



Agenda Item No.

## **DEVELOPMENT REVIEW REPORT**

The matter before the City Commission is a proposed Ordinance of The City Commission of Lauderhill, Florida amending the Land Development Regulations pertaining to Open Space Park (PO) zoning districts within the City of Lauderhill amending Article III, zoning districts, Section 3.5, Recreational Zoning Districts, Section 3.5.1 Open Space Park (PO) Zoning Districts, section 3.5.1.C Accessory Uses and Structures; amending Schedule B. Allowable Uses, Section B-2 Uses Allowed in Non-residential Districts; providing for findings and conclusions; providing for conflicts; providing for an effective date.

The proposed Text Amendment is before the Board/LPA because LDR Article IV., Part 2.0., and Article VI., Section 4 requires the Board/LPA to make a recommendation to the City Commission on LDR amendments.

### **I. BACKGROUND**

Within the City of Lauderhill City Parks fall within one of several zoning districts. These districts are; Community Facilities (CF), Local Park (PL), Open Space Park (PO), and Regional Park (PR). Staff has identified a need for increased recreational facilities within City owned and operated parks zone Open Space Park (PO).

The Open Space Park zoning district currently allows for several recreational uses which include; boat ramps, children's playground equipment, and exercise and jogging stations. Staff believes that Fitness Center uses if allowed as accessory uses on sites zoned Open

Space Park (PO) would compliment these existing allowed uses and increase the recreational opportunities provided to the residents by these parks.

The Land Development Regulations Schedule A, Land Use Classification defines Fitness Center, Gym, or Health and Wellness Spa as:

FITNESS CENTER, GYM, OR HEALTH AND WELLNESS SPA BUT EXCLUDING MASSAGE PARLOR: A commercial recreation use where the primary emphasis is on providing a facility with exercise equipment and amenities for members or nonmembers who engage in passive or active exercises and related activities performed for health (e.g., physical fitness, improved circulation or flexibility, weight control) and recreational purposes and associated services. This land use includes as accessory and incidental uses lockers, showers, saunas, whirlpools, swimming pools and similar uses.

A health and wellness spa may include such combination of services including massage, massage enhancements, waxing, hair removal enhancements, and facial services, skin care, manicure, pedicure, hair stylists. Health and wellness spa services are performed by State of Florida-licensed (Department of Business and Professional Regulation) barbers, cosmetologists, manicurists, pedicurists, physical therapists, physical therapists assistants, and estheticians and must be performed in a State of Florida-licensed salon/spa facility. A health and wellness spa facility must be two thousand eight hundred (2,800) gross square feet or larger.

This land use may be classified as a recreation use if not primarily established for financial gain and if located within a recreational zoning district or within a residential zoning district and intended to serve the residents of the residential development.

Staffs goal in proposing to allow Fitness Center uses and structures within Open Space Park Zoning district is to allow such specific uses as a gym, work-out room, instruction fitness classes, and similar to residents within the community.

The objective of this ordinance amendment is to amend Article III, zoning districts, Section 3.5, Recreational Zoning Districts, Section 3.5.1 Open Space Park (PO) Zoning Districts, section 3.5.1.C. Accessory Uses and Structures, and amend Schedule B. Allowable Uses, Section B-2 Uses allowed in Non-residential Districts.

## **II. Proposed Ordinance**

SECTION 1. Land Development Regulations (LDR), ART III, Zoning Districts, Section 3.5 Recreational zoning districts, Section 3.5.1 Open Space Park zoning district, Section 3.5.1.C. Accessory uses and structures standards and requirements is amended as provided below

Sec. 3.5. - Recreation zoning districts.

3.5.1. *Open Space Park (PO) zoning district.*

A. *Purpose and intent.* The purpose of the Open Space Park (PO) district is primarily to preserve the aesthetic and scenic value associated with open land

and water. The Open Space Park (PO) zoning district is intended to allow passive recreation uses and to allow outdoor and limited indoor accessory uses. The PO zoning district corresponds to the Recreation and Open Space future land use designation in the Future Land Use Element of the Comprehensive Plan.

B. *Permitted principal uses and structures.* The following types of uses are allowed within the PO district as a permitted use:

1. Open space, such as open fields, green space, water bodies and water management tracts within developments and pathways, such as boardwalks, sidewalks, bicycle paths, greenways, exercise and jogging paths, pedestrian bridges, and interpretive trails, whether open or covered, but excluding bridal paths; and
2. Boat ramps and docks for maintenance; and
3. Essential utilities and services.

C. *Accessory uses and structures.* The following uses are allowed when part of, or accessory to, the principal use:

1. Benches and shelters;
2. Boat ramps and docks, but limited to canal maintenance purposes;
3. Bus bays, bus shelters and benches and other transit amenities;
4. Children's playground equipment, such as merry-go-round, slides, and swings;
5. Exercise and jogging stations;
6. Fences and walls;
7. Fitness Centers;
- ~~7-8.~~ Landscaping, including creation of wetlands and uplands;
- ~~8-9.~~ Lighting, low intensity pedestrian-scaled;
- ~~9-10.~~ Maintenance and storage facilities, both indoor and outdoor;
- ~~10-11.~~ Parking and driving areas, such as accessways, bicycle racks, and driveways;
- ~~11-12.~~ Refuse area, such as compactors, dumpsters and enclosures;
- ~~12-13.~~ Restrooms and rest areas;
- ~~13-14.~~ Sculptures, waterfalls, water fountains and other decorative water features;
- ~~14-15.~~ Signs, such as decorative and informational signs.

D. *Special exception uses and structures.* The following uses are allowed as special exception uses within the PO district:

1. Camping, temporary;
2. Live entertainment, outdoors;

3. Telecommunication facilities, such as support structure, equipment buildings, and antennas, consistent with Article III, Part 5.0.

E. *Review and approval process.*

1. The use of any land within the PO zoning district shall require site plan approval by the Planning and Zoning Board or site plan modification approval by the Development Review Committee consistent with Article IV, Development Review Requirements, Part 5.0., Site Plan.
2. A special exception use must be approved or approved with conditions by the City Commission consistent with Article IV, Development Review Requirements, Part 4.0., Special Exception Use.

F. *Development standards.* All standards for the development or use or both of PO zoned property shall be established pursuant to the special exception use process, the site plan or site plan modification process, or any combination of the above.

G. *Supplemental district regulations.* The supplemental district regulations in Article III, Part 6.0., and Schedule J. shall apply except as modified below.

1. *Off-street parking and loading.* The site plan or site plan modification review process shall be used to determine the number and location of required parking and loading spaces.
2. *Outside storage.* Equipment and loose materials shall be stored in designated areas provided that such areas shall not be located along collector or arterial roadways or across from residential properties. Such areas shall be screened or hidden behind an opaque fence or wall and landscaping and shall be substantially screened from view from abutting properties and the public right-of-way as viewed from ground level. Substantially screened means that at least seventy (70) percent of the use must be hidden from view.

H. *Special regulations.* (Reserved).

**SECTION 2. Land Development Regulations (LDR), SCHEDULE B, Allowable Uses, Section B-2 Uses Allowed in Non-residential Districts is amended as provided below**

*B-2. Uses Allowed in Non-residential Districts.*

Land Use Category	CO	CN	CG	CC	CW	CE	IL	PO	PL	PR	CR	S-1	CF	UT	<u>Not Zoned</u>
Accessory Uses <sup>1</sup>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Adult day care	SE		SE		SE										

Alcoholic beverage establishment <sup>1</sup>																			
• Bars and taverns	SE		SE	SE	P <sup>2</sup>	P <sup>2</sup>													
• Hotel bar	SE		SE	SE															
• Package store			SE	SE															
• Restaurant bar	SE		P	P	P	P													
Amphitheatre, arena, movie theatres and performing arts center <sup>1</sup>																			
• Minor with 499 seats or less						P			SE	P						P			
• Major with 500 seats or more						SE			SE	SE						SE			
Amusement room, game room, recreation center <sup>1</sup>			SE	P <sup>2</sup>	SE	P <sup>2</sup>			P		SE	A							
Animal hospital			P	P												P			
Athletic courts (e.g., basketball, croquet, lawn bowling, handball, netball, tennis and shuffleboard)									P	P	P					P			
Athletic field, (e.g., baseball, cricket, croquet, football, lawn bowling, soccer, etc.)																			
• Daytime use									P	P		P	P						
• Nighttime use (where field lights exceed a 25' height)									SE	SE									
Auctions <sup>1</sup>			P																
Auditoriums and convention halls						A <sup>2</sup>										P			

Automobile repair			SE				P							
Automobile sales, car rental (outdoor)			SE	SE			P							
Automobile sales, car rental (indoor)			P	P	P <sup>3</sup>		P							
Bandshell								SE	SE					
Banquet hall										A		A		
Batting Cage and pitching machines, archery range but excluding gun range								P	A		P			
Billiard or pool parlor			SE	SE	P	P		P		A				
Bingo parlor <small>Art. III, Sec. 5.8</small>			SE	SE		SE				A		SP		
Boat ramp and docks														
• Maintenance								P	P	P				
• Recreation									P	P				
Bowling alley <sup>1</sup>			SE	SE	P	P								
Bulk storage of gas, oil and other fuels <sup>1</sup>							SE							
Camping, temporary								SE	A	A				
Car wash			SE	SE										
Check cashing/Pay Day Loan Store			N	N										
Childcare <sup>1</sup>														
• Day	SE			SE					SE	SE				

• Evening	SE			SE					SE	SE				
• Weekend	SE			SE					SE	SE				
Clubs: Athletic (e.g., aquatic, golf, tennis, soccer), country, fraternal, private, social	SE		SE	SE	P	P					A <sub>2</sub>		SE	
Commercial kennel (enclosed building)			SE	SE										
Commercial, radio, T.V., microwave and telecommunication towers	SE	SE	SE	SE	SE						SE	SE	P	
Community gardens <sup>1</sup>													P	
Community service (outreach service)		SE												
Concession facilities									A	A				
Consignment shop			P	P	P									
Convenience stores <sup>1</sup>		P	SE	SE	SE									
Correctional and judicial facilities <sup>1</sup>			N	N									N	
Dance Hall						P								
Data processing and computer centers	P		P	P										
Diagnostic laboratory testing facility			P	P									P	
Domestic and Business Service <sup>1</sup>			SE	P		P								
Education <sup>1</sup>														
• College and university				SE		SE							SE	

• Instructional	P	P	P	P	P <sup>2</sup>	P <sup>2</sup>			A <sup>2</sup>	A <sup>2</sup>			SE		
• Pre-school	SE	P		SE									SE		
• Primary and secondary, Public schools	SE			SE			SE						SE		
• Primary and secondary, charter and private schools <sup>1</sup>	SE		SE										SE		
• Remedial		P	SE										P		
• Training	P	P	P	P	SE	SE <sub>2</sub>	SE		A <sup>2</sup>	A <sup>2</sup>			P		
Essential utilities and services	P	P	P	P	P	P	P	P	P	P	A	P	P	P	
<u>Food Distribution Center</u>													<u>N</u>		
Financial institutions <sup>1</sup>															
• Walk-up	P	P	P	P	SE	P									
• Drive-through	SE		SE	SE											
Firearm and ammunitions sales <sup>1</sup>			SE												
Fishing										P					
Fitness center, gym, health and wellness spa	SE		P	P	P	P	SE	A	P		A	P	P		
Flea market <sup>1</sup>															
Freestanding and mobile vendors					P <sup>2</sup>	P <sup>2</sup>									
Funeral establishments <sup>1</sup>			SE	SE											
Gas or service stations <sup>1</sup>			SE	SE											

Golf course and golf driving range									P	P	P <sup>2</sup>			
Golf course, Mini <sup>1</sup>			P	P		P						P	P	P
Government administration services, maintenance building and outdoor storage of equipment and vehicles <sup>1</sup>	P	SE	P	SE			P					P	P	P
Grocery store			P	P										
Helipad, Heliport <sup>1</sup>							SE						SE	
Holiday sales <sup>1</sup>			SE/L	SE/L	SE/L	P			SE	SE				
Horticulture (i.e., garden store, nurseries and greenhouses) <sup>1</sup>			A											
Hospitals													SE	
Hotel or motel <sup>1</sup>	SE		SE	SE		P								
House of religious worship <sup>1</sup>	P	P	P	P	P	P/A	P		P/A	P/A	A <sub>2</sub>	A <sub>2</sub>	P/A	
Jewelry store			P	P	P									
Junkyards <sup>1</sup>							SE							
Laboratories, research, film or testing							P							
Laundromat, self service			SE	SE										
Laundry and Dry cleaning, full service			P	P										
Libraries, Museums and cultural facilities	P		P						P	P			P	

Limousine service and taxi stand 1						SE 2									
Live entertainment 1															
• Indoors			SE	SE	P	P			P	P	P		P		
• Outdoors	SP		SP	SP	SP	P	SP	SE	SP	SE	SP	SP	SP		
Manufacturing 1															
• Brewery, Microbrewery (Taproom Included)					P		P								
• Compounding, processing and storage			SE				SE								
• Assembly, and repair					P		P								
• Stamping, dyeing, shearing, punching of metal not over 1/8 -inch of thickness					P		P								
Medical Marijuana Treatment Center															
Medical Marijuana Health Care Establishment	SE		SE	SE	SE		SE								
Medical Marijuana Dispensing Center															
Mental health facility 1	P		P	P											
Minor food outlet															
Mixed use (with residential use) 1	SE		SE	SE	P	P									
Newspaper publishing and printing					P		P								

Offices <sup>1</sup>																		
• Business and professional	P	P	P	P	P	P												
• Government	SE	SE	SE	SE	SE	P <sup>2</sup>										P	P	
• Medical with non-controlled substance practitioner	P		P	P	P	A2												
• Medical with controlled substance practitioner	SE		SE	SE	SE													
• Medical after hours	SE		SE	SE	SE													
Open space (e.g., natural land, water bodies, greenways and other pathways)							P		P	P	P				P	P		
Outdoor storage <sup>1</sup>								SE	A <sup>2</sup>	A <sup>2</sup>	A <sup>2</sup>							
Parking facility			SE	SE		A					A							
Pattern making							P											
Personal services <sup>1</sup>	A	P	P	P	P	P								A				
Pest control services <sup>1</sup>				SE	P		P											
Pharmacy <sup>1</sup>																		
• Walk-up			P	P														
• Drive-through			SE	SE														
Public parks administration	P		P	P	P		A			P	P	P	P	P				
Public safety facilities and services (Police, Fire, Emergency, Lifeguard)	P		P	P	P	P	P			A	A					P		
Public transit <sup>1</sup>	SP	SP	SP	SP	SP	A	SP							SP		SP		

Publishing, lithography, engraving shop					P		P										
Recycling facility							SE										
Refuse area; dumpster enclosure <sup>1</sup>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Restaurants <sup>1</sup>																	
• Sit Down/High Turnover Restaurant	P		P	P	P	P							P				
• Sit Down/High Turnover-Drive-Through Restaurant			SE	SE	SE												
• Sit Down/Low Turnover Restaurant	P		P	P	P	P							P				
• Fast Food/In-Line Restaurant			SE	SE	SE												
• Fast Food/Drive -Through <sup>4</sup>			SE														
Retail sales <sup>1</sup>																	
• Neighborhood-scale	P	P	P	P	P	P							A				
• Community-scale			P	P	P	P											
• City-scale			SE	P													
• Regional-scale			SE	SE													
<u>Scrap Metal Processing Plant</u>																	<u>N</u>
Self-service storage facility <sup>1</sup>			SE	P			SE										
Sexually oriented businesses <sup>1</sup>							P										

Skating rink but excluding skateboarding			SE	SE		P			P	P				
Small appliance repair		P	P		P									
Small engine repair			P		P									
Special residential facilities (Category 3) <sup>1</sup>			SE									SE		
Specialty food store			P	P	P									
Stadiums <sup>1</sup>														
• Minor 499 seats or less									P	P				
• Major 500 seats or more									SE	SE				
Street and transportation corridors	P		P	P	P		P				P	P	P	
Studios <sup>1</sup>														
• Studio office use			SE		SE		P							
• Studio operations			SE		SE		P							
• Studio production/post-production use			SE		SE		P							
• Studio property			SE		SE		P							
• Studio use			SE		SE		P							
• Support use			SE		SE		P							
Supermarkets <sup>1</sup>			P	P										
Swimming pool <sup>1</sup>	P		P	P	P	A			P <sup>2</sup>	P <sup>2</sup>	A	P		
Tattoo parlors					P									

Telecommunication facility <sup>1</sup>																
• Antenna and equipment	P		P	P	P	P	P	SE	P	P		P	P	P		
• Antenna support structure, freestanding	SE		SE		SE	SE	SE									
Tobacco store <sup>1</sup>		P	P	P	P	P										
Tool, die and gauge shops					P		P									
Transformer and electrical switching station															P	
Veterinary services			P	P												
Warehouse/storage building					P		P									
Water play areas, water slide, tube rides											SE					
Welding shop <sup>1</sup>					SE		SE									
Wholesale establishments							P									

Footnotes:

SE = Special exception use

P = Permitted use

A = Accessory use

SP = Special permit

N = Nonconforming use

L = Promotional license

<sup>1</sup> = See Article III, Zoning Districts, Part 5.0, Special Regulations for Specific Land Use Classifications and Structures for additional requirements.

<sup>2</sup> = See the specific zoning district regulations in Article III, Part 3.0, for special regulations regarding this specific land use.

<sup>3</sup> = These uses will sunset and expire on December 31, 2019 and will no longer be allowed in this district.

<sup>4</sup> = Fast food/drive-through restaurant is not permitted in the General Commercial (CG)/Transect Overlay Zone zoning district along Rt. 441/SR7.

### III. DATA & ANALYSIS

- A. Florida statutes. Section 163.3202, Florida Statutes, requires a local government to adopt land development regulations that implement their adopted Comprehensive Plan. Paragraph 163.3202(2)(b), Florida Statutes, requires the land development regulations contain provisions addressing the use of land and water. Paragraph 163.3213(2)(b), Florida Statutes, defines a "Land development regulation" as an ordinance enacted by a local governing body for the regulation of any aspect of development, including a subdivision, building construction, landscaping, tree protection, or sign regulation or any other regulation concerning the development of land. This term shall include a general zoning code, but shall not include a zoning map, an action which results in zoning or rezoning of land, or any building construction standard adopted pursuant to and in compliance with the provisions of Chapter 553.

*Staff concludes the proposed Ordinance is a land development regulation because it addresses specific land uses and structures in Open Space Park zoning districts areas.*

- B. Article IV, Part 2.0. standards. Article IV, Part 2.0., Section 2.4, Basis for recommendations addresses those factors to be considered when reviewing zoning district amendments, and Sections 2.9 and 2.10 focus respectively on procedural and notice requirements.

1. **Amendment factors.** LDR Article IV., Part 2.0., Section 2.4., requires the Board and City Commission to consider and evaluate zoning changes in relation to all pertinent factors but with reference to six (6) specific factors. The proposed Ordinance is evaluated below against the six (6) identified factors.

- a. The character of the district and its peculiar suitability for particular uses.

*The proposed Ordinance is intended to provide supplemental recreation uses within the community for community members within Open Space Park zoning districts. The staff finds that the character of the zoning district is suitable for the proposed accessory use.*

- b. Conservation of the value of buildings and encouraging the most appropriate use of land and water throughout the City.

*Staff concludes that the proposed Ordinance conserves the value of land by ensuring that the sites within the subject zoning district are being best used to serve the residents of the surrounding community by providing healthy recreational opportunities.*

- c. The applicable portions of the adopted City Comprehensive Plan and programs such as land use, trafficways, recreation, schools, neighborhoods, drainage and housing and so forth.

*Staff finds the proposed Ordinance is generally consistent with Future Land Use Element (FLUE), Objective 2.20., Land Development Regulations, which provides in part "Maintain Land Development Regulations promoting well-planned, orderly, compatible, and attractive development."*

- d. The need of the City for land areas for specific purposes to serve population and economic activities.

*Staff concludes that the proposed Ordinance will help to serve the residents with recreational opportunities within City parks zoned Open Space Park.*

- e. Whether there have been substantial changes in the character of development in or near an area under consideration for rezoning.

*Staff concludes that this factor specifically applies to zoning district map and not zoning regulation amendments. Staff finds the proposed Ordinance is not a zoning district map amendment and, therefore, concludes that this factor does not apply to that Ordinance.*

- f. The facts and opinions presented to the Planning and Zoning Board through hearings.

*This Development Review Report includes data and analysis and written findings of fact and conclusions to support staff's recommendation on the proposed Ordinance.*

- 2. **Procedure.** LDR Article IV., Part 2.0., Section 2.9., addresses the procedure for zoning district map or zoning regulation amendments. It requires the Board to make a recommendation to the City Commission at a duly noticed public hearing on changes to the zoning district map and zoning regulations and for the Board to forward its recommendation to the City Commission.

*Staff has placed the proposed Ordinance on the Planning and Zoning Board regular June 2020 public hearing agenda, being held on January 23, 2020. At that duly noticed public hearing, the Board will consider the*

*proposed Ordinance, this Development Review Report, all other relevant and substantial competent evidence presented at the hearing, make a recommendation, and forward to the City Commission their recommendation on the proposed Ordinance and all supporting evidence.*

3. **Amendment notice.** LDR Article IV., Part 2.0., Section 2.10., addresses public notice. Subsection 2.10.1., requires a change in zoning be published in a newspaper of general circulation in Broward County at least 10 days prior to the date of the hearing.

*The PZD has caused a legal notice of the Planning and Zoning Board public hearing to be published in the Sun-Sentinel, a newspaper of general circulation within the City and Broward County, on or before June 13, 2020, or at least 10 days before the public hearing date. The proposed Ordinance is identified within the published legal notice. Proof of publication is on file with the PZD and is included herein by reference. Thus, the PZD concludes the proposed Ordinance has been duly noticed consistent with the standards and requirements of LDR Article IV., Part 2.0., Section 2.10.*

#### **IV. ATTACHMENTS**

Attachment A: Proposed Text Amendment

#### **V. FINDINGS AND CONCLUSIONS**

Based upon the information contained in this Development Review Report, the following findings of fact and conclusions of law are offered:

- A. Staff has proposed an Ordinance of the of The City Commission of Lauderhill, Florida amending the Land Development Regulations pertaining to Open Space Park (PO) zoning districts within the City of Lauderhill amending Article III, zoning districts, Section 3.5, Recreational Zoning Districts, Section 3.5.1 Open Space Park (PO) Zoning Districts, section 3.5.1.C Accessory Uses and Structures; amending Schedule B. Allowable Uses, Section B-2 Uses Allowed in Non-residential Districts; providing for findings and conclusions; providing for conflicts; providing for an effective date.
- B. Staff finds that LDR Article IV., Part 2.0., Section 2.4., requires a proposed LDR amendment be evaluated against six (6) specific factors. Staff finds the proposed Ordinance has been evaluated against the six (6) identified factors and concludes the proposed Ordinance generally is in conformance and furthers those factors.
- C. Staff finds the proposed Ordinance amending the LDR is scheduled for a duly

noticed Board public hearing on June 23, 2020. At that public hearing, the Board will review and make a recommendation to the City Commission on the proposed Ordinance.

- D. Staff finds the proposed Ordinance has been published in the legal notice section of the Sun-Sentinel, a newspaper of general circulation within the County, at least 10 days before the Board public hearing.

## **VI. ALTERNATIVE ACTIONS**

The Board/LPA has one of the following alternative actions at its disposal:

- A. Enter into the record the Development Review Report and all other substantial competent evidence presented at the hearing, adopt the findings and conclusions contained herein, and forward the record to the City Commission with a recommendation that the proposed Ordinance be adopted.
- B. Enter into the record the Development Review Report and all other substantial competent evidence presented at the hearing, amend the findings and conclusions contained herein to support the Board's recommendation, and forward the record to the City Commission with the recommendation that the proposed Ordinance not be adopted.
- C. Enter into the record the Development Review Report and all other substantial competent evidence presented at the hearing, amend the findings and conclusions contained herein to support any necessary conditions, and forward the record to the City Commission with the recommendation that the proposed Ordinance be adopted with conditions.
- D. Enter into the record the Development Review Report and all other substantial competent evidence presented at the hearing, identify any additional data and analysis needed to support the proposed Ordinance, and forward the record to the City Commission with the recommendation that the proposed Ordinance be tabled for up to six months in order to allow staff time to provide the identified data and analysis needed to make an informed recommendation on the proposed Ordinance.

## **VII. RECOMMENDED ACTION**

- A. PZD recommendation. Staff recommends the Planning and Zoning Board enter into the record this Development Review Report and all other substantial competent evidence presented at the hearing, adopt the findings and conclusions contained herein, and forward the record to the City Commission with a recommendation that the proposed Ordinance be adopted.

- B. Planning and Zoning Board recommendation. The proposed Ordinance is tentatively scheduled for the regular June, 2020 Board hearing, held on June 23, 2020.
  
- C. City Commission action. First reading of the proposed Ordinance is tentatively scheduled on the agenda for the June 2020 City Commission public hearing. If approved or approved with conditions on first reading, the adoption hearing on the proposed Ordinance is tentatively scheduled on the agenda for the June 29, 2020 City Commission public hearing.