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Via Email: NKalargyros@FortLauderdale.gov

Nicholas Kalargyros  
Urban Planner  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311

***RE: Narrative for Proposed Rezoning of eastern portion of 3303 SW 15<sup>th</sup> Avenue from RD-15 to RM-15 for project entitled "Rosewood Villas", a multifamily dwelling development***

Dear Mr. Kalargyros:

Please allow this letter to serve as the Narrative for the proposed Rezoning for the eastern  $\frac{1}{4}$  of 3303 SW 15<sup>th</sup> Avenue from RD-15 to RM-15. Block Island, LLC and 3303 Community Development, LLC (the "Applicant") is the owner of record of one parcel of land generally located at the south west corner of SW 15th avenue and SW 32nd Place in the City of Fort Lauderdale (the "City"). The subject property can be further identified by Broward County folio number 5042-21-01-0710, known as the Rosewood Villas Property ("Property"). The existing Property consists of a two unit residential building along with detached concrete floored work sheds. The parcel is currently split zoned RD-15 & RS-8 according to their historical uses and has a split future land use of Medium-High-25 and Medium-15 respectively. Interestingly, the western portion of the parcel which has Medium-High Future Land Use is zoned RS-8, whereas the eastern approximate  $\frac{1}{4}$  of the parcel has Medium Future Land Use but is zoned RD-15.

### **The Project:**

The Applicant is proposing a 3-story, 14 unit multifamily development consisting of 14 individually accessible garden-style ground-floor dwelling units that will top out at 34 feet AGL. The ground floor of the structure is predominantly reserved for parking which shall consist of two-car garages designated per dwelling unit. The contemporary style of the facade contains multiple balconies across the front elevation that is accompanied by a blend of decorative wood look cladding, glass railings, LED fixtures, and accented columns and beams.

Simultaneous with the site plan submission, the Applicant is seeking a rezoning of the parcel to a zoning that is more consistent with Fort Lauderdale's future land use designation as part of its comprehensive plan. The Applicant seeks to rezone the west approximately 244 feet of the the parcel with a Future Land Use of Medium-High-25 to RML-25, and to rezone the east 78 feet of the parcel with a Future Land Use of Medium-15 to RM-15 with each proposed zoning designation being consistent with its Future Land Use. The Property has two abutting properties that have consistent Future Land Use and do not have a conflicting current use. The first neighboring property abuts to the west and is currently zoned RML-25 with a Future Land Use of

Medium-High-25, developed with an existing multi-family building. The second neighboring property abuts to the south and has a Future Land Use of Medium-15 and is currently operating as a church and parking lot.

**Rezoning Criteria in Section 47-24.4D of the ULDR:**

Pursuant to Section 47-24.4, the Applicant must show that the rezoning application meets the rezoning criteria, as provided in Section 47-24.4.D. The proposed development and associated rezoning request are in compliance with these regulations of the ULDR as detailed below.

*47-24.4.D.1. The zoning district proposed is consistent with the city's Comprehensive Plan.*

**Response: The Applicant is seeking a rezoning of the parcel to a zoning district that is more consistent with the parcel's Future Land Use designation by Fort Lauderdale as part of its Comprehensive Plan. The lot currently has both split Land Use and split Zoning. The Applicant seeks to rezone according to and consistently with the properties' existing Future Land Use Designations. The east 78 feet of the parcel has a Future Land Use of Medium-15 and the Applicant intends to rezone this portion of the lot to RM-15, a zoning designation consistent with this designation under the City's Comprehensive Plan and one that will allow multifamily use, while maintaining the existing density.**

**Specifically, the proposed rezoning meets POLICY 1.19.8 of the Future Land Use Element of the Comprehensive Plan, which states that "The scale and mass of new development should be consistent with existing neighborhoods." It also satisfies Objective 1.22 of the Future Land Use Element of the Comprehensive Plan which is to encourage high quality development. It also meets Objective 7.1 of the Housing Element, which is to "Bring about housing design and development alternatives that are aesthetically pleasing, encourage energy efficiency and enhance the overall health, safety and general welfare of City residents." It also meets Goal 2, which is to improve housing stock through rehabilitation and reconstruction, as well as Objective 2.2, which is to continue to demolish unsafe structures as they are identified and funding is available; Continue to survey and monitor housing conditions to identify unsafe structures that should be demolished and replaced; Improve, rather than demolish, dilapidated units where cost-effective.**

*47-24.4.D.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 proposed change will NOT adversely affect living conditions and the character development in the area under consideration. The existing structure is an unsafe structure and has been vacant for over 8 years. During this time, the area has experienced a period of productive growth with multiple townhouse developments and similar low-rise developments successfully launching and increasing the value of the existing community. By allowing this development at this location, property values in this area will continue to rise. The Applicant chose to design with garden style dwelling units to enhance its compatibility with the neighborhood. This design features dwelling units that instill a pride**

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**and sense of ownership through the use of designated ground floor entrances, private gardens, private driveways, and individual garages.**

*47-24.4.D.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: This portion of the property is directly north of an existing Church and bounded by roadways to the north and east. The church has a Future Land Use of Medium-15, the same density as our parcel. The garden apartment styled development proposed by the Applicant is similar in nature to the existing character of the neighborhood and is compatible with its surrounding districts and uses.**

Rosewood Villas seeks to promote the Edgewood area's emerging suburban ambiance with a residential development. The Applicant is requesting that the City approve this request for site plan and rezoning based on the information provided above and the accompanied application package. Thank you for your review of this application. If you have any questions or require anything further regarding the above application, please contact me at 954.364.6028 or via email at [Jshir@beckerlawyers.com](mailto:Jshir@beckerlawyers.com).

We look forward to working with you on this project.

Sincerely,  
Jeremy Shir



For the Firm