

Owner: Riverbend Broward LP
Project: Riverbend
Site Address: 2201 West Broward Blvd
Request: Rezoning
Author: Robert B. Lochrie, III

December 15, 2016

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 3 zoning districts: B-1, B-2 and County B-3. The Applicant is proposing to clean up discrepancies by rezoning the northern portions of the site that are currently zoned B-1 and B-2 to B-3 and to rezone the County B-3 parcel in the southwest corner to City B-3. The proposed development is in the Northwest Regional Activity Center, which permits industrial and commercial uses, among others. The proposed B-3 zoning district is consistent with the City's comprehensive plan because the B-3 zoning designation is intended for heavy commercial business uses, wholesale and warehousing, all of which are permitted in the Northwest Regional Activity Center. Additionally, the B-3 district is intended to be located along major transportation arterials which have convenient access to the interstate. The proposed development is located immediately west of I-95 on Broward Boulevard and will be conducting commercial business and warehousing; therefore, the proposed zoning district is consistent with the spirit of the City's Comprehensive Plan.

2. Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.

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 commercial, industrial and residential uses. The proposed rezoning of the northern portion of the development site to B-3 will enable the Applicant to unify the development site for commercial uses between industrial development to the west and commercial development to the south and east. Furthermore, the rezoning makes logical use of the rear portion of the development site as a warehouse and distribution facility. If approved, the use of this land will be consistent with the pattern of commercial development along the Broward Boulevard corridor.

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-3 is compatible given the mixture of land uses surrounding the subject property. The character of this area is primarily

characterized by commercial uses along Broward Boulevard and industrial uses to the west. The parcel to be rezoned is surrounded with the following zoning districts:

North – Lake with residential (RMM-25 and RMS-15) on the north shore.

South – B-3 and B-1

West – M-2 (warehouse, wholesale, automotive repair)

East – B-2 and Interstate-95

The proposed rezoning to B-3 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-3, the Applicant is installing a landscaped bufferyard along the northern boundary of the site. The rezoning will naturally tie the Industrial property to the west of the Project to the commercial property located within and around the Project. 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.