



AutoNation, Inc.  
200 SW 1st Avenue, 14th Floor  
Fort Lauderdale, FL 33301  
954-769-7000 Main  
[www.AutoNation.com](http://www.AutoNation.com)

March 24, 2026

**Via Email and FedEx**

Raymond J. Meyer | Urban Engineer II  
Engineering Division | Development Services Department City of Fort Lauderdale  
700 N.W. 19th Avenue, Fort Lauderdale, FL 33311  
Email: [RMeyer@fortlauderdale.gov](mailto:RMeyer@fortlauderdale.gov)

Benjamin Restrepo, City Engineer  
Engineering Division | Development Services Department City of Fort Lauderdale  
700 N.W. 19th Avenue, Fort Lauderdale, FL 33311  
Email: [BRestrepo@fortlauderdale.gov](mailto:BRestrepo@fortlauderdale.gov)

**Subject: Revocable License Agreement and Proposed Road Construction for the Era project located at 2125 South Andrews Avenue**

Dear Mr. Meyer and Mr. Restrepo:

Thank you for previously meeting with us to discussed the above referenced Revocable License Agreement, and the potential impacts to roadway circulation on SW 22<sup>nd</sup> Street during the construction of the ERA project ("Project"). As you know, AutoNation owns and operates the AutoNation Collision Center located at 122 SW 22<sup>nd</sup> Stret, Fort Lauderdale ("AutoNation Center"). This letter is a follow up to our prior letter dated January 15, 2026. Since our prior letter, we have met with representatives of the Project, and we are writing to express our support for modifications to the traffic circulation on SW 22<sup>nd</sup> Street, subject to the Scope and Conditions of Temporary Street Closure as set forth in the attached Exhibit 1.

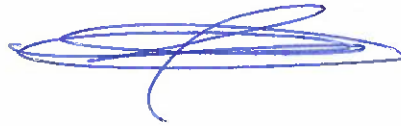
Pursuant to the attached Exhibit 1, we do not object to temporary partial road closures of SW 22<sup>nd</sup> Street for construction purposes so long as access to the AutoNation Center is preserved during operating hours, as set forth in Exhibit 1.

Accordingly, please accept this letter as the AutoNation consent to temporary partial road closures of SW 22<sup>nd</sup> Street as set forth herein, as may be documented in a Revocable License Agreement with the City of Fort Lauderdale. If you require any additional information in this regard, please free to contact Tom MacLaughlin at (954) 769-3354 or by email at [MacLaughlinT@autonation.com](mailto:MacLaughlinT@autonation.com).

Raymond J. Meyer  
Benjamin Restrepo  
March 24, 2026  
Page 2

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Sincerely,



C. Coleman Edmunds  
Executive Vice President, General Counsel and  
Corporate Secretary  
AutoNation, Inc.

Enclosure

cc: Moss & Associates  
Brenda Goerks, Esq., Akerman LLP  
Stephen Tilbrook, Esq., Akerman LLP

## SW 22<sup>nd</sup> STREET – TEMPORARY STREET CLOSURE

February 19, 2026

### **SCOPE OF CLOSURE (See Exhibit A and B):**

- Close the westbound travel lane (north side of SW 22<sup>nd</sup> Street right of way) (“SW 22<sup>nd</sup> Westbound Lane”) adjacent to the construction restoration work described herein during and for a period not to exceed the Duration (as hereinafter defined).
- Keep open the eastbound lane (south side of 22<sup>nd</sup> Street right of way (“SW 22<sup>nd</sup> Eastbound Lane”) for Local Traffic (as hereinafter defined) during the Open Hours (as hereinafter defined) and for a period not to exceed the Duration. AutoNation’s business located at 122 SW 22<sup>nd</sup> Street, Fort Lauderdale, FL 33135 (“AutoNation’s Business”) hours of operation are noted as Monday through Friday 7:00 a.m. – 6:00 p.m. and Saturday 7:00 a.m. – 12:30 p.m. (Closed on Sundays)
- Florida licensed/OSHA certified flag men will be provided every day during the Open Hours positioned at each of the east and west end of SW 22<sup>nd</sup> Street to maintain two-way access for (collectively, the “Local Traffic”) (i) local traffic, customers, vendors, suppliers, and employees of AutoNation, tow trucks, internal vehicle movements, and deliveries to and from AutoNation’s Business during Open Hours and (ii) local traffic, customers, vendors and employees of Champion, tow trucks, internal vehicle movements, and deliveries to and from Champion’s business during Open Hours. No parties other than Local Traffic will be permitted access to SW 22<sup>nd</sup> Eastbound Lane by the flag men during the Duration.
- Signage for AutoNation’s Business and Local Traffic shall be prepared by and at the sole cost and expense of Andrews Apartments, LLC, a Florida limited liability company\_(the “Developer”) for AutoNation’s prior written approval, which shall be prominently displayed in locations requested and approved by AutoNation at all times during the Duration. Developer and/or their contractor, Moss, shall be responsible for obtaining and complying with all governmental approvals and requirements.
- Maintain at all times: access to the AutoNation Business utilities, sewer, water, and drainage within the roadway serving the AutoNation Business.
- At all times during the Duration, all deliveries, trucks, concrete trucks, flatbeds, construction materials and traffic related to the development, the project and/or construction thereon shall be brought to the project commonly known as “The Era” located at 2125 South Andrews Avenue, Fort Lauderdale, Florida, primarily by an access location on the north side of SW 21<sup>st</sup> Street and will only use the SW 22<sup>nd</sup> Street right of way for deliveries which cannot be accommodated along SW 22<sup>nd</sup> Street; provided that in such instance the SW 22<sup>nd</sup> Westbound Lane will be utilized and the SW 22<sup>nd</sup> Eastbound Lane will remain open at all times throughout the Duration during the Open Hours.

**DURATION:**

- 60 working days (approx. 3 calendar months; not to exceed 90 consecutive calendar days from the date of commencement of construction (the "Duration"). Upon expiration of the Duration, the SW 22<sup>nd</sup> Westbound Lane and SW 22<sup>nd</sup> Eastbound Lane shall be completed and open without restriction.
- Keep the SW 22<sup>nd</sup> Eastbound Lane open during the following hours: Monday through Friday from 6:30 a.m. to 6:30 p.m. and on Saturday from 6:30 a.m. to 1:00 p.m. (the "Open Hours"). This represents ½ hour prior to and after AutoNation hours of operation.

**BARRIERS (See Exhibit C).**

- Prior to the commencement of construction, Developer shall provide Yodock barriers with fencing and with water holes in the Yodock barriers as reflected in Exhibit C attached hereto; with screening on the fencing (and such other fencing, screening or coverage and protection as is required by governmental authorities) at the perimeter and within the boundary of SW 22<sup>nd</sup> Westbound Lane at all times during the Duration, and shall otherwise implement safe operational practices in connection with the construction and any closures of SW 22<sup>nd</sup> Street.
- At all times during the Duration (including after installation of the Yodock barriers) the SW 22<sup>nd</sup> Eastbound Lane shall be 12' in unobstructed width during Open Hours.

**RESTORATION WORK:**

- Mill and overlay work to the SW 22<sup>nd</sup> Eastbound Lane will be completed by Developer and shall occur as follows: (a) mill work will be completed over the course of one evening after the Open Hours and (b) overlay work will be completed over the course of one evening after the Open Hours. Full replacement of the SW 22<sup>nd</sup> Eastbound Lane is not proposed and Local Traffic access to and from AutoNation's Business will be available during the Open Hours during the mill and overlay work to the SW 22<sup>nd</sup> Eastbound Lane.
- SW 22<sup>nd</sup> Westbound Lane will have 1<sup>st</sup> lift of asphalt (no milling required because all asphalt is being removed to install utilities)
- Both sides of SW 22<sup>nd</sup> Street will be completed concurrently and consecutively and estimated to take 3 days in total.
- Work to be completed at night during non-Open Hours.
- If City requires more extensive restoration work than as set forth above, then Moss and/or the Developer will notify AutoNation in writing and coordinate with AutoNation to complete the work during non-Open Hours subject to the approval of AutoNation
- Developer and their general contractor will each name AutoNation as an additional insured under their general commercial liability insurance policies during the Duration and will indemnify AutoNation for all claims, loss and damage in connection with the matters set forth herein.

**NEXT STEPS:**

- Allow AutoNation and counsel to:
  - Review the narrative and exhibits.
  - Confirm conditions internally with their operations team.
- Provide AutoNation and counsel with not less than 5 business days prior written notice of the date construction will commence.
- The agreement shall be binding upon and for the benefit of the successors and / or assigns of the parties. For purposes of this agreement "AutoNation" shall mean AN Collision Center FTL South, Inc., AutoNation, Inc., and their respective subsidiaries and affiliates.
- Upon agreement, AutoNation to provide a **conditional support letter** to attach to the RLA submission.
- Developer to submit the complete application for a **Revocable License Application (RLA)** to the City with each of the following and provide a copy thereof to AutoNation:
  - Narrative
  - Exhibits
  - Maintenance of Traffic plan (MOT)
  - AutoNation conditional approval letter
- Developer to communicate back to AutoNation and obtain AutoNation's consent if:
  - The City or any other governmental or quasi-governmental authority requires changes, or
  - Any approved conditions are modified.

Attachments:

Exhibit A – Aerial

Exhibit B – Site Plan

Exhibit C – Barrier detail

**EXHIBIT A**

**Aerial**



\*Capitalized terms used on this Exhibit A shall have the meaning ascribed to such term on the narrative memo to which this Exhibit A is attached.

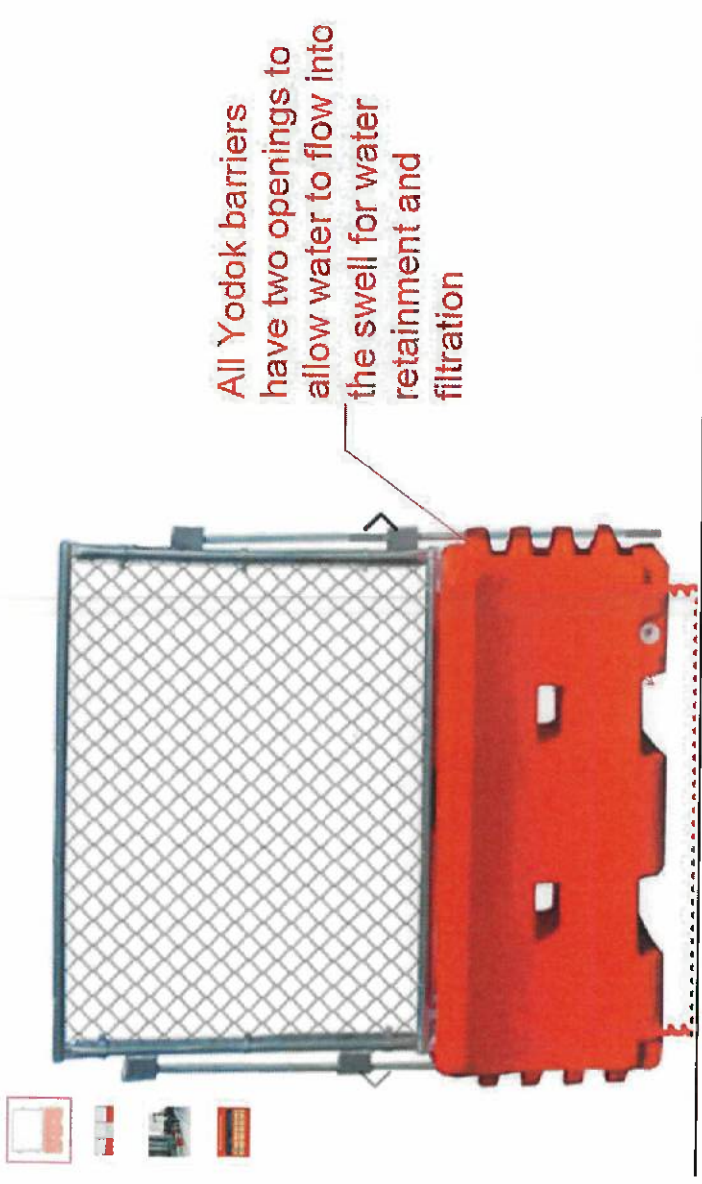
**EXHIBIT B**

**Site Plan**

See attached site plan



**EXHIBIT C**  
**Barrier Detail**



December 8, 2025

Moss & Associates  
2125 South Andrews Avenue  
Fort Lauderdale, FL 33316

Subject: **Consent to Road Closure on SW 22nd Street for Construction Activities**

To Whom It May Concern:

I am writing on behalf of the neighboring property located at **[Neighboring Property Address]** to provide formal confirmation that we have been informed of the planned road closure on **22nd Street** associated with your ongoing construction project.

We understand that the closure of 22nd Street for thru traffic is necessary in order for Moss & Associates to complete the required underground utility work as well as the subsequent repaving of the roadway. We acknowledge the importance of this work and confirm that we have **no objection** to the road remaining closed for the duration needed to safely and properly complete these activities, providing local access is permitted during business hours. We understand that this duration would be approximately 8 weeks. However, we also recognize these dates and times are subject to change if needed to complete the work properly.

Accordingly, please accept this letter as our consent for Moss & Associates to maintain the closure of 22nd Street while still permitting local access only during business hours throughout the necessary underground work and street repaving completion.

If you require any additional information or further written confirmation, please feel free to contact us at **[Phone Number]** or **[Email Address]**.

772-834-1529 - CGALLI@CHAMPIONSSC.COM

Sincerely,



**[Name of Neighbor or Authorized Representative]**  
**[Title]**  
**[Company/Property Name,]**

CARL GALLI

MAINTENANCE MANAGER

CHAMPION SPECIALTY SERVICES

130 SW 22ND STREET  
FT LAUDERDALE, FL 33315

Thanks

Logan Zazo  
Moss  
Cell: 352-234-5060  
[moss.com](http://moss.com)

December 21, 2025

Moss & Associates  
2125 South Andrews Avenue  
Fort Lauderdale, FL 33316

Subject: Consent to Road Closure on 21st Street for Construction Activities

To Whom It May Concern:

I am writing on behalf of the neighboring property located at 2001 South Andrews Avenue to provide formal confirmation that we have been informed of the planned road closure on 21st Street associated with your ongoing construction project.

We understand that the closure of 21st Street is necessary for Moss & Associates to complete the required underground utility work as well as the subsequent repaving of the roadway. We acknowledge the importance of this work and confirm that we have no objection to the road remaining closed for the duration needed to safely and properly complete these activities. We understand that the road will be closed for approximately 6 weeks. However, we also recognize these dates and times are subject to change if needed to complete the work properly.

Accordingly, please accept this letter as our consent for Moss & Associates to maintain the closure of 21st Street while the necessary underground work and street repaving are completed.

If you require any additional information or further written confirmation, please feel free to contact us.

Sincerely,



Christopher J. Drury  
VP/GM Lennox Commercial Services

## Robert Hely

---

**From:** Michael Joffe <mjoffe@affiliateddevelopment.com>  
**Sent:** Thursday, May 14, 2026 3:39 PM  
**To:** Robert Hely  
**Subject:** Fw: Izerwaren Inc. - Road Closure on 22nd Street for Construction Activities (Notice)

See below for correspondence.

### Michael Joffe

Vice-President of Development  
732-547-4982 (M)  
Mjoffe@affiliateddevelopment.com

---

**From:** Michael Joffe <mjoffe@affiliateddevelopment.com>  
**Sent:** Wednesday, May 13, 2026 5:55:46 PM  
**To:** Jonathan Lenis <jlenis@moss.com>; rik@izerwaren.com <rik@izerwaren.com>  
**Cc:** Harland Lipson <hlipson@moss.com>; Logan Zazo <lzazo@moss.com>; Michael Carr <mcarr@moss.com>; Erick Lopez <elopez@moss.com>; Jean Oliva <joliva@affiliateddevelopment.com>  
**Subject:** Re: Izerwaren Inc. - Road Closure on 22nd Street for Construction Activities (Notice)

Hi Hendrik - my name is Michael Joffe with Affiliated Development on The Era project. Thank you so much for meeting with the Moss Team yesterday regarding the road work that they are planning to complete in the coming months. The City of Ft Lauderdale has a few checks and balances to complete prior to work starting which includes notifying the neighbors of the road closures, which is a good thing so everyone can be prepared and make necessary accommodations. One item that the City requests is a letter from the adjacent neighbors showing support and no objection, which I can understand you are not comfortable signing. They mentioned that they explained the duration and logistics of the work and that you had no objection to the work being completed. We appreciate that and look forward to wrapping up construction work as soon as possible.

Perhaps it would be ok for you to acknowledge receipt of the email in lieu of the letter?

If you ever have any questions or concerns, my cell phone number is below and can be reached at any time. We are also local

Thank you,  
**Michael Joffe**  
Vice-President of Development  
732-547-4982 (M)  
[mjoffe@affiliateddevelopment.com](mailto:mjoffe@affiliateddevelopment.com)

---

**From:** Jonathan Lenis <jlenis@moss.com>  
**Sent:** Wednesday, May 13, 2026 12:23 PM  
**To:** rik@izerwaren.com <rik@izerwaren.com>  
**Cc:** Harland Lipson <hlipson@moss.com>; Logan Zazo <lzazo@moss.com>; Michael Carr <mcarr@moss.com>; Erick Lopez <elopez@moss.com>; Michael Joffe <mjoffe@affiliateddevelopment.com>; Jean Oliva

<joliva@affiliateddevelopment.com>

**Subject:** Izerwaren Inc. - Road Closure on 22nd Street for Construction Activities (Notice)

Good Afternoon Hendrik,

I would like to begin by thanking you for taking the time to meet with the Moss team throughout the week to discuss the upcoming road work activities.

As discussed, Moss will be performing underground utility work, followed by roadway repaving, on SW 22nd Street within the coming month(s). The road will be closed during after business hours for approximately eight weeks. However, this work will not affect business access from Andrews Avenue, and employee/customer parking entry and exit will be maintained throughout the duration of construction.

Based on our previous conversation, Izerwaren Inc. has verbally acknowledged the temporary closure of SW 22nd Street and expressed no objection.

As always, please feel free to contact me at [jlenis@moss.com](mailto:jlenis@moss.com) or (954) 579-8286 if you have any questions or need any additional information.

Sincerely,

Jonathan Lenis  
Project Manager  
**Moss**  
Direct: 954.579.8286  
[jlenis@moss.com](mailto:jlenis@moss.com)

ORIGIN ID: HWOA (954) 769-6652  
GERRI RAWLINS, SR PARALEGAL-RE  
AUTONATION  
200 SW 1ST AVE, 14TH FLOOR

SHIP DATE: 24MAR26  
ACTWGT: 0.50 LB  
CAD: 100625269/INET14535

FORT LAUDERDALE, FL 33301  
UNITED STATES US

BILL SENDER

TO **RAYMOND J. MEYER, URBAN ENGINEER II**

**CITY OF FORT LAUDERDALE  
ENGINEERING DIVISION  
700 NW 19TH AVENUE**

**FORT LAUDERDALE FL 33311**  
REF: TO CUSTOMER  
(954) 769-6652  
INV:

DEPT: 0810 LEGAL



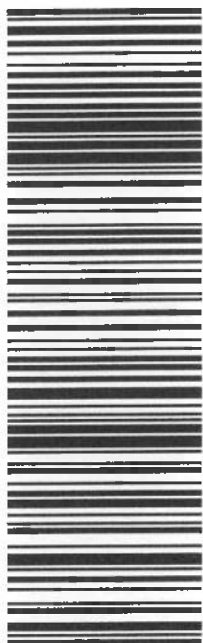
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TRK# 8899 3413 6584  
0201

**WED - 25 MAR 10:30A  
PRIORITY OVERNIGHT**

**32 HWOA**

**33311  
FL-US FLL**



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AUTONATION  
200 SW 1ST AVE, 14TH FLOOR

SHIP DATE: 24/MAR/26  
ACTWTG: 0.50 LB  
CAD: 100625269/NET/4535

FORT LAUDERDALE, FL 33301  
UNITED STATES US

BILL SENDER

TO **BENJAMIN RESTREPO, CITY ENGINEER**

**CITY OF FORT LAUDERDALE**

**ENGINEERING DIVISION**

**700 NW 19TH AVENUE**

**FORT LAUDERDALE FL 33311**

(954) 769-6652

REF: TO CUSTOMER

INV:

DEPT: 0810 LEGAL

PO:



J261026012001uv

TRK# 8899 3416 8330  
0207

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