



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**REGULAR MEETING**

**#24-0238**

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**TO:** Honorable Mayor & Members of the Fort Lauderdale City Commission

**FROM:** Greg Chavarria, City Manager

**DATE:** March 19, 2024

**TITLE:** Public Hearing – Quasi-Judicial Ordinance Approving a Rezoning from Residential Single Family and Duplex/Medium Density (RD-15) District, Residential Mid Rise Multifamily/Medium High Density (RMM-25) District and General Business (B-2) District to Community Business (CB) District – 1714 W. State Road 84 – Barbill Ventures Corporation – Case No. UDP-Z22029 – (**Commission District 4**)

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**Recommendation**

Staff recommends the City Commission consider an ordinance rezoning 27,680 square feet (0.63 acres) of land located at 1714 W. State Road 84 from Residential Single Family and Duplex/Medium Density (RD-15) District, Residential Mid Rise Multifamily/Medium High Density (RMM-25) District and General Business (B-2) District to Community Business (CB) District.

**Background**

The Applicant is requesting the rezoning to allow for future expansion of the existing generator repair and parts store on site. A location map of the subject site is provided as Exhibit 1. The application and applicant's narrative responses to criteria are attached as Exhibit 2, and the sketch and legal description of the area proposed to be rezoned is attached as Exhibit 3.

The Planning and Zoning Board (PZB) reviewed the application on March 15, 2023, and recommended approval by a vote of 8-0. The PZB meeting minutes and staff report are attached as Exhibit 4 and Exhibit 5, respectively. In addition, the public sign notice and affidavit for the March 15, 2023, PZB meeting are attached as Exhibit 6.

The property was allocated commercial flex in 1996 (DRC Case No. 129-R-96) to allow for future redevelopment of the site. On April 17, 1984, the City Commission reviewed and approved Ordinance No. C-84-29, rezoning a portion of the property from R-3 to General Business (B-2) district (Case No. 4-Z-84). A copy of the ordinance is included as part of Exhibit 2. This application is consistent with the City's Unified Land Development Regulations (ULDR) Sec. 47-28.3.E, allocation of nonresidential flex acreage on residential designated parcels, which requires a rezoning to CB or XP district.

**Review Criteria:**

Pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-24.4.D, Rezoning Criteria, an application for a rezoning shall be reviewed in accordance with the following criteria:

1. The zoning district proposed is consistent with the City's Comprehensive Plan.

*Rezoning the property to CB is consistent with the underlying future land use of Medium-High Residential, subject to commercial flex allocation. The property was allocated commercial flex in 1996 to allow for future redevelopment of the site. Please see the Comprehensive Plan Consistency section of this report for additional analysis.*

2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.

*The CB zoning district is intended to meet the shopping and service needs of the community. The size and scale of development and allowable uses within the CB district are intended to limit impact on the surrounding residential neighborhoods to be served by the commercial business. The location and intention of the CB zoning district serves to provide the abutting community with easily accessible services. Any proposed commercial development abutting or within 100 feet of a residentially zoned and used property will have to comply with neighborhood compatibility requirements, including, but not limited to setbacks, buffer requirements, landscaping, walls, and building height restrictions.*

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 character of the area proposed is suitable for the uses permitted in the proposed zoning district. The northern frontage of the property abuts State Road 84, a transit corridor. Properties to the south are zoned residential and contain single family homes as well as multifamily developments. The intent of the CB zoning district is to support local residential neighborhoods with commercial serving uses and to be situated along corridors, such as State Road 84.*

The City Commission shall consider the application and the record and recommendations forwarded by the Department, PZB and public comments on the application to determine whether the application meets the criteria for a rezoning. If the City Commission determines that the rezoning meets the criteria for rezoning, the City Commission shall approve the change in zoning as requested in the application, or approve a change to a more restrictive zoning district than that requested in the application if necessary to meet the criteria provided for rezoning and if consented to by the applicant. If the City Commission determines that the proposed rezoning does not meet the criteria in, or if the

applicant does not consent to a more restrictive zoning district, the City Commission shall deny the application.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item is a FY 2024 Commission Priority, advancing the Economic Development initiative.

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- Guiding Principle: Inclusivity

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Prosperous.

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan* specifically advancing:

- Compliance with Broward County Land Use Plan
- The Future Land Use Element
- GOAL 3 - Implementation of the Plan: Promote the advancement of great neighborhoods throughout the implementation of the Goals, Objectives and Policies of this plan in compliance with the Broward County Land Use Plan and State Regulations.

### **Attachments**

Exhibit 1 – Location Map

Exhibit 2 – Application and Applicant’s Narrative Responses to Criteria

Exhibit 3 – Sketch and Legal Description

Exhibit 4 – March 15, 2023, PZB Meeting Minutes

Exhibit 5 – March 15, 2023, PZB Staff Report

Exhibit 6 – PZB Public Sign Notice and Affidavit

Exhibit 7 – Ordinance

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