



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 03/06/2026

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-24, Development Permits and Procedures, and must be filled out accurately with all applicable sections completed. Refer to [Development Application Guide and Instructions](#) document on overall review process, refer to [Specifications for Plan Submittal](#) by application type for submittal requirements, and refer to [Public Participation Requirements](#), all of which are available on the City's website.

Select application type and approval level in **SECTION A** and then complete applicable sections specified under each type.

Applicant must initial acknowledgments and provide signature in **SECTION K** for application to be deemed complete.

A

APPLICATION TYPE AND APPROVAL LEVEL

Select the application type from the list below and check the applicable type.

☐ LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN) ☐ New Nonresidential less than 5,000 square feet ☐ Change of use (same impact or less than existing use) ☐ Plats ☐ Plat Note or Nonvehicular access line (NVAL) amendment ☐ Administrative site plan ☐ Amendment to site plan ☐ Affordable Housing per §166.04151(7) Fla. Stat. (Live Local Act) ☐ Parking Agreements (separate from site plans) COMPLETE SECTIONS B, C, D, E, F, G or H (for amendments), K	☐ LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC) ☐ New Nonresidential 5,000 square feet or greater ☐ Residential 5 units or more ☐ Nonresidential use within 100 feet of residential property ☐ Redevelopment proposals ☐ Change in use (if greater impact than existing use) ☐ Development in Regional Activity Centers (RAC)* ☐ Development in Uptown Project Area* ☐ Regional Activity Center (RAC) Signage ☐ Affordable Housing (≥10%) COMPLETE SECTIONS B, C, D, E, F, G, K	☐ LEVEL III PLANNING AND ZONING BOARD (PZB) ☐ Conditional Use ☐ Parking Reduction ☐ Flex Allocation ☐ Cluster / Zero Lot Line ☐ Modification of Yards ☐ Waterway Use ☐ Mixed-Use Development ☐ Community Residences* ☐ Social Service Residential Facility (SSRF) ☐ Medical Cannabis Dispensing Facility* ☐ Community Business District for uses greater than 10,000 square feet ☐ GAA/AIP Uses needing PZB Determination COMPLETE SECTIONS B, C, D, E, F, G, K	☒ LEVEL IV CITY COMMISSION (CC) ☐ Land Use Amendment ☐ Rezoning ☐ Public Purpose Use ☐ Central Beach Development of Significant Impact* ☐ Vacation of Right-of-Way ☒ City Commission Review* Vacation of Easement COMPLETE SECTIONS B, C, D, E, F, G, K
☐ MISCELLANEOUS ☐ Affordable Workforce Housing Tax Reimbursement ☐ Community Residence ☐ Construction Noise Waiver ☐ Design Review Team (DRT) ☐ Development Agreement COMPLETE SECTIONS B, C, D, E, J, K	☐ EXTENSION OR DEFERRAL ☐ Request to defer after an application is scheduled for public hearing ☐ Request extension to previously approved application (request must be within original approval date timeframe) COMPLETE SECTIONS B, C, E, I, K	☐ APPEAL/DE NOVO ☐ Appeal decision by approving body and De Novo hearing items COMPLETE SECTIONS B, C, E, I, K	☐ PROPERTY AND ROW ITEM ☐ Road Closures ☐ Construction Staging Plan ☐ Revocable licenses COMPLETE SECTIONS B, C, E, K

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B

APPLICANT INFORMATION

If applicant is the business operator, complete the agent column and provide property owner authorization.

Applicant/Property Owner	Andrews Apartments, LLC	Authorized Agent	Nectaria Chakas, Esq./Lochrie & Chakas, P.A.
Address	613 NW 3rd Avenue	Address	699 N. Federal Highway, Suite 400
City, State, Zip	Fort Lauderdale, FL 33311	City, State, Zip	Fort Lauderdale, FL 33304
Phone	732-547-4982	Phone	954-779-1123
Email	MJoffe@AffiliatedDevelopment.com	Email	NChakas@LochrieLaw.com
Proof of Ownership	Provide Warranty Deed or Tax Record	Authorization Letter	Provide Agent Authorization Letter

C

PARCEL INFORMATION

Address/General Location	2125 S. Andrews Avenue
Folio Number(s)	5042 15 15 0050
Legal Description (Brief)	Lots 1-21, Block 66 Croissant Park Resubdivision PB 7, Page 21
City Commission District	District 4
Civic Association	Poinciana Park Civic Association

D

LAND USE INFORMATION

Existing Use	Mixed use project under construction
Land Use	South Regional Activity Center
Zoning	SRAC-SAW - South Regional Activity Center
Proposed Applications requesting land use amendments and rezonings.	
Proposed Land Use	South Regional Activity Center
Proposed Zoning	SRAC-SAW - South Regional Activity Center

E PROJECT INFORMATION

Provide project information

Project Name	The Era
Project Description (Describe in detail)	Vacation of Right-of-Way and Utility Easement recorded in ORB 11149/700
Estimated Project Cost	\$ (Estimated total project cost including land costs for all new development applications only)

F PROJECT DETAILS

Provide project details. Circle yes or no where noted. If item is not applicable, indicate N/A

Waterway Use				Traffic Study Required			
Flex Units		Redevelopment Units		Parking Reduction			
Flex Acreage				Public Participation			
Single Family				Commercial			
Townhouses				Restaurant		4,000 SF	
Multifamily		400 MF Units		Office			
Cluster/Zero Lot Line				Industrial			
Other				Other			
Total (dwelling units)				Total (square feet)		4,000 SF	
Residential Unit Mix		Efficiency / Studio	1- Bedroom			2-Bedroom	3-Bedroom or More
Affordable Housing Units		17.5% (70 Units) are affordable	% of AMI	ranges 80-120% of AMI (see plans for breakdown)			
Affordable Unit Mix		Efficiency / Studio	1- Bedroom			2-Bedroom	3-Bedroom or More

G PROJECT DIMENSIONAL STANDARDS

Indicate all required and proposed standards for the project. Circle yes or no where indicated.

Table A - Project Compliance Checklist			
Lot Size (Square feet/acres)	Required Per ULDR	Proposed	
Lot Density (Units/acres)			
Lot Width			
Building Height (Feet)			
Structure Length			
Floor Area Ratio (F.A.R.)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
SETBACKS (Indicate direction N,S,E,W)	Required Per ULDR	Proposed	
Front []			
Side []			
Corner / Side []			
Rear []			
For projects in Central Beach, Downtown, Northwest, South Andrews, and Uptown Master Plans complete in conjunction with the applicable items above.			
Tower Stepback	Required Per ULDR	Proposed	Deviation
Front / Primary Street []			
Sides / Secondary Street []			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			

AMENDED PROJECT INFORMATION

Identify each standard being amended for project. Circle yes or no where indicated.

[illegible]



I

EXTENSION, DEFERRAL, APPEAL INFORMATION

Provide information for specific request. Circle approving body and yes or no.

EXTENSION REQUEST	DEFERRAL REQUEST	APPEAL REQUEST / DE NOVO HEARING
Approving Body	Approving Body	Approving Body
Original Approval Date	Scheduled Meeting	30 Days from Meeting (Provide Date)
Expiration Date (Permit Submittal Deadline)	Requested Deferral	60 Days from Meeting (Provide Date)
Expiration Date (Permit Issuance Deadline)	Previous Deferrals Granted	Appeal Request
Requested Extension (No more than 24 months)	Justification Letter Provided	Indicate Approving Body Appealing
Code Enforcement (Applicant Obtain by Code Compliance Division)		De Novo Hearing Due to City Commission Call-Up

J

MISCELLANEOUS

Provide information for specific request.

AFFORDABLE HOUSING TAX REIMBURSEMENT*	COMMUNITY RESIDENCE	NOISE WAIVER*
As Is Value	Residence Type	DRC Case Number
Date	Certification	Request Start Date
Completion Value	Length of Stay	Request End Date
Date	Number of Residents	Construction Start Time
Stabilized Value	Number of Live-in Staff	Construction End Time
Date	Habitable Rooms	Sunday Construction Times
Acquisition Value	Gross Floor Area	
Date		
	DEVELOPMENT REVIEW TEAM (DRT)* Complete Section F	DEVELOPMENT AGREEMENT* Complete Section F

*Application is subject to specific fees based on hourly rate with minimum amount of: DRT \$477, Affordable Housing Tax Reimbursement \$2,500, Noise Waiver \$954

CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following outlines the necessary items for submittal to ensure application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

☐

Preliminary Development Meeting

completed on the following date:

7/9/26 with Tyler LaForme

PROVIDE DATE

☐

Development Application Form

completed with the applicable information including signatures.

☐

Proof of Ownership

warranty deed or tax record including corporation documents and SunBiz verification name.

☐

Address Verification Form

applicant contact Jazmine Eveillard at 954-828-5233 or Jeveillard@fortlauderdale.gov

☐

Project and Unified Land Development Code Narratives

• **Project Description** in detail the project type, uses, and overall development intent. Provide as much detail as possible including building and site design approach, site elements, architectural style, pedestrian access, enhancements, open space elements, landscape improvements, loading, site access, multi-modal including bicycle and parking.

• **Unified Land Development Regulations** the applicable criteria based on application type with point-by-point responses to each criterion stating how the project complies with such. Generally, the following code sections require a narrative; however, the following sections are not inclusive of all criteria.

- [Section 47-20.3, Parking Reduction](#)

- [Section 47-23.8, Waterway Use](#)

- [Section 47-24.3, Conditional Use](#)

- [Section 47-23.11, Modification of Yards](#)

- [Section 47-25.2, Adequacy Review](#)

- [Section 47-23.16, Affordable Housing Regulations](#)

- [Section 47-25.3, Neighborhood Compatibility](#)

- [Section 47-24.4, Rezoning](#)

- [Section 47-28, Density and Flexibility Rules](#)

- [Section 47-24.6, Vacation of Right-of-way](#)

• **Master Plans** for the applicable master plan, a narrative that states the project design compliance with the goals and design intent of the master plan. Generally, the following master plans require narratives for:

- [Downtown Master Plan](#)

- [South Andrews Master Plan](#)

- [Northwest Master Plan](#)

- [Uptown Master Plan](#)

☐

Traffic Study or Statement

submittal of traffic study or traffic statement completed by a registered professional engineer.

A traffic methodology meeting was conducted on the following date:

• To schedule a methodology meeting with the City's Traffic Engineer representative, contact Benjamin Restrepo at (954) 828-4696 or email at brestrepo@fortlauderdale.gov

PROVIDE DATE

☐

Electronic Files, File Naming, and Documents

consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention for [LauderBuild](#).

☐

Public Mail Notices (rezoning)

stamped envelopes for each property owner within three hundred (300) feet of the subject site for City to send the mail notices. Applicants shall provide a signed and notarized [affidavit](#) stating compliance with mail notice requirements.

☐

Water and Wastewater Capacity Request

copy of email to Public Works requesting the capacity letter.

Development Application Form

Page 3



APPLICANT ACKNOWLEDGMENT AND SIGNATURE: The applicant or agent (if representing the applicant) must initial each item below and sign at the bottom of the page.

K

ACKNOWLEDGMENTS AND SIGNATURE

Applicant or agent must initial each item and sign below.

INITIAL	ITEM
	I have reviewed the application submittal requirements, applicable specifications for plan submittal by the application type, and attest that the information, plans, data, and supplemental documents provided are accurate, complete, and comply with the City's Unified Land Development Regulations (ULDR) to the best of my knowledge.
	I have reviewed the Public Participation Notice requirements applicable to this application and understand that failure to provide the applicable notice may result in the application not being placed on a meeting agenda.
	I acknowledge if the application is deemed: (1) incomplete, such deficiencies must be addressed within 30 days from the incomplete notice from the City, or (2) complete, such application must be approved, approved with conditions, or denied within 120 days for non-quasi-judicial applications or 180 days for quasi-judicial applications or subject to Commission Request for Review pursuant to Fla. Stat. § 166.033 unless a one-time extension is granted or a waiver form is submitted waiving the statutory review timeframes in Fla. Stat. § 166.033.
	I acknowledge that the review and approval of the application is limited to compliance with the City's ULDR, and such approval does not guarantee compliance with other applicable regulations, standards, and code as required by the Florida Building Code, Engineering Standards, and FEMA Floodplain requirements, which are reviewed during the building permit process, and in the event, the development permit issued for this application is impacted on compliance during the building permit process, I remain solely responsible to comply and if necessary process an amendment to this application approval to address changes.
	I acknowledge that application fees must be paid upon receipt of an invoice from the City and that failure to pay application fees may result in delay on processing the application. *Fraud Alert Information* The City of Fort Lauderdale has been made aware of fraudulent emails and payment requests sent to applicants that do not originate from the City. Always verify the sender's email address and avoid clicking on suspicious links or opening unexpected attachments. Any suspicious communications that appear to be sent on behalf of the City should be reported to City staff immediately. — The City does not send unsolicited requests for payment or sensitive personal information. — The Development Services Department does not accept payments over the phone. — The City will never threaten enforcement action or demand payment by gift card, wire transfer, or digital currency. — The City will never request personal or financial information such as bank account numbers, credit or debit card numbers, Social Security numbers, or passwords via email or phone.

APPLICANT/AGENT SIGNATURE	
PRINT	Nectaria Chakas
DATE	8/14/2026



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION:

THAT CERTAIN RIGHT-OF-WAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 11149, PAGE 700 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID EASEMENT LYING IN A PORTION OF LOTS 1 AND 2, BLOCK 66, "**RESUBDIVISION OF BLOCK 66 CROISSANT PARK**", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE SOUTH 88°25'50" WEST ALONG THE SOUTH LINE OF SAID LOT 2 FOR 3.04 FEET TO A POINT ON A LINE LYING 3.00 FEET WEST OF AND PARALLEL WITH THE EASTERLY LINE OF SAID BLOCK 66 AND 3.00 FEET WEST OF AND PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF ANDREWS AVENUE; THENCE NORTH 11°08'08" WEST ALONG SAID PARALLEL LINE 59.21 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE SOUTHWESTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 50°30'24" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 28°21'27", FOR AN ARC DISTANCE OF 12.37 FEET TO A POINT OF TANGENCY ON THE AFOREMENTIONED EASTERLY AND WESTERLY LINES; THENCE SOUTH 11°08'08" EAST ALONG SAID EASTERLY AND WESTERLY LINES 47.84 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN CITY OF FORT LAUDERDALE BROWARD COUNTY, FLORIDA, AND CONTAINING 167 SQUARE FEET, MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF SOUTH 11°08'08" EAST ALONG THE EASTERLY LINE OF BLOCK 66, "RESUBDIVISION OF BLOCK 66 CROISSANT PARK", PLAT BOOK 7, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS, UNLESS OTHERWISE NOTED.

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CLIENT: ANDREWS APARTMENTS LLC

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 76002

DATE: 07/14/26

RIGHT-OF-WAY EASEMENT VACATION

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: THE ERA

SHEET 1 OF 2 THIS DOCUMENT IS NEITHER FULL NOR COMPLETE
WITHOUT SHEETS 1 AND 2

Digitally signed by Michael M Mossey

Date: 2026.07.14 15:37:30 -04'00'

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- ☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- ☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA



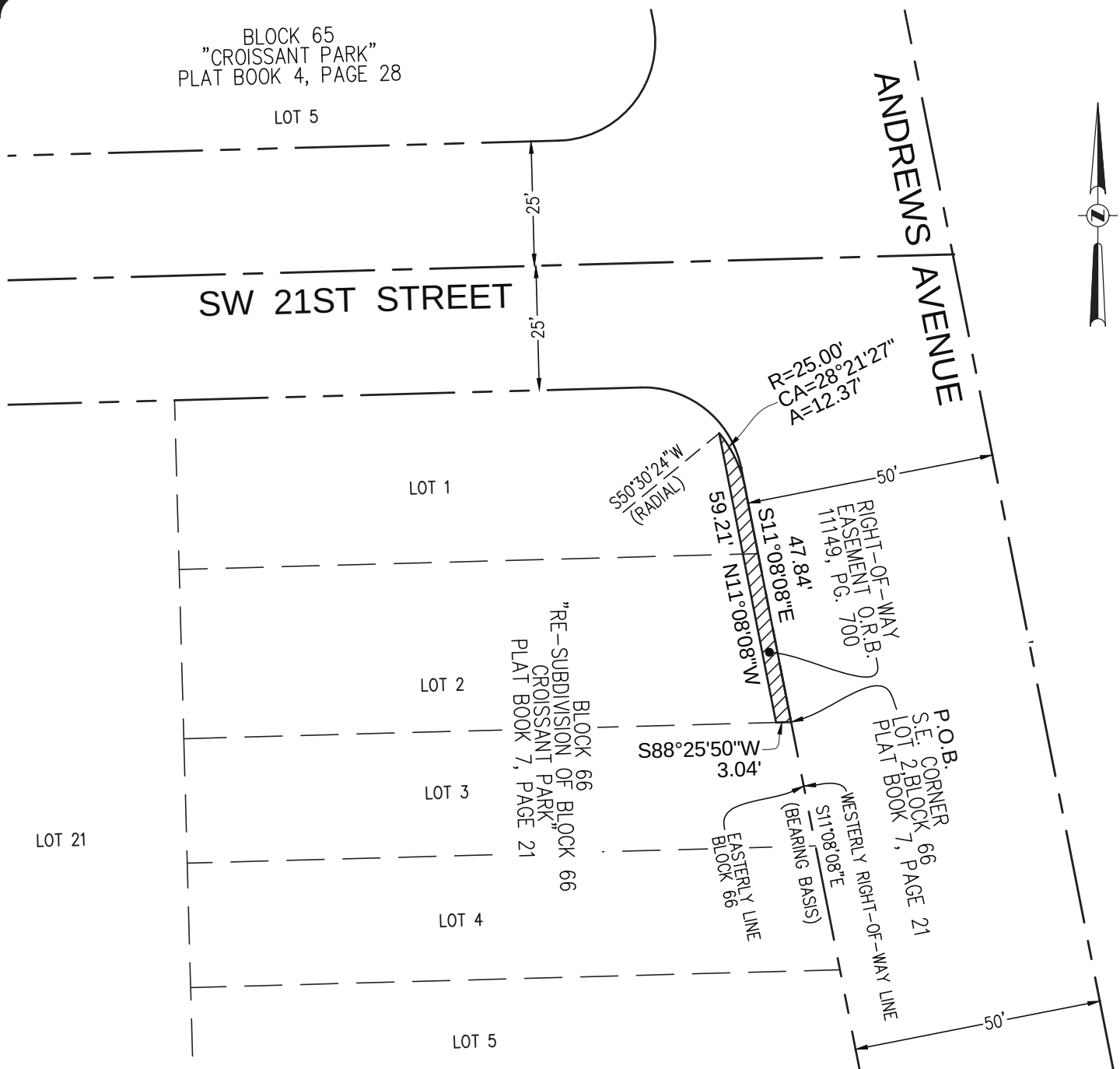
SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: ANDREWS APARTMENTS LLC

SCALE: 1" = 30'

DRAWN: M.M.M.

ORDER NO.: 76002

DATE: 07/14/26

RIGHT-OF-WAY EASEMENT VACATION

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: THE ERA

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE
WITHOUT SHEETS 1 AND 2

LEGEND & ABBREVIATIONS:

Ⓢ	CENTERLINE
R	RADIUS
CA	CENTRAL ANGLE
A	ARC LENGTH
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING

OWNER/PROJECT: Andrews Apartments, LLC / The Era
CASE NO: UDP-XXXX (TBD) (the “Application”)
DATE: August 13, 2026
RE: Narrative for Vacation of Easement for Right-of-Way and Utilities recorded in ORB 11149 Page 700 of the Public Records of Broward County, Florida (“Easement”)

I. GENERAL DESCRIPTION OF REQUEST

Owner is in the process of constructing a mixed use project consisting of an 8-story building containing 400 multifamily units and 4,000 sf of commercial uses (“Project”). This Application is being submitted to request the vacation of the Easement described above. The Easement was granted to the City which was granted to the City of Fort Lauderdale along a portion of the Project’s frontage along 2125 S. Andrews Avenue (the “Property”). The easement is no longer needed by the City for right-of-way nor is it required by any of the utility providers. Owner has requested confirmation from the various utility providers and upon receipt of “no objection letters” from the various utility providers. The subject Easement is approximately 167 square feet in size and measures approximately 3’ in width and 59’ in length. A location map is included below for reference.



II. CRITERIA FOR VACATION OF RIGHTS-OF-WAY – ULDR Sec. 47-24.7A.4

- a. The easement is no longer needed for public purposes.

RESPONSE: The Easement is no longer required for public purposes. Utilities serving the project and neighboring properties are constructed in existing right-of-way.

- b. All utilities located within the easement have been or will be relocated pursuant to a relocation plan; and the owner of the utility facilities has consented to the vacation; or a portion of the easement area is maintained; or an easement in a different location has been provided by the utility facilities by the owner to the satisfaction of the city; or any combination of same.

RESPONSE: The Project is under construction, and the road has been excavated. There are no public utilities within the area and letters from the various public utilities have been requested confirming that the utilities have no objection to the vacation (FPL, ATT, Comcast, TECO and City of Fort Lauderdale Public Works).

83-305208

EASEMENT

No. 1542

THIS INDENTURE, made this 4 day of March, A.D.,1983, by and between Charles E. Stoll, a married man

hereinafter called the Grantor____, and CITY OF FORT LAUDERDALE, a municipal corporation of Florida, City Hall, Fort Lauderdale, Broward County, Florida, hereinafter referred to as Grantee:

WITNESSETH :

That for and in consideration of the sum of ONE DOLLAR (\$1.00) paid by the Grantee to the Grantor, receipt of which is hereby acknowledged, and other good and valuable considerations, the Grantor hereby grants unto the Grantee, its successors and assigns, an easement for right of way, utilities and all other public purposes as Grantee may deem necessary along, through, in and under that certain strip or parcel of land situate, lying and being in Fort Lauderdale, Broward County, Florida, described as follows:

Portions of Lots 1 and 2, RESUBDIVISION OF BLOCK 66, CROISSANT PARK, as recorded in Plat Book 7, Page 21, of the Public Records of Broward County, Florida, more fully described as follows:

Beginning at the Southeast corner of said Lot 2; thence North 9° 35' 45" West, along the East line of said Lot 2 and 1, a distance of 47.84 feet to a point of curve; thence Northwesterly along the boundary line of said Lot 1, and along a curve to the left, with a radius of 25 feet and a central angle of 28° 21' 28", an arc distance of 12.37 feet; thence South 9° 35' 45" East, along a line 3 feet West of and parallel with the East line of said Lots 1 and 2, a distance of 59.21 feet to a point on the South line of said Lot 2; thence due East along the said South line, a distance of 3.04 feet to the Point of Beginning.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida, and containing 167 square feet more or less.

45
has been paid
in Broward County for Documentary
Stamp Tax as required by law.
William (Carlson) Deputy

Grantor____ reserve unto themselves, their successors, heirs and assigns, all rights in the property which is not inconsistent with the provisions herein granted which shall include, but is not limited to, the right to pave, park and landscape in any area which is not actually in use by Grantee, Grantor____ shall retain all rights which do not interfere or conflict with said purpose.

TO HAVE AND TO HOLD the same unto the said Grantee, its successors and assigns forever.

RETURN TO CITY ATTORNEY
P. O. DRAWER 14-10
ST. LAUDERDALE, FLA. 33301

OFF REC 11149PG 700

900

City Attorney

APPROVED:

Stephen F. Cole, Real Estate Officer II

APPROVED:

Signed, Sealed and Delivered

Charles E. Stoll (SEAL)

(SEAL)

(SEAL)

(SEAL)

COUNTY OF BROWARD

Charles E. Stoll

WITNESS my hand and official seal at Port Lauderdale

Cindy J. [Signature]
Notary Public

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES AUG 12 1985
BONDED THIRD GENERAL TRUST UNDERWRITERS

DEF 11149 PG 701
REC

Д. С. Давыдов



AT&T

600 NW 79th Ave, Room 360

Miami, FL 33126

O: 786-593-2450

wa898f@att.com

August 17, 2026
CITY OF FORT LAUDERDALE
FORT LAUDERDALE, FL

Re: **Letter of No Objection**

Owner/Project: Andrews Apartments, LLC / The Era

Project Address: 2125 S. Andrews Avenue, Fort Lauderdale, FL

Vacation Easement recorded in ORB 1149 Page 700 of the Public Records of Broward County, Florida ("Easement") – said easement located on the east side of Lots 1 and 2 of Block 66 of "Resubdivision of Block 66 Croissant Park" PB 7 Page 21 of Public Records of Broward County, FL and generally along the west side of Andrews Avenue adjacent to the Project measuring 3' wide by +/-59' in length

To Whom It May Concern,

AT&T does NOT OBJECT to the proposed vacation of the above referenced right-of-way and utility easement. We have no utilities located within the easement area and therefore have no objection to the proposed vacation.



If you have any questions, please feel free to contact us.
Sincerely,

William Ayala
SR SPECIALIST-OSP DESIGN ENGINEER
ACCESS - CONSTRUCTION & ENGINEERING



**Engineering – Design Department
6565 Nova Drive. Davie, FL 33317**

August 17, 2026

Nectaria M. Chakas, Esq.
Lochrie & Chakas, P.A.
699 N. Federal Highway Suite 400
Fort Lauderdale, FL 33304

RE: Letter of No Objection

Owner/Project: Andrews Apartments, LLC / The Era

Project Address: 2125 S. Andrews Avenue, Fort Lauderdale, FL

Vacation Easement recorded in ORB 1149 Page 700 of the Public Records of Broward County, Florida (“Easement”) – said easement located on the east side of Lots 1 and 2 of Block 66 of “Resubdivision of Block 66 Croissant Park” PB 7 Page 21 of Public Records of Broward County, FL and generally along the west side of Andrews Avenue adjacent to the Project measuring 3’ wide by +/-59’ in length

Dear Ms. Chakas:

On behalf of Comcast this letter shall serve as a notice of “No-Objection” to the following:

No objection to the vacation of the portion of the ROW easement, O.R.B 11149, PD 700 (3.04’) east side as show highlight on the survey provided.

If you have any questions, please feel free to contact us.

Sincerely,

Maria Alejandra Nunez

Digitally signed by Maria Alejandra
Nunez
Date: 2026.08.17 07:59:18 -04'00'

Maria Nunez
Construction Specialist II
Comcast/ Southern Division (RDC)
6565 Nova Drive
Davie, FL 33317
E-MAIL: maria_nunez@comcast.com



August 17, 2026

Maria Johnston
2125 S ANDREWS AVE
FORT LAUDERDALE, FL, 33316

Dear Maria Johnston,

This letter is in response to your request for the release of a platted utility easement.

In meeting with your request, FPL has no objection to releasing our rights recorded in the easement.

ORB 1149 Page 700 located on the east side of Lots 1 and 2 of Block 66 of "Resubdivision of Block 66 Croissant Park" PB 7 Page 21 of Public Records of Broward County

Should you have any questions or concerns, please do not hesitate to contact Jessan Jacquet at 954-717-2134.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Jacquet', followed by a horizontal line.

Jessan Jacquet
Engineer I



August 19, 2026

To: Nectaria M. Chakas, Esq.
Lochrie & Chakas, P.A.
699 N. Federal Highway Suite 400
Fort Lauderdale, FL 33304

RE: Letter of No Objection

Owner/Project: Andrews Apartments, LLC / The Era

Project Address: 2125 S. Andrews Avenue, Fort Lauderdale, FL

Vacation Easement recorded in ORB 1149 Page 700 of the Public Records of Broward County, Florida ("Easement") – said easement located on the east side of Lots 1 and 2 of Block 66 of "Resubdivision of Block 66 Croissant Park" PB 7 Page 21 of Public Records of Broward County, FL and generally along the west side of Andrews Avenue adjacent to the Project measuring 3' wide by +/-59' in length

Dear Ms. Chakas:

We are in receipt of your letter dated August 13, 2026 requesting a letter of no objection to the proposed vacation of the above referenced right-of-way and utility easement. We have no utilities located within the easement area and therefore, have no objection to the proposed vacation.

Sincerely,

Briana Velez

Briana Velez
Peoples Gas Systems- Engineering
8416 Palm River Rd, Tampa FL 33619
Office: (813)275-3700 ext:53700
Cell: (813)460-2040



August 18, 2026

Nectaria M. Chakas, Esq.
Lochrie & Chakas, P.A.
699 N. Federal Highway Suite 400
Fort Lauderdale, FL 33304

Subject: **Response to Request for Letter of No Objection – Proposed Right-of-way Easement Vacation for Easement recorded in Official Records Book 11149 Page 700 of the Public Records of Broward County, Florida said easement located on the east side of Lots 1 and 2 of Block 66 of “Resubdivision of Block 66 Croissant Park,” generally measuring 3-feet by 59-feet (approximately 167 square feet).**

Regarding Case UDP-EV26004,

The City of Fort Lauderdale's Public Works Department has reviewed the request for the right-of-way easement vacation of the 3-feet by 59-foot right-of-way easement located within the 2125 S. Andrews Avenue property per the sketch provided by Lochrie & Chakas, P.A.

Based on currently available records, there are no known existing public utilities within the subject area, and the Department consents to the vacation request.

Should you have any questions or require any additional information, please contact me at (954) 828-6982.

Sincerely,


Jessica Boland

Program Manager – Public Works Department, Engineering Division

November 14, 2022

David Solomon, City Clerk
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

Re: Land use, zoning and permitting for property located at 100/104/108 SW 21 Street
and 2101/2107/2125 S. Andrews Avenue, Fort Lauderdale, FL 33315 ("Property")

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with all land
use and zoning matters related to the Property referenced above.

Sincerely,

Andrews Apartments, LLC

By: _____

Date: 11-18-2022

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me, by means of (check one): X
physical presence or _____ online notarization, this 18th day of November, 2022, by
Jeffrey Burne, who is the President of Andrews Apartments, LLC,
who is personally known to me or who has produced N/A as
identification.

Notary Public

Michelle A. Rice

Typed, printed or stamped name of Notary Public

My Commission Expires: 11-13-2025





AFFIDAVIT FORM

Applications: As Required | Rev. 07/21/2022

INSTRUCTIONS: Indicate with an ☒ for the type of meeting, provide the applicable project information, hearing date, and indicate applicable public notice requirements. Sign the affidavit with notary. For specific public notice requirements, refer to the [Public Participation and Sign Notice Guide](#) or contact the Case Planner. Please print legibly.

STATE OF FLORIDA, BROWARD COUNTY
AFFIDAVIT PUBLIC NOTICE REQUIREMENTS☒ DEVELOPMENT REVIEW COMMITTEE ☐ PLANNING AND ZONING BOARD ☐ HISTORIC PRESERVATION BOARD ☐ CITY COMMISSION

CASE NUMBER: UDP-EV26004

PROPERTY: 2125 S. Andrews Avenue

MEETING DATE: September 22, 2026

APPLICANT OR AGENT (IF REPRESENTING APPLICANT): Nectaria M. Chakas Esq.

APPEAL REQUEST: No ☒

BEFORE ME, the undersigned authority, personally appeared Nectaria M. Chakas who upon being duly sworn and cautioned, under oath deposes and says:

- Affiant is the Applicant or Agent representing the applicant in the above cited City of Fort Lauderdale Review Case.
- The Affiant/Applicant has completed the following (indicate all applicable sections with an ☒)

☒ DEVELOPMENT REVIEW COMMITTEE MAIL NOTICE

- Affiant has been mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project. The letter(s) or email(s) sent by the Affiant includes a notification of the date, time, and place of the Development Review Committee meeting.
- Letter or email referenced above in (a) was sent at least **twenty-one (21) days** prior to the date of the Development Review Committee meeting noted above.
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **ten (10) days** prior to the date of Development Review Committee and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

☐ PROJECT PRESENTATION MEETING

- Affiant has sent a letter(s) via regular mail or sent an email(s) to all property owners whose real property is located within three hundred (300) feet of the proposed project and mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project. The letter(s) or email(s) sent by the Affiant includes a notification of the date, time, and place of the Applicant's Project Presentation meeting.
 - Letter referenced above (a) was mailed prior to the submittal of the application to the Planning and Zoning Board application. Applicant's Project Presentation meeting was held at least **thirty (30) days** prior to the date of the Planning and Zoning Board meeting.
 - Affiant has prepared a summary of the Project Presentation meeting cited above that documents the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion and comments expressed during the process.
 - Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **fifteen (15) days** prior to the date of the Planning and Zoning Board meeting and if the Affidavit has not submitted, the Public Hearing on this case shall be cancelled.
3. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

IF APPLICANT COMPLETE BELOW

STATE OF FLORIDA:
COUNTY OF _____:

The foregoing instrument was sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2022, by _____, who is personally known to me or who has produced _____ as identification.

[SEAL]

☐ HISTORIC PRESERVATION BOARD MAIL NOTICE

- Affiant has paid for and ensured that letters were mailed to all property owners located within three hundred (300) feet of the property that is the subject of the application. The letter sent by mail to the property owners includes a notification of the date, time, and place of the Historic Preservation Board meeting.
- Letter referenced above (a) was sent at least **fifteen (15) days** prior to the date set for the first Historic Preservation Board meeting cited above.
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **ten (10) days** prior to the date of Historic Preservation Board and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

☐ 10-DAY PUBLIC SIGN NOTICE or ☐ 15-DAY PUBLIC SIGN NOTICE

- Posted or has caused to be posted on the Property signage provided by the City of Fort Lauderdale, which such signage notifies the date, time and place of the meeting.
- That _____ (provide number of signs posted) sign(s) as referenced above (a) was posted on _____ (provide date of posting) the property in such manner as to be visible from adjacent streets and waterways and was posted a minimum (see above marked 10 or 15 days) prior to the date of the meeting cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
- Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **five (5) calendar days** prior to the meeting date and if the Affidavit has not submitted, the meeting on this case shall be cancelled.

Nectaria Chakas
AFFIANT SIGNATURE

IF AN AGENT COMPLETE BELOW

STATE OF FLORIDA:
COUNTY OF Broward:

The foregoing instrument was sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2022, by _____ of _____, a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

(Signature of Notary Public – State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Nectaria Chakas

From: Nectaria Chakas
Sent: Tuesday, August 25, 2026 12:14 PM
To: 'perfectpropertiesfl@gmail.com'; 'JAMES LABRIE'
Subject: Notice of DRC meeting for Easement vacation (Case No. UDP-EV26004)
Attachments: Easement Location Map.jpg

Hello Mr. LaBrie and Mr. Gaylis.

I represent Andrews Apartments, LLC in connection with the vacation/abandonment of a "right-of-way and utility easement" measuring approximately 3' wide x 59' in length. A location map is attached for reference.

You are receiving this notice, because the City requires we provide notice of the DRC meeting to City-recognized associations within 300' of the Property under consideration. The Poinciana Park Civic Association and Croissant Park Civic Association are both within 300' of the subject property. Therefore, we are providing you with notice of the DRC meeting as follows:

DRC Meeting information:

Case: UDP-EV26004

Date: Tues., September 22, 2026

Time: Exact time is TBD, but meetings generally start at 9:00 a.m.

Place: Urban Design and Planning Division
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311

The City planner assigned to this project is Tyler LaForme and he can be reached at 954-828-5633 or by email at TLaforme@fortlauderdale.gov.

As always, please feel free to reach out to me if you have any questions.

My contact information is below. Thank you.

Nectaria M. Chakas, Esq. | LOCHRIE & CHAKAS, P.A.

699 N. Federal Highway, Suite 400, Fort Lauderdale, FL 33304

Direct: 954-779-1123

E-Mail: NChakas@LochrieLaw.com



CITY OF FORT LAUDERDALE

DEPARTMENT OF SUSTAINABLE DEVELOPMENT • BUILDING SERVICES DIVISION

ADDRESS VERIFICATION

CONTACT: Devon Anderson
Phone: 954-828-5233
Email: DAnderson@fortlauderdale.gov

PROJECT ADDRESS: 2125 S ANDREWS AVE, 33315

PREVIOUS ADDRESS: 108,104,100 SW 21 ST, 33315
2101, 2107, 2125 S ANDREWS AVE, 33315

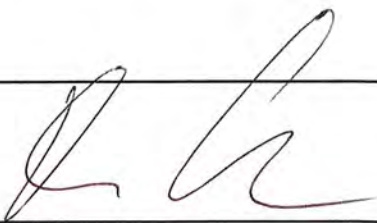
NOTES: SITE PLAN

ZONING: SRAC-SAw

FOLIO #: 504215150050, 504215150020, 504215150010, 504215150071,
504215150070, 504215150060

LEGAL DESCRIPTION: CROISSANT PARK RESUB BLK 66 7-21 B LOT 1 TO 21 BLK 66

DRC #: _____

AUTHORIZED SIGNATURE: 

DATE: 03/21/2023