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**REZONING NARRATIVE
ULDR SECTION 47-24.4. D.
D. R. HORTON, INC. (“Applicant”)**

D. R. HORTON (“Applicant”) intends to construct 46 two story townhomes (“Project”) on property generally located at 501 NW 17th Street on the City of Fort Lauderdale (“Property”). The Project will be constructed on a parcel is which previously operated as a church, which has now been closed for many years.

In accordance with the application submitted, the Applicant proposes to rezone the Property from RDS-15 and RML 25 to RC-15. In order to allow for development of the Project. As outlined herein, the rezoning application satisfies all of the requirements of Unified Land Development Regulation (“ULDR”) Section 47-24.4. D. regarding rezoning.

1. THE ZONING DISTRICT PROPOSED IS CONSISTENT WITH THE CITY’S COMPREHENSIVE PLAN.

The proposed RC-15 zoning district is in compliance with the City’s Comprehensive Plan. The City’s Comprehensive Plan – Land Use Map designates the Property as Residential Medium High. **Objective 1.19** of the Comprehensive Plan indicates that development shall be compatible with present neighborhood density and with specific plans for redevelopment. If approved, this rezoning request will result in a Project consistent with the recently adopted Neighborhood Development Criteria. Furthermore, the Project is consistent with **Policy 1.19.8** of the Comprehensive Plan in that it is consistent in scale and manor with the existing neighborhood and surrounding areas. Further given the fact that the Property is currently underutilized the Project will add to the character of existing residential neighborhoods and supports the viability of the Property and the area.

2. SUBSTANTIAL CHANGES IN THE CHARACTER OF DEVELOPMENT IN OR NEAR THE AREA UNDER CONSIDERATION SUPPORTS THE PROPOSED REZONING.

The Applicant proposes to redevelop the Property in order to develop a new residential townhome (2 story) development on the Property. Currently, the Property is not operating. The rezoning contemplated herein will permit the cohesive development of the Property in a manner that will allow for the creation of a Project that will enhance the aesthetic and useful enjoyment of the surrounding neighborhood. Furthermore, by developing residential units on the Property, the Applicant will be able to create a sense of community by encouraging the use of the adjacent park which will improve the sense of community in the area.

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.**

The proposed RC-15 zoning district is compatible with surrounding zoning districts and uses. Specifically, the surrounding zoning districts support the development of a variety of housing types including townhomes. Specifically, north of the Property is zoned RMM-25, which allows townhomes, multifamily dwellings and cluster dwellings. South and west of the Property are zoned RDS-15 which permits duplexes, cluster dwellings, and various public purpose facilities. Lastly, the area to the east is currently zoned RML-25 which permits cluster dwellings, townhomes, and multifamily dwellings. Consistent with many areas in the City of Fort Lauderdale, the eclectic mix of single family, and multifamily uses creates a healthy mix of housing types which leads to a variety of existing and future residents. If permitted, the rezoning will allow for the appropriate development of a currently underutilized parcel.

As I result of the forgoing, the Applicant respectfully requests the approval of the rezoning request. Thank you.

Hope W. Calhoun



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Updated Project Narrative

D.R. Horton Homes, (“Applicant”) the nation’s leading home builder, proposes to develop 46 fee simple townhomes on a 4.85-acre parcel generally located at the northeast corner of NW 6th Avenue and NW 17th Street (“Property”) in the City of Fort Lauderdale (“City”). The Property consists of four parcels presently owned by the Development4Life Partners who are under contract to sell the Property to the Applicant. The Property was used by a church for many years and is surrounded by a mixture of single family, duplex and apartment living units. Pedestrian access to the townhouse units will be provided via individual sidewalks to the front porches of each unit which fronts 17th street. Further, the Applicant is providing a pool for the residents, along with additional landscaping and on street parking along NW 17th street. The additional landscaping and parking will serve to enhance the area and supplement parking needs of the community. Both entrances to the Project lead into an interior private roadway that serves the driveways and garages for each of the homes. The community will not be gated, however the perimeter will be fenced with individual gates leading to the homes fronting 17th Street.

Each of the townhouse units will be sold fee simple, with a homeowner’s association to own and maintain all common areas including the public street frontages. The front door and entrance to each unit has access from either the public sidewalk along 17th Street or an interior east-west sidewalk. The dry retention area along the north side of the property provides water management. It will remain at grade, will included trees, and act as a nature preserve area.

The existing surrounding neighborhood has a Future Land Use designation of Residential Medium – 15, with an area adjacent to the northeast corner of the parcel at a higher density of Medium High – 25. The present zoning to the north, west and south is RDS – 15, while the area adjacent to the northeast corner is either RMM – 25 or RML – 25. A small City neighborhood park is in the northwest corner of the Property and has a Park/Open Space Future Land Use and Zoning designation.

Parking is always a major design consideration in planning a townhouse community. Each unit will have a one car garage and double width driveway to accommodate three vehicles. In addition, 20 interior guest spaces are proposed. A total of 13 additional parallel spaces will be added within the public right of way of NW 17th Street. Mail delivery will be to a single location with gang type boxes. The kiosk is located adjacent to guest parking spaces and the sidewalk system, near the pool area. Solid waste collection is proposed for curbside pickup based on a schedule provided by the City. Trash containers will be stored within the garages.