



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#26-0309

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

FROM: Rickelle Williams, City Manager

DATE: April 7, 2026

TITLE: Motion Approving the First Amendment to the Revocable License Agreement with Midtown PAL Flagler Village LLC for Temporary Right-of-Way Closure on NE 6 Street / Sistrunk Boulevard and NE 4 Avenue in Association with the “Advantis Station” Development to Extend the Term of the Agreement – 600 NE 3 Avenue – **(Commission District 2)**

Recommendation

Staff recommends the City Commission approve the First Amendment to the Revocable License Agreement with Midtown PAL Flagler Village LLC, in substantially the form attached, for temporary Right-of-Way closures on NE 6 Street / Sistrunk Boulevard and NE 4 Avenue, contiguous to the “Advantis Station” development to extend the term of the Agreement.

Background

The applicant is requesting a nine (9)-month extension of the existing Revocable License to allow additional time for construction activities for the “Advantis Station” development located at 600 NE 3 Avenue. The request is based on a five (5)-month delay caused by Florida Power & Light’s (FPL) removal of utility lines during development site preparation. Additionally, the passing of the construction company’s principal in the summer of 2025 impacted operations and contributed to further construction delays.

The previous Revocable License with Midtown PAL Flagler Village LLC was approved by the City Commission on August 22, 2023 (CAM #23-0626) with an effective date of August 16, 2024 and the original expiration date of December 16, 2025. The project received four (4) thirty (30)-day extensions, the maximum amount allowed in the Revocable License agreement, and the last extension will expire on April 15, 2026.

“Advantis Station” received City approval in January 2022 (DRC Case #UDP-S21034) and was amended in March 2023 (Administrative Review Case #UDP-A22041). The project is a twelve (12)-story mixed-use building consisting of 252 multifamily residential units, 2,087 square feet of ground-floor commercial space, and 318 structured parking spaces, with a total gross floor area of 421,419 square feet. The developer proposes

extending the temporary right-of-way closure for an additional nine (9) months to complete on-site construction and right-of-way improvements.

This Revocable License extension will continue the following closures:

- 1) The existing sidewalk along a portion of NE 6 Street / Sistrunk Boulevard adjacent to the project site, with pedestrian traffic detouring to the existing sidewalk on the south side of NE 6 Street / Sistrunk Boulevard.
- 2) The southbound travel lane of NE 4 Avenue adjacent to the project site for approximately 275 feet north of the NE 6 Street / Sistrunk Boulevard intersection.

The proposed closures are requested as a safety measure for pedestrians and motorists due to the building's proximity to the right-of-way. The closures are necessary to accommodate construction activities and right-of-way improvements in accordance with the approved site plan. A summary of the closure areas is provided in Table 1 below.

Table 1.

LICENSE AREA CLOSURES				
Location	Duration	Existing Right-of-Way Width	Existing Sidewalk Width	Description
NE 6 St/ Sistrunk Blvd	9 Months	60' (Including right-of-way Easement)	5' & varies, North side of road 14', South side of road	Varies from 12' to 22' width from property line into the right-of-way, along site frontage – continuous closure of adjacent sidewalk and swale area. Since existing sidewalk is not continuous along entire site frontage, a pedestrian detour is required to maintain existing circulation and facilitate safety, security, and construction of the improvements on the property and of public amenities within City right-of-way.
NE 4 Ave	9 Months	Varies 40' to 45' (Including right-of-way Easement)	None, West side of road 7', East side of road	Varies from 21' to 26' width from property line into the right-of-way, along site frontage – continuous closure of adjacent swale area. A vehicular detour is to facilitate safety, security, and construction of the improvements on the property and of public amenities within City right-of-way.

The proposed Maintenance of Traffic (MOT) plan is not anticipated to present conflicts with construction projects in this area. The applicant will be required to extend the associated MOT approval with the Transportation and Mobility Department.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a Fiscal Year (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 – Previously Approved and Executed Revocable License

Exhibit 2 – Revocable License Extension Request

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