

Owner: HS 17th Street LLC
Project: 501 Seventeen
Site Address: 501 SE 17th Street and 410 SE 16th Court (“Property”)
Request: Rezoning
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March 22, 2017

Rezoning Narrative

City of Fort Lauderdale ULDR Section 47-24.4.D.

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

RESPONSE: The development site as depicted on the site plan is split between 2 zoning districts: B-1 and RO. The Applicant is proposing to rezone the west portion of the development site from RO to B-1 to be consistent with the zoning classification of the east portion of the development site. The proposed development is in the South Regional Activity Center (“SRAC”) land use area, which permits commercial uses, residential uses, and mixed-use developments, among others. The B-1 zoning district is consistent with the City’s SRAC land use designation because the SRAC designation is intended to facilitate mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form. Mixed-use developments are expressly contemplated in the SRAC land use guidelines and are an allowed use in the B-1 zoning district. The proposed development is a mixed-use development located on the west side of the SE 17th Street corridor, which is an area that is being considered by the City to be an area for future multi-modal transit improvements. The mixed-use nature of the development will allow residents to be located in the same building as a grocery store, which will lessen the need for residents to use automobiles. Because of this nature of the proposed development, the proposed zoning district is consistent with the City’s Comprehensive Plan.

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 character of development in or near the area supports the rezoning. Specifically, the area is characterized by a diverse mixture of uses such as retail, service, community facility and residential uses, including a hospital, large scale retail developments along Federal Highway, and multi-family houses, single family houses, and commercial uses to the south. If approved, the use of this land will be consistent with the pattern of commercial and residential development along the Federal Highway corridor. The Project will also satisfy the need for multi-modal

and mixed-use developments that are necessary to balance the increase in residents coming to Fort Lauderdale with the need to lessen the transportation impacts of such residents.

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

RESPONSE: The rezoning of the property to B-1 is compatible given the mixture of land uses surrounding the Property. The character of the area is characterized by commercial uses along Federal Highway and the SE 17th Street Corridor, community facility uses to the west of the Property, and residential/office uses to the south of the Property. The parcel to be rezoned is surrounded by the following zoning districts:

**North – B-1 and RO
South – B-1 and RO
West – CF/RO (Hospital)
East – B-1**

The proposed rezoning to B-1 would permit the development site to be unified under commercial zoning and developed in accordance with the standards required under the City’s ULDR. To mitigate any adverse impacts from the rezoning to B-1, the Applicant is proposing significant landscaping along all street frontages, improved sidewalks, and an internal parking structure. The character of the surrounding area, together with the enhancements proposed by the Applicant, support the conclusion that the proposed re-zoning is compatible with surrounding districts and uses.