Current Design Standards 102- 600 Series and Broward County Traffic Regulations, Latest Edition, as Minimum Criteria.
 Contractor is Fully Responsible of Proper Maintenance.



COMMISSION AGENDA ITEM
DOCUMENT ROUTING FORM

12

Today's Date: 7/15/2024

DOCUMENT TITLE: WEST VILLAGE LLC – REVOCABLE LICENSE AGREEMENT

COMM. MTG. DATE: 7/2/2024 CAM #: 24-0582 ITEM #: CM-3 CAM attached: YES NO

Routing Origin: CAO Router Name/Ext: J. Larregui/5106 Action Summary attached: YES NO

CIP FUNDED: YES NO

Capital Investment / Community Improvement Projects defined as having a life of at least 10 years and a cost of at least \$50,000 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, etc. Term "Real Property" include: land, real estate, realty, or real.

1) City Attorney's Office: Documents to be signed/routed? YES NO # of originals attached: 1

Is attached Granicus document Final? YES NO Approved as to Form: YES NO

Date to CCO: 7/16/24
Thomas J. Ansbro
Shari C. Wallen
Attorney's Name Initials

2) City Clerk's Office: # of originals: 1 Routed to: Donna V./Amber C./CMO Date: 07/16/24

3) City Manager's Office: CMO LOG #: July 4 Document received from: 7/17/24

Assigned to: SUSAN GRANT (Acting City Manager) ANTHONY FAJARDO (Assistant City Manager)
LAURA REECE (Acting Assistant City Manager) BEN ROGERS (Acting Assistant City Manager)

SUSAN GRANT as Acting CRA Executive Director

APPROVED FOR S. GRANT'S SIGNATURE N/A FOR S. GRANT TO SIGN

PER ACM: Anthony Fajardo (Initial/Date)
PER AACM: Laura Reece (Initial/Date) Ben Rogers (Initial/Date)

PENDING APPROVAL (See comments below)

Comments/Questions: _____

Forward originals to Mayor CCO Date: 7/18/24

4) Mayor/CRA Chairman: Please sign as indicated. Forward _____ originals to CCO for attestation/City seal (as applicable) Date: _____

5) City Clerk: Scan original (In Color) and forward 1 originals to: J. Larregui/CAO/Ext. 5106

Attach _____ certified Reso # _____ YES NO Original Route form to J. Larregui/CAO