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

**FROM:** Lee Feldman, City Manager

**DATE:** August 21, 2012

**TITLE:** Ordinance - Rezoning 6245 NW 9<sup>th</sup> Avenue from General Business (B-2) to Commerce Center (CC)

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**Recommendation**

It is recommended that the City Commission approve an ordinance rezoning the property located at 6245 NW 9<sup>th</sup> Avenue from General Business (B-2) to Commerce Center (CC).

**Background**

The applicant is requesting to rezone the subject site, 89,047 square-feet, located north of NW 62<sup>nd</sup> Street and west of NW 9<sup>th</sup> Avenue from General Business (B-2) to Commerce Center (CC). The applicant is proposing a research laboratory and offices for Florida Laboratories, Inc. and Sunshine Health Products, Inc.

As per criteria outlined in ULDR Section 47-24.4.D, Rezoning, 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.

*Analysis: The site is designated Employment Center on the City's Future Land Use Map. The proposed rezoning is consistent with the City's Comprehensive Plan in that the proposed commerce center uses are permitted in this land use category.*

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

*Analysis: The surrounding properties to the north, east and south have a Land Use designation of Employment Center and a zoning classification of Boulevard Business (B-1), Airport Industrial Park (AIP) and Industrial (I). The zoning categories for the properties across 9<sup>th</sup>*

*Avenue, which are currently zoned CC, as well as the properties adjacent to the west, which are zoned AIP, permit similar uses to the zoning proposed by the applicant.*

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.

*Analysis: There have been no significant changes in the type of development in the nearby vicinity and the proposed rezoning would not represent a substantial change to the character of the surrounding area.*

### **Resource Impact**

There is no fiscal impact associated with this action

### **Attachments:**

Exhibit 1 - Location Map

Exhibit 2 – Narrative

Exhibit 3 – Application

Exhibit 4 – Staff Report from the July 18, 2012 Planning and Zoning Board Meeting

Exhibit 5 – Draft Minutes from the July 18, 2012 Planning and Zoning Board Meeting

Exhibit 6 - Ordinance

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Department Director: Greg Brewton, Director, Sustainable Development

Finance Director Certification: N/A