

## **HARBOR PARK - Request to Rezone**

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Harbor Park Warehouse, LLC/ Mariani LLC are the owners of the above referenced project located east of Federal Highway, south of SE 17th Street in the City of Fort Lauderdale. The subject site is currently designated B-3/PEDD on the City's Zoning Map and is currently designated Employment Center/ Transportation on the City's Future Land Use Map. The applicant is requesting a rezoning of the site from B-3 to B-2. The purpose of the rezoning is to facilitate the development of the subject site with a mixed use project. Residential use of the site is permitted under the proposed B-2 zoning designation via mixed-use development. The proposed use is consistent with the City's Comprehensive Plan which permits residential development via flex units on lands designated Employment Center on the City's Future Land Use Map. Residential units will be allocated to the subject site through the application of flexibility/reserve units which will be allocated through the Site Plan approval process. The project is being developed with the LA Fitness on the eastern portion of the site and a mix of 310 luxury rental apartments with companion commercial use on the ground floor on the western portion of the site fronting S.E 10th Avenue. The project site is 6.34 acres.

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