



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#25-0725

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

FROM: Rickelle Williams, City Manager

DATE: August 19, 2025

TITLE: Motion Approving and Authorizing the Execution of a Revocable License with Andrews Apartments, LLC for Temporary Right-of-Way Closures on SW 21st Street and SW 22nd Street in Association with The Era Development Located at 2125 South Andrews Avenue – **(Commission District 4)**

Recommendation

Staff recommends the City Commission consider a motion authorizing the execution of a Revocable License with Andrews Apartments, LLC for temporary Right-of-Way closures on SW 21st Street and SW 22nd Street contiguous to The Era development.

Background

The Era development project consists of an 8-story (75-foot high) mixed-use multifamily building that includes 400 multi-family residential units, 3,650 square feet of ground floor restaurant space, and 549 structured parking spaces, with a total gross floor area of 602,410 square feet, approved on December 20, 2023, pursuant to Development Review Committee (DRC) Case No. UDP-S23015. Since the site has already been cleared, the developer is requesting a Revocable License in preparation for the next phase of construction, subject to the approval of the requested Revocable License and Maintenance of Traffic (MOT) permit. The “Location Map” is attached as Exhibit 1. The anticipated duration of the temporary right-of-way closures for the construction phase is twenty-four (24) months, which includes SW 21st Street and SW 22nd Street concurrently.

This Revocable License would close:

- 1) The existing paved shoulder and unpaved swale areas along the south portion of SW 21st Street adjacent to the project site, starting from South Andrews Avenue and stopping 425-feet west from South Andrews Avenue; and
- 2) The existing paved shoulder and unpaved swale areas along the north portion of SW 22nd Street adjacent to the project site, starting from South Andrews Avenue and stopping 425-feet west from South Andrews Avenue.

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, and provide areas required for the construction of 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 |
| SW 21 st Street | 24 Months | 50' | N/A | Approximately 13' width from property line into the Right-of-Way along site frontage – continuous closure of adjacent paved shoulder/unpaved swale areas, to facilitate safety, security and construction of improvements on the property and of public amenities within City Right-of-Way |
| SW 22 nd Street | 24 Months | 50' | N/A | Approximately 13' width from property line into the Right-of-Way along site frontage – continuous closure of adjacent paved shoulder/unpaved swale areas, to facilitate safety, security and construction of improvements on the property and of public amenities within City Right-of-Way |

The proposed MOT plan is not anticipated to present conflicts with construction projects in this area. The Revocable License provides the City Manager with the ability to extend the term of these closures up to four(4) thirty (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 2025 *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

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