



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#26-0636

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

FROM: Rickelle Williams, City Manager

DATE: July 2, 2026

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

Recommendation

Staff recommends the City Commission approve a motion authorizing the execution of a Revocable License with Andrews Apartments, LLC, in substantially the form attached, for temporary right-of-way closures on SW 21 Street and SW 22 Street, contiguous to The Era residential development.

Background

The Era development is a mixed-use project containing 400 residential units, 4,000 square feet of commercial space, 549 structured parking spaces, with a total gross building area of 599,728 square feet, within an eight-story, approximate seventy-four (74)-foot tall building. The project was approved on December 20, 2023, under Development Review Committee (DRC) Case No. UDP-S23015 and was subsequently amended under Administrative Review Case No. UDP-A26008 on May 21, 2026.

The requested temporary right-of-way closure is needed to accommodate two (2) construction phases, with an estimated duration of six (6) weeks for Phase 1 on SW 21 Street and ninety (90) days for Phase 2 on SW 22 Street. The site is currently under construction, and the developer is requesting approval of this Revocable License in preparation for the next phase of work, subject to approval of both the Revocable License and the associated Maintenance of Traffic (MOT) permit. The “Location Map” is attached as Exhibit 1.

The proposed Revocable License would authorize:

- Phase 1: Six (6)-week duration for the full fifty (50)-foot closure of SW 21 Street, including shoulders and travel lanes along the project frontage, beginning at S Andrews Avenue and extending approximately 398 feet west to the end of SW 21 Street.

- Phase 2: Ninety (90)-day duration for the partial closure of SW 22 Street along the project frontage, beginning at S Andrews Avenue and extending approximately 382 feet west along SW 22 Street.

Due to the operational nature of SW 22 Street and the need to maintain connectivity and access to adjacent businesses, Phase 2 will utilize separate daytime and nighttime traffic control configurations for portions of the right-of-way as described below.

During daytime hours, the westbound 17.5-foot travel lane and outside (north) 7.5-foot shoulder will be temporarily closed. The eastbound travel lane and south shoulder, totaling twenty-five (25) feet, will remain open.

During nighttime hours, the traffic control configuration will be modified such that the northernmost forty-two (42) feet of right-of-way, measured from the property line, will be temporarily closed. Under this configuration, all traffic operations along the project frontage will be suspended.

The requested closures are necessary to ensure the safety of pedestrians and motorists due to site constraints and the proximity of construction activities to the public right-of-way. The closures are also required to facilitate construction of the proposed improvements within the right-of-way in accordance with the approved site plan.

A summary of the proposed closure areas 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 “Neighbor Notice Correspondence”, is attached as Exhibit 4, and “Revocable License” is attached as Exhibit 5.

LICENSE AREA CLOSURES					
License /Phase Area	Location	Duration	Existing Right-of-Way Width	Existing Sidewalk Width	Description
1	SW 21 Street	6 Weeks	50'	N/A	Full right-of-way closure along site frontage – continuous closure of shoulders and travel lanes, no pedestrian and vehicular detours are required (see Detour Plan), to facilitate construction of public amenities within City right-of-way
2	SW 22 Street	90 Days	50'	N/A	Variable width between 25' - 42' width from property line along site frontage – variable closure of adjacent shoulder and travel lanes, a pedestrian detour is not required, but vehicular detours are required (see Detour Plan), to facilitate construction 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 this closure by 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 2026 *Commission Priority*, advancing the Infrastructure and Resilience initiative.

This item supports the *Press Play Fort Lauderdale 2029 Strategic Plan*, specifically advancing:

- The Infrastructure and Resilience Focus Area
- Goal 4: Facilitate an efficient, multimodal transportation network

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Connected*.

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan*, specifically advancing:

- The Infrastructure Focus Area
- The Transportation & Mobility Element
- Goal 1: Ensure the equitable development of a Complete Network for transportation that prioritizes Safety and emphasizes multimodal mobility and accessibility.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – License Area

Exhibit 3 – Detour Plan

Exhibit 4 – Neighbor Notice Correspondence

Exhibit 5 – Revocable License

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