



TO: Honorable Mayor & Members
Fort Lauderdale City Commission

FROM: Lee Feldman, City Manager

DATE: September 5, 2012

TITLE: Ordinance - Rezoning 6245 NW 9th Avenue from General Business (B-2) to Commerce Center (CC) Case 4Z12

Recommendation

It is recommended that the City Commission adopt an ordinance rezoning the property located at 6245 NW 9th Avenue from General Business (B-2) to Commerce Center (CC) at second reading

Background

The City Commission held a public hearing and introduced the ordinance on first reading on August 21, 2012, and is now to consider the application and the record and recommendations forwarded by the department and the Planning and Zoning Board ("PZB") and shall hear public comment on the application when determining whether the rezoning request meets the criteria for rezoning.

Pursuant to criteria outlined in ULDR Section 47-24.4.D, Rezoning, the project was reviewed by the PZB on July 18, 2012, and recommended for approval by a vote of 5-0. The application and the record and report of the PZB are available as Exhibits 3, 4, and 5. The sketch and legal description are provided for in the attached ordinance.

The applicant is requesting to rezone the subject site, 89,047 square-feet, located north of NW 62nd Street and west of NW 9th 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 9th 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

Attachment(s)

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

Prepared By: Yvonne Redding, Planner II

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