

December 23, 2025

Via Email: TLaforme@fortlauderdale.gov

Tyler LaForme, AICP | Urban Planner III
Urban Design and Planning
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: Development Review Committee Meeting Email Notice Affidavit – 11 N. Andrews (Case No. UDP-S25053) (the “Project”) – 11 N. Andrews, Fort Lauderdale, Florida 33301 (the “Property”)

Dear Tyler:

Pursuant to Section 47-27 of the City of Fort Lauderdale’s Unified Land Development Regulations (“ULDR”), the Applicant for the above referenced Project provided notice of the first Development Review Committee (“DRC”) meeting to Phillip Dunlap and Melinda Bowker, the presidents of the Flagler Village Civic Association and the Downtown Fort Lauderdale Civic Association, respectively, on December 23, 2025. The Project is located within the Flagler Village Civic Association area, and within 300’ of the Downtown Fort Lauderdale Civic Association area.

Notice was sent via email at least twenty-one (21) days prior to the DRC meeting scheduled for January 13, 2026, and included a description of the Project, as well as information related to the DRC meeting, in compliance with the ULDR requirements. Enclosed is the City’s Affidavit Form attesting to the above. Should you require any additional information, please do not hesitate to contact me.

Sincerely,



Robert J. Hely, Esq.

RJH
Enclosures
1-Affidavit Form



DEVELOPMENT SERVICES DEPARTMENT

URBAN DESIGN AND PLANNING DIVISION

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: UDF-S25053

PROPERTY: 11 N. Andrews Avenue

MEETING DATE: 1/13/2026

APPLICANT OR AGENT (IF REPRESENTING APPLICANT): Robert B. Lochrie II, Esq.

APPEAL REQUEST: No

BEFORE ME, the undersigned authority, personally appeared Robert B. Lochrie II, Esq. who upon being duly sworn and cautioned, under oath deposes and says:

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

☒ DEVELOPMENT REVIEW COMMITTEE MAIL NOTICE

- a. 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.
- b. 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.
- c. 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

- a. 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.
- b. 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.
- c. 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.
- d. 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 Broward:

The foregoing instrument was sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 23 day of December, 2022, by Robert B. Lochrie II, Esq. who is personally known to me or who has produced Identification as identification.

[SEAL]

Affidavit Form

☐ HISTORIC PRESERVATION BOARD MAIL NOTICE

- a. 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.
- b. 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.
- c. 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

- a. 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.
- b. 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.
- c. 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.
- d. 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.

AFFIANT SIGNATURE

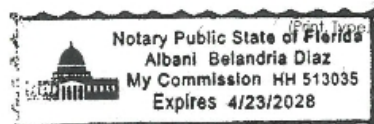
IF AN AGENT COMPLETE BELOW

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 23 day of December, 2022, by Robert B. Lochrie II, Esq. Attorney of Applicant Albani Blandina Diaz, a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced Identification as identification.

(Signature of Notary Public - State of Florida)

(Print Name or Stamp Commissioned Name of Notary Public)



Page 1

1 EAST BROWARD OWNER LLC
1601 FORUM PL #700
WEST PALM BEACH, FL 33401

BACHOW FAM OZ FUND LLC & IRE
ANDREWS AVE LLC
880 W 47 ST
MIAMI, FL 33140

BROWARD COUNTY
1 N UNIVERSITY DR MAILBOX #102A
PLANTATION, FL 33324

BROWARD COUNTY BOARD OF COUNTY
COMMISSIONERS
1 N UNIVERSITY DR MAILBOX #102A
PLANTATION, FL 33324

CITY OF FORT LAUDERDALE
528 NW 2 ST
FORT LAUDERDALE, FL 33311

DBSI ST TOWER LLC &
ATLANTIC-ST TOWER LLC %DDRS ETAL
1550 S TECH LN
MERIDIAN, ID 83642

DBSI ST TOWER LLC &
ATLANTIC-ST TOWER LLC ETAL
400 S POINTE DR #2202
MIAMI BEACH, FL 33139

FLORIDA DEPT OF TRANSPORTATION
OFFICE OF RIGHT OF WAY
3400 W COMMERCIAL BLVD
FORT LAUDERDALE, FL 33309

FT LAUDERDALE WOMANS CLUB
1322 SE 17 ST
FORT LAUDERDALE, FL 33316

MCDONALDS CORP
% UPCHURCH MGMNT #16832
1439 S POMPANO PKWY
POMPANO BEACH, FL 33069

MI-2 PROPERTY LLC
7000 CENTRAL PKWY STE 1100
ATLANTA, GA 30328

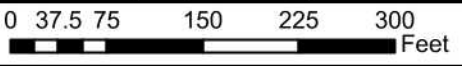
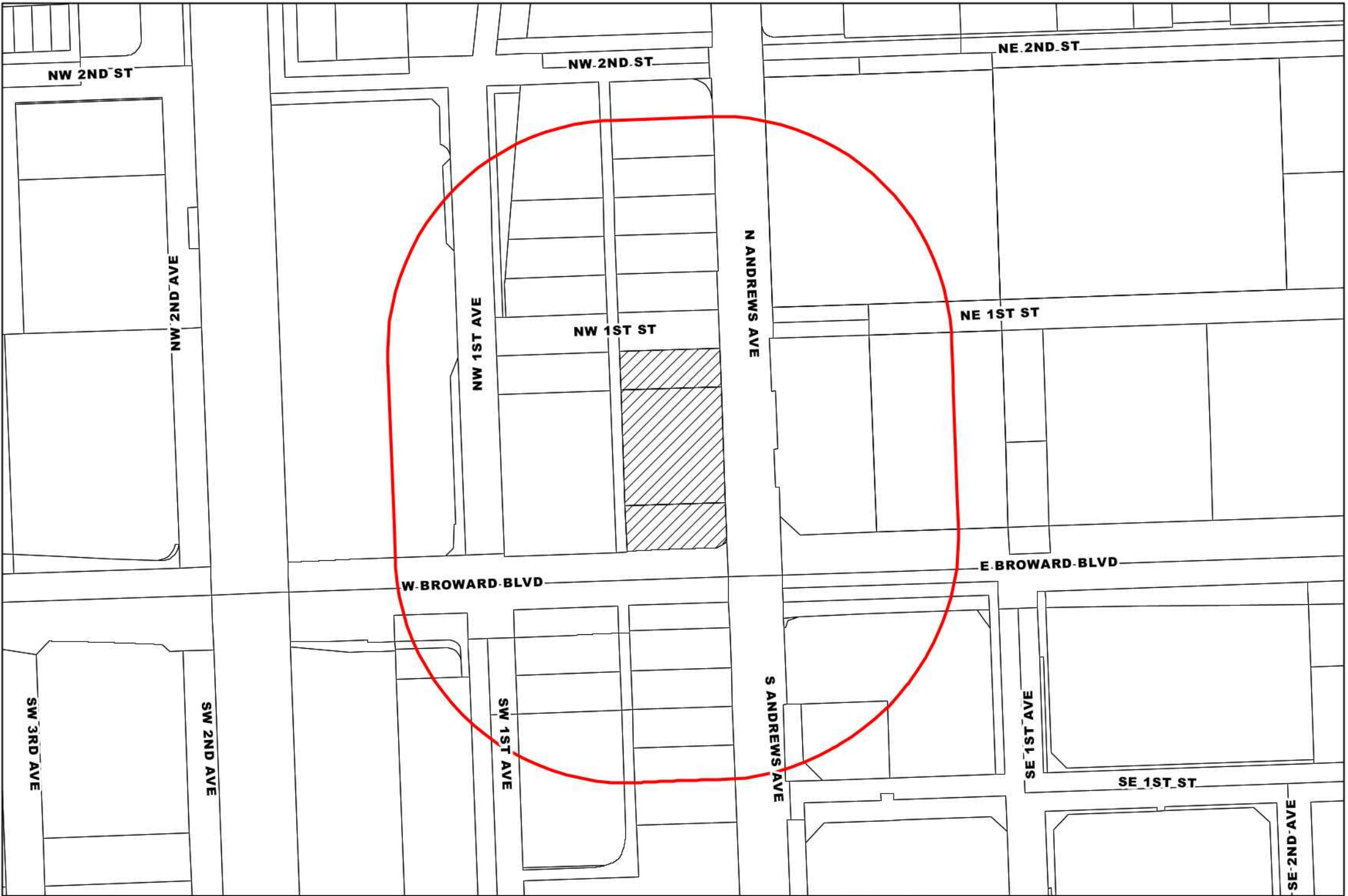
N ANDREWS AVE DEVELOPMENT LLC
% BERGER COMMERCIAL
550 S ANDREWS AVE STE 400
FORT LAUDERDALE, FL 33301

PUBLIC LAND
% CITY OF FORT LAUDERDALE
101 NE 3 AVE STE 2100
FORT LAUDERDALE, FL 33301

DOWNTOWN FORT LAUDERDALE CIVIC
ASSOCIATION
MELINDA BOWKER, PRESIDENT
511 SE 5TH AVE., #2521
FORT LAUDERDALE, FL 33301

FLAGLER VILLAGE CIVIC ASSOCIATION
PHILLIP DUNLAP, PRESIDENT
400 NE 3RD AVENUE, APT. 2513
FT LAUDERDALE, FL 33301

ELIZABETH MENDEZ, FRP-PLANNER
LOCHRIE & CHAKAS, P.A.
699 N. FEDERAL HIGHWAY
SUITE 400
FORT LAUDERDALE, FL 33304



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



THREE PARCELS
DATE OF PRINT: 05/13/2026

