

Via Electronic Delivery

Mr. Anthony Fajardo, Director
Urban Design & Planning
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311

**RE: Amended and Restated Letter of Intent
745 North Andrews Avenue – Rezoning from PUD to NWRAC-MUe**

Dear Mr. Fajardo:

I represent 745 North Andrews Ave, LLC ("Applicant"), owner of the property located at 745 North Andrews Avenue in Fort Lauderdale ("Property"). On behalf of and with authorization from the property owner, I am respectfully submitting this application for a rezoning of the Property from Planned Unit Development (PUD) to Northwest Regional Activity Center – Mixed-Use East (NWRAC-MUe).

The Property is comprised of four (4) contiguous lots totaling approximately 1.46 acres (63,750 square feet) in lot area.¹ As shown on the enclosed survey, aerial map and site photos, the Property is located at the southwest corner of North Andrews Avenue and Northwest 8th Street, between North Andrews Avenue and Northwest 1st Street, and slightly northwest of the Florida East Coast Railway rail corridor. The Property's western side is currently vacant and unimproved, while the eastern side along North Andrews Avenue currently contains low-scale retail/commercial uses. Further, the Property is located in the Northwest Regional Activity Center (NWRAC) future land use area.

The Applicant is seeking a rezoning of the Property to NWRAC-MUe which, as explained herein, is the most appropriate zoning district for the Property, being both compatible with the surrounding neighborhood uses and zoning districts and in furtherance of the city's vision for medium-scale mixed-use redevelopment along the North Andrews Avenue corridor in the NWRAC area. The properties abutting the Property to the south are already zoned NWRAC-MUe and the properties to the northeast and east are zoned NWRAC-MUe (the abutting properties to the northwest and west are zoned RMM-25).

¹ The four (4) lots comprising the Property are identified by property appraiser folio nos. 494234071280, 494234071060, 494234071070 and 494234071130.

As noted, the Property is currently zoned PUD, for which development was never commenced prior to the PUD's expiration. The expired PUD, titled "Progresso Lofts", was approved by Ordinance No. C-04-44 and recorded at Official Records Book 43730, Page 1549 of the Broward County Public Records. The development approved under the PUD totaled 38 apartment units in a five-story building and 10 townhouse units in a separate two-story structure (for a total of 48 dwelling units), with over 4,000 s.f. of ground floor retail space and a maximum building height of 79 feet. The apartment building was to contain a covered parking facility, fitness center and a rooftop pool.

As compared to the PUD, the requested rezoning is to accommodate the proposed development of a medium-scale mixed-use project containing 141 dwelling units and approximately 8,565 square feet of ground floor retail uses. The single 12-story structure will be modern in style, intended to serve the community and promote a vibrant and thriving mixed-use corridor along North Andrews Avenue. Importantly, the proposed building is configured with the height and density concentrated along the North Andrews Avenue side of the Property, providing a buffer to the lower-density residential district to the west. The proposed project is shown in detail in the enclosed site plan and rendering materials.

Many areas within the NWRAC are experiencing rapid redevelopment, and there is a need for residential and community-scale retail uses in the area. The proposed project is suitable for the current needs of, and future vision for, the community. As such, this rezoning request satisfies the criteria set forth at ULDR Section 47-24.4.D as follows:

1. The zoning district proposed is consistent with the city's comprehensive plan.

Response: Rezoning the Property to NWRAC-MUe is consistent in all respects with its future land use category of NWRAC (which also covers the properties abutting the Property on all sides as well as the immediate area). The rezoning is needed for the proposed mixed-use development on the Property shown in the enclosed site plan and rendering materials, which is also consistent with the NWRAC future land use category. The proposed rezoning and mixed-use development is consistent with applicable goals, objectives and policies, including without limitation Objective 1.10 (NWRAC redevelopment efforts), Objective 1.19 (neighborhood compatibility), Objective 1.21 (encouraging mixed-use development) and Objective 1.32 (discouraging sprawl).

2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.

Response: The Property's NWRAC future land use classification encourages infill mixed-use redevelopment along primary commercial corridors such as

North Andrews Avenue abutting the Property, which is consistent with the proposed zoning designation. The North Andrews Avenue corridor is part of an area of the city (which also includes Sistrunk Boulevard) that is beginning to undergo medium-scale infill mixed-use redevelopment. The proposed rezoning will permit the above-referenced mixed-use project at the Property, which will have its height and density concentrated along North Andrews Avenue (with its less-dense residential uses on its west side along Northwest 1st Street serving as a buffer), in furtherance of infill redevelopment of the commercial corridor along North Andrews Avenue while maintaining compatibility with surrounding residential uses to the west.

3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with the surrounding districts and uses.

Response: The proposed rezoning of the Property to NWRAC-MUe is compatible with the existing mix of land uses along North Andrews Avenue, and also nearby Sistrunk Boulevard also located within the NWRAC area. The Property is surrounded by the following zoning districts: (i) to the south, NWRAC-MUe (same as proposed); (ii) to the northeast and east, NWRAC-MUe; and (iii) to the northwest and west, RMM-25. The rezoning will allow for the redevelopment of the Property for a proposed infill mixed-use project that will further the long-term vision for the NWRAC-MUe zoning district of enhancing and reimagining the existing commercial and residential character of the main commercial corridors of the NWRAC area, to provide a mix of community-based residential, retail and commercial uses. To preserve appropriate transitions and buffers to existing lower-scale residential uses to the west, a compatible design is being proposed as shown in the enclosed site plan and rendering materials, to include the concentration of height and density along North Andrews Avenue, a building setback, garage lined with residential units, improved streetscapes and landscaping, and ground-floor retail uses.

I look forward to working with you and your staff on this proposed rezoning for the Property. Please do not hesitate to contact me with any questions or concerns.

Sincerely,

Gustavo J. Carbonell

Enclosures