



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

**#21-0059**

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** January 5, 2021

**TITLE:** Second Reading – Quasi-Judicial Ordinance Approving a Rezoning From Intense Manufacturing/ Industrial (M-3) of the Broward County Zoning Code & Heavy Commercial/Light Industrial Business District (B-3) to City General Industrial (I) District – Known as 2980 W State Road 84 Rezoning - Located at 2980 West State 84 - Robert L. Elmore, Pamela Kay Hayes Trustee – Case No. PLN-REZ-20050001 - (**Commission District 4**)

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**Recommendation**

Staff recommends the City Commission consider an ordinance rezoning 369,419 square feet (8.48 acres) of land from Intense Manufacturing/Industrial (M-3) of the Broward County Zoning Code & Heavy Commercial/Light Industrial Business District (B-3) to City General Industrial (I) District.

**Background**

The applicant is requesting to rezone 369,419 square feet (8.48 acres) of land located at 2980 West State Road 84 from Intense Manufacturing/Industrial District (M-3) of the Broward County Zoning Code and Heavy Commercial/Light Industrial Business (B-3) District to General Industrial (I) District. The parcel is located south of West State Road 84, bisected by the Interstate-595 overpass, and is a part of a larger development site. The northern portion of the development site is zoned B-3 and the central portion of the site is zoned M-3 (Broward County Zoning District). The southern portion of the site is located within the City of Dania Beach jurisdiction. The site is surrounded by General Business (B-2) District to the north and City of Dania Beach Industrial (I-G) to the east, west and south. The site was annexed into the City of Fort Lauderdale in 1996, and retained its Broward County Zoning Code designation. Pursuant to Section 171.062(2) of the Florida Statutes, the current zoning code designation provides that county land use plan and county zoning or subdivision regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area. The applicant is seeking to rezone the property to Industrial to conform with the Unified Land Development Regulations (ULDR) and to unify the zoning on the site. The property's future land use designation is Industrial.

Pursuant to ULDR Section 47-24.4, the request to rezone the property is subject to the following criteria:

- The zoning district proposed is consistent with the City's Comprehensive Plan;
- The changes anticipated by proposed rezoning will not adversely impact the character of development in or near the area under consideration;
- 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 location map, zoning district map, sketch, and legal description of the property proposed to be rezoned, which we were provided as exhibits for the Planning and Zoning Board (PZB), are included as Exhibit 1. The application and applicant's narrative responses to applicable criteria that were also provided as exhibits for PZB are included as Exhibit 2.

The PZB reviewed the application on October 21, 2020, and recommended approval by a vote of 8-0. The October 21, 2020 PZB Staff Report is attached as Exhibit 3 and contains a detailed analysis of the rezoning criteria. The October 21, 2020 PZB minutes are attached as Exhibit 4.

The City Commission shall hold a public hearing to consider the application and the record and recommendation forwarded by staff and PZB. During such hearing, staff and PZB shall hear public comment of the application to determine whether the request meets the criteria for rezoning, which was approved on December 15, 2020 for first reading by the City Commission.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

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

- The Business Development Focus Area
- Goal 5: Build an attractive global and local economic community marketplace.
- Objective: Create a responsive and proactive business climate to attract emerging industries

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

### **Attachments**

Exhibit 1 – Location Map, Zoning District Map, and Sketch and Legal Description

Exhibit 2 – Application and Narrative Responses to Criteria

Exhibit 3 – October 21, 2020 PZB Staff Report

Exhibit 4 – October 21, 2020 PZB Minutes

## Exhibit 5 – Ordinance

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Prepared by: Karlanne Grant, Urban Planner III, Sustainable Development

Department Director: Anthony Greg Fajardo, Sustainable Development