



Agenda Item No.

## **DEVELOPMENT REVIEW REPORT**

The matter before the Planning and Zoning Board (Board), sitting as the Local Planning Agency (LPA), is a proposed Ordinance of the city of Lauderhill, Florida amending the Land Development Regulations (LDR) to Schedule A, Land Use Classifications, amending Schedule B, Allowable Uses to include land uses commonly found in Life Style Centers and Arts and Entertainment Districts; amending Schedule T, Commerce Park Overlay District to become the Arts and Entertainment Overlay District; amending Article III, Part 5.0, Special Requirements for Specific Land Use Classifications for land uses commonly found in Life Style Centers and Arts and Entertainment Districts;

The proposed Ordinance 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. *The Planning and Zoning Division recommends the Board forward the record to the City Commission with a recommendation the proposed Ordinance be adopted.*

### **I. BACKGROUND**

Staff has identified a need to add provisions to the Land Development Regulations regarding land uses commonly found in Life Style Centers and Arts and Entertainment Districts.

The objective of this ordinance amendment is to amend Article III, Part 5.0, Special Requirements for Specific Land Use Classifications for land uses commonly found in Life Style Centers and Arts and Entertainment Districts; Schedule A, Land Use Classifications; Schedule B, Allowable Uses to include land uses commonly found in Life Style Centers and Arts and Entertainment Districts; amend Schedule T, Commerce Park Overlay District to become the Arts and Entertainment Overlay District;

## II. Proposed Ordinance

**SECTION 1.** Land Development Regulations (LDR), Schedule A, Land Use Classifications, is amended to add the following as set forth below. (Attachment A)

**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 & 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 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.

**MICROBREWERY, BREWERY, INCLUDING A TAPROOM:** This land use classification includes a brewery or microbrewery, including a taproom that produces of beer and sells 75 percent or more of its beer off-site. Microbreweries sell to the public by one or more of the following methods: the traditional three-tier system (brewer to wholesaler to retailer to consumer); the two-tier system (brewer acting as wholesaler to retailer to consumer); and directly to the consumer through carry-outs and/or on-site taproom and does not operate significant food services

**PERSONAL SERVICES:** A commercial use or activity upon premises and at a scale greater than home industry, established primarily for financial gain and for the provision of frequent or recurrent needed nonmedical services of a business, domestic or personal nature. It does not include mobile collection centers and those services specifically identified elsewhere.

- Personal services includes: installation, maintenance and repairs of business machines, computers, printers, typewriters, and similar specialized business equipment; repairs of household goods, such as bicycles, furniture and re-upholstery, musical instruments, radios, small electrical appliances, small engine repair (less than ten (10) horsepower), and televisions; locksmiths; renting or leasing of small miscellaneous merchandise, products or goods; barber shops, hair and nail salons; clothing rental, dry cleaning pick-up, garment, leather alteration and

repair; body wrapping for weight loss or cellulite reduction; self-service laundromat, and shoe repairs.

- Personal services includes massage services by persons who are licensed as a massage therapist under Chapter 480 of the Florida Statutes and performed under one of the following situations:

1. A massage of the upper body or feet and lower legs while fully clothed and seated in a chair or salon station, administered in a commercial space which is less than 2,800 gross square feet.
2. A massage administered in a hospital, medical clinic or in the office of a physician, chiropractor, osteopath, nurse, or physical therapist licensed by the State of Florida.
3. A massage administered in a nursing home, convalescent care facility, assisted living facility, progressive care facility, life care facility, or as part of a licensed home health care program (such as hospice, for example).
4. A massage administered at an organized public event, such as a health fair or sporting event, which is open for participation or viewing by the general public.
5. A massage administered in a Health and Wellness Spa facility 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 & 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 2,800 gross square feet or larger

- Personal services does not include funeral home services, tattoo services, massage services except as described above or any sexually oriented business.

**SECTION 2.**

Land Development Regulations (LDR), Schedule B, Allowable Uses, B-2. Uses Allowed in Non-Residential Districts., is amended to add the following as set forth below. (Attachment A)

*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
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 1																		
• 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 1																		
• 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 1			SE	SE	p <sup>2</sup>	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 1			P															
Auditoriums and convention halls																		P

Automobile repair			SE		<del>SE</del>		P							
Automobile sales, car rental (outdoor)			SE	SE			P							
Automobile sales, car rental (indoor)			P	P	<del>P</del> <sup>2</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	<del>P</del>	P			P		A			
Bingo parlor <sup>Art. III, Sec. 5.8</sup>			SE	SE		SE					A		SP	
Boat ramp and docks														
• Maintenance									P	P	P			
• Recreation										P	P			
Bowling alley <sup>1</sup>			SE	SE	<del>P</del>	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	<del>SE</del>	<del>SE</del>			SE	SE				
• Evening	SE			SE	<del>SE</del>	<del>SE</del>			SE	SE				

• Weekend	SE			SE	<del>SE</del>	<del>SE</del>			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	<del>SE</del>								
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	<del>SE</del>								
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	<del>SE</del>								SE

• Primary and secondary, Public schools	SE			SE	<del>SE</del>		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 <sup>2</sup>	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
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	<del>P</del>	P	SE		P		A	P	P	
Flea market <sup>1</sup>					<del>SE</del>									
Freestanding and mobile vendors					<del>p<sup>2</sup></del>	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	<del>SE</del>		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	<u>P</u>								
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 <sup>1</sup>							SE <sup>2</sup>						
Live entertainment <sup>1</sup>													
• Indoors			SE	SE	<u>P</u>	P			P	P	P		P
• Outdoors	SP		SP	SP	<u>SP</u>	P	SP	SE	SP	SE	SP	SP	SP
Manufacturing <sup>1</sup>													
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			<del>SE</del>		<del>SE</del>		<del>SE</del>							
Mental health facility <sup>1</sup>	P		P	P										
Minor food outlet														
Mixed use (with residential use) <sup>1</sup>	SE		SE	SE	<del>P</del>	<del>P</del>								
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	<u>P</u>	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	<u>P</u>	P					A		
• Community-scale			P	P	<u>P</u>	P							
• City-scale			SE	P									
• Regional-scale			SE	SE									
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	<u>P</u>								
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	SE	SE	SE	SE		SE	SE	SE
Tobacco store <sup>1</sup>		P	P	P	P	P	<u>P</u>							
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.

### Section 3

Land Development Regulations (LDR), Schedule T, Commerce Park Special Overlay District Amended to be renamed, Arts and Entertainment Overlay District; Schedule T is amended to add the following as set forth below. (Attachment A)

### **SCHEDULE T. - COMMERCE PARK SPECIAL OVERLAY DISTRICT** ~~[9]~~ **THE ARTS AND ENTERTAINMENT OVERLAY DISTRICT**

**Editor's note**— Ord. No. 92-184, added Schedule S, which the editor has redesignated as Schedule T since Ord. No. 92-151 had previously added Schedule S.

Sec. 1.1. - Purpose and administration of district.

The purpose of this Schedule is to describe the specific uses and restrictions that shall apply exclusively to land use in the Arts and Entertainment District ~~Commerce Park~~ of the City of Lauderhill, Florida. The ~~park~~ Arts and Entertainment District is designated herein as a special overlay district. This Schedule defines the boundaries of the district and the goals, objectives and development regulations therein. Any item not specified in this Schedule shall be governed by the Land Development Regulations. In the event of conflicts between the terms of this Schedule and

other provisions of the Code, the terms of this Schedule shall prevail. The Community Development Department will resolve any conflicts.

#### Sec.1.1.1. - Intent

The City's Economic Development Division is working closely with the CRA to transform 38th Avenue and the surrounding commercial warehouse area into a hip, arts and design district with vibrant entertainment and thriving industrial uses.

#### City of Lauderhill Business Improvement District

##### Overview

The primary goal of the Business Improvement District (BID) is to stimulate economic vitality and redevelopment activities within the Eastern Community Redevelopment Agency (CRA). The BID will work continuously on behalf of property owners and merchants to foster an environment that does the following:

- (1) Encourages business attraction and expansion
- (2) Provides funding for Infrastructure Improvements
- (3) Addresses Community Maintenance and Appearance
- (4) Enhances Safety and Security
- (5) Creates Marketing and Promotional Opportunities
- (6) Land acquisition

##### Nature of Proposed Infrastructure Improvements

Accordingly, the proposed BID will include several design elements that are essential to the elevating the design and appearance of the neighborhood. In addition, these improvements will enhance safety and create fluidity with regards to traffic flow in the subject area.

Specifically, improvements will be made in the following areas:

- Addition of on-street Parking
- Widening of Sidewalks
- Landscaping
- Installation of Pedestrian Lighting
- Inclusion of Street Furniture

Additional infrastructure improvements are slated in the areas of paving, storm drainage, pavement marking and signage.

##### District Maintenance

Ongoing community maintenance is essential to sustain the BID's investment in infrastructure and aesthetic improvements. In order to facilitate a consistently high standard of quality with the designated area a minimum of (2) two Full-time Maintenance Workers will be required. Assigned duties for maintenance staff will include but not be limited to the following: Maintenance and upkeep of landscaping, street sweeping, pressure cleaning, grass cutting, weeding, mulching, and daily litter control. In addition, the district will have the ability to hire contractual works on an as needed basis to address additional needs associated with district festivals and/or events.

#### District Safety and Security

As the safety and wellbeing of all patrons and business owners is at the forefront of all BID policies and procedures, the proposed district includes provisions for (2) two sergeants and (6) six police officers. These personnel will work closely with the City of Lauderhill Police Department and the Lauderhill Community Redevelopment Agency to ensure that customers and visitors to the area have a safe and enjoyable experience. Funding will provide for 24/7 monitoring, security services and community policing of the district.

#### BID Marketing & Promotions

The BID will promote and advance the interests of local merchants in the area. As such, the BID will create opportunities for business owners to market their sales and events through its website, social media account and in promotional materials developed by the BID.

#### Land Acquisition

As the area flourishes, we expect land/building acquisition opportunities. As such, the BID will have the ability to acquire, redevelop and/or resale properties to move the district towards its stated goals. Also, funds will be used to make debt service payments should it become necessary to obtain debt financing.

This Arts and Entertainment District is intended to encourage places of cultural consumption - such as art galleries, breweries/brew pubs, visual and performing arts, theatres, cafes, artist studios, personal services, music venues, and public squares for performance along NW 38<sup>th</sup> Avenue. The regulations and intent statements contained herein together comprise a policy blueprint for the Arts and Entertainment District development. Specifically, the district is intended to accomplish the following:

- a. Result in improved living and working environments;
- b. Enhance Lauderhill's tax base by increasing property values through high-quality development, and assisting in the redevelopment of NW 38 Avenue;
- c. Promote development rather than haphazard speculative development that compromises the integrity and the economic health of NW 38 Avenue;
- d. Promote land uses which attract people for specific purposes such as employment, entertainment, business needs, and shopping, as distinguished from land uses which depend largely upon pass-by traffic for business;
- e. Create a showcase Arts and Entertainment District along NW 38 Avenue, which serves as a prominent linkage between NW 19 Street and the Lauderhill Performing Arts Center (LPAC);
- f. Protect the integrity of adjacent residential neighborhoods;

- g. Permit a mix of residential and nonresidential development, including mixed uses within buildings or parcels;
  - h. Encourage visual interest by ensuring the buildings and landscapes are accented rather than their parking facilities;
  - i. Bring buildings to the roadway and ensure proper proportioning to "enclose" the corridor, and provide a sense of place;
  - j. Encourage the use of creative shipping container/pop-up type construction (with second story viewing decks) for an array of different options installed in a pattern designed to be visually stimulating as well as functional;
  - k. Provide for interesting lighting treatments, creative site furnishings and work of local artists;
  - l. Provide for public amenities and pedestrian conveniences;
  - m. Maintain flexibility so as not to restrict creativity in development and design, while producing development that adheres to the intent of the District, contributing positively to the image of the City of Lauderhill.
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Sec. 1.2. - ~~Commerce Park~~ The Arts and Entertainment overlay district delineation.

~~Commerce Park~~ The Arts and Entertainment District, designated herein as a special overlay district is the area beginning 300+ feet east of the northwest corner of Section 31 (centerline intersection of SR 7/US 441 and centerline of NW 19 Street); east 980+ feet along centerline of NW 19 Street; south 1,388+ feet along west side of canal right-of-way; west 32+ feet along property line; south 233+ feet along property line to centerline of NW 16 Street; west 560+ feet along centerline of NW 16 Street to the centerline intersection of NW 39 Avenue; north 280+ feet along centerline of NW 39 Avenue; west 30+ feet; north 990+ feet; west 360+ feet; north 366+ feet to centerline intersection of NW 19 Street; all within the City of Lauderhill, Florida. This Schedule shall apply only to land use within the boundaries so defined.

Sec. 1.3. - Land uses.

- (a) *Permitted land uses.* For the purpose of this Schedule in regulating land, water, and buildings; and heights, bulk, and open space, ~~Commerce Park~~ Arts and Entertainment District is hereby zoned as a ~~C-4 general business warehouse~~ (CW) commercial warehouse district. Within this district, all ~~C-4 general business~~ commercial warehouse district land uses in the Land Development Regulations Schedule B are permitted. ~~In addition, the following uses are permitted within the geographic areas as outlined:~~
  - (1) ~~Retail (indoors) are defined in the Land Development Regulations, shall be confined to storefronts on 38th Avenue, 16th Street and 19th Street but outdoor storage uses are prohibited anywhere within the district.~~
  - (2) ~~Personal services including, but not limited to, repair shops (watches, radios, televisions, store appliances but not vehicular related), tailor shops, photographic studios/labs and~~

printing facilities, beauty and barber shops and nail salons are permitted in the storefronts on 38th Avenue, 16th Street and 19th Street.

- (3) ~~Convenience food stores as defined in the Land Development Regulations. Confined to 38th Avenue between 16 Street and 19 Street and on 16th Street between 38th Avenue and 34th Terrace. Convenience food stores shall not be located closer than one thousand (1,000) feet of one another. Said distance to be measured by a direct line from the closest edge of one store to the closest edge of the other store.~~
- (b) ~~Land use classification. For purposes of administration of this district, the City Planner shall enforce existing and future uses of the Commerce Park in accordance with the uses specifically permitted in this Schedule and in the Land Development Regulations.~~
- (c) ~~Permitted uses for lots and tracts. A site development permit for individual lots or tracts shall be issued upon determination that the proposed use is one permitted in this district, and that the proposed use of the lot or tract conforms with all applicable provisions of this Schedule.~~
- (d) ~~Special regulations on permitted and required uses. In order to insure continued stability in the Commerce Park, the following special limitations are imposed on the location and kinds of uses permitted within the district. These requirements and limitations shall apply to new developments, expansions or changes of uses:~~
- (1) ~~Restriction on ground floor uses. For any developments located in the Commerce Park on 38th Avenue between 16th Street and 19th Street, uses located on the ground level shall be limited to retail, office and personal service uses as listed in 1.3(a). This restriction shall not apply to uses permitted in the Park for which valid leases were executed prior to the adoption of this Schedule.~~
- (2) ~~Permitted uses. This sub article comprises a group of uses permitted by right in the Commerce Park overlay district. Other uses for C-4 districts identified as special exception uses in the Land Development Regulations shall undergo review by the Community Development Department only. In order to serve the purpose of permitting a wide variety of compatible land uses, permitted uses are not limited to any particular number of specified uses. Rather, any use consistent with the purposes of the district and not in conflict with the provisions of this Schedule is permitted. Any use customarily incidental to the permitted use is permitted as an accessory use provided that the incidental use is not itself excluded by the provisions of this Schedule:~~

Communication facilities

Convenience food store (as per 1.3(a))

Dry cleaning establishment

Manufacture, compounding, processing and storage

Manufacturing assembly and repair of furniture

Manufacturing, assembly repair of precision or electrical instruments and appliances

Personal services (as per 1.3(a))

Police and fire facilities

Public parks and buildings

Public and private utilities

Publishing lithography, engraving shop

Retail (as per 1.3(a))  
Stamping, dyeing, shearing, punching of metal not over 1/8 inch of thickness  
Street and transportation corridors  
Tool, dye and gauge shops  
Wholesale establishments  
Warehouse/storage buildings  
Welding shop

(Ord. No. 92-184, § 1, 10-13-92; Ord. No. 05O-03-120, § 1, 3-28-05)

Sec. 1.4. ~~General requirements for buildings and parcels, setback and yards.~~

~~Except as specified otherwise in this Schedule, general requirements for the location and dimension of all buildings, parcels, building setbacks and yards shall conform with Schedule C of the Land Development Regulations.~~

- (a) ~~*Minimum setback lines.* No structure of any kind, and no part thereof shall be placed within fifteen (15) feet from any public property line and ten (10) feet from any side property line. The following improvements are expressly excluded from this setback restriction:~~
- ~~(1) Structures below and covered by the ground.~~
  - ~~(2) Steps, walks, driveways, and curbing.~~
  - ~~(3) Fences or hedges.~~
- (b) ~~*Density.* Lot coverage, including all buildings and paved areas, will not exceed seventy (70) percent of the gross lot area.~~
- (c) ~~*Lighting:*~~
- ~~(1) Well-designed soft lighting of the building exterior shall be permitted, provided that the light source is not visible and that it complements the architecture. Lighting fixtures shall be of a design and size that is compatible with the building and adjacent areas.~~
  - ~~(2) Parking lot, service area, and roadway lighting shall be provided by free-standing fixtures. The material and color of the fixtures will be evaluated in terms of their compatibility with the architecture and natural characteristics in the Park.~~
  - ~~(3) Pedestrian walkways shall be well lit from sunset to sunrise to insure the safety of pedestrians.~~

(Ord. No. 92-184, § 1, 10-13-92)

Sec. 1.5. ~~Signage.~~

- (a) ~~*Signs.* Signs should complement the architectural scale and style of the building and should be designed as an integral architectural element of the building and site to which it principally relates. Each sign must be compatible with signs adjoining premises and shall not compete for~~

attention. Sign criteria shall be submitted to the Community Development Department by the Industrial Design Review Board for approval as outlined in Section 1.11.

- (b) ~~Permitted signs.~~ Permits shall be granted for the following signs, under the terms as required in Schedule I of the Land Development Regulations: ~~ground/directory, painted window signs, paper window signs, fixed projecting signs, wall signs, swinging projecting signs, cantilever signs, banner signs, flags or pennants.~~
- (c) ~~[Allowable conditions.]~~ The following signs shall be allowed only under the conditions listed below:
  - (1) ~~Grand opening signs.~~ Grand opening signs for individual stores are allowed within the first year of a business opening not in excess of fifty (50) percent of glass area if in window. Grand opening banners shall be allowed, but not to exceed a 60 day period of display from the date of opening. This may be a banner and/or pennant type hung from a marquee of an exterior wall or parapet of building of said business.
  - (2) ~~Ground/director signs.~~ One (1) ground/directory sign shall be permitted per building. Such a sign shall be erected at a middle position in front of the building, and shall conform to the color and architectural styles in the Park.
  - (3) ~~Landscaping around signs.~~ Landscaping around ground/directory signs is required as outlined in Section 1.14(c) of Schedule I of the Land Development Regulations.

(Ord. No. 92-184, § 1, 10-13-92)

#### Sec. 1.6. ~~Parking.~~

Of all forms of traffic, pedestrian traffic, followed by bicycle traffic, shall have priority over vehicular traffic in this district. Therefore, the following parking regulations shall apply in the district and shall supersede all parking requirements enacted prior to the adoption of this Schedule:

- (a) ~~Off street loading.~~ Access to accessory off street loading berths shall be provided by existing alleys and streets and the district shall comply with the Land Development Regulations.
- (b) ~~Parking ratios.~~ Upon adoption of these regulations, one (1) parking space nine (9) feet wide and eighteen (18) feet deep shall be required for every three hundred and fifty (350) square feet of building space for all uses. The number of parking spaces required per development shall be determined by the City upon request for development permit. Joint use of off street parking facilities as outlined in Schedule G, Section 1.4 of the Land Development Regulations shall be applicable in this district.
- (c) ~~Parking surface.~~ All parking lots, driveways, and walks will be surfaced with bituminous concrete, concrete, brick or an equal material approved by the Community Development Department.
- (d) ~~Parking grade and drainage.~~ Driveways shall not exceed a grade of 4 percent and all parking lots except those exempted by the Community Development Department shall be graded according to an approved drainage plan. Catch basins, stumps, and underground

~~storm sewers may be required, and all such lots and driveways shall be surfaced with a material to control dust and drainage materials.~~

- ~~(e) — [Parking lighting.] Any lighting used to illuminate an off-street parking area shall be shaded or diffused so as to reflect the light away from the adjoining property and away from abutting traffic.~~

~~(Ord. No. 92-184, § 1, 10-13-92)~~

~~Sec. 1.7. — Streets and sidewalks.~~

~~To guarantee maximum protective measures for pedestrians and bicyclists in the district, vehicular traffic shall be regulated as follows:~~

- ~~(a) — A speed limit of 25 miles per hour shall be posted and enforced throughout the Park.~~
- ~~(b) — Pedestrian crossings shall be provided at each accessway and wherever the Community Development Department shall find such crossings necessary for pedestrian safety.~~
- ~~(c) — Traffic signs, of all types, shall be installed at appropriate junctures as shall be determined by the Community Development Department.~~
- ~~(d) — Sidewalks shall be provided along right of ways on 38th Avenue and 16th Street, and elsewhere in the district as otherwise provided in the City Code.~~

~~(Ord. No. 92-184, § 1, 10-13-92)~~

~~Sec. 1.8. — Landscaping.~~

~~Landscaping shall be designed in accordance with the criteria developed by the Industrial Design Review Board. Such landscaping, including lawn areas, trees, and shrubbery, shall be maintained in excellent condition by cutting, trimming, feeding, watering, and weeding. Each property owner in the district shall be responsible for the construction, installation, and maintenance of functional and aesthetically suitable landscaping on each building site. Such landscaping shall be subject to the design criteria developed and shall be installed only after plans therefore have been submitted to and approved by the Community Development Department.~~

~~(Ord. No. 92-184, § 1, 10-13-92)~~

~~Sec. 1.9. — Recreational facilities and open space.~~

~~The district shall contain, through either dedication or reservation, recreational areas in the form of miniparks in an amount equal to five (5%) percent of the entire geographic area. The purpose of the miniparks is to provide open space to the employees within the area of the district. These miniparks shall not be encumbered with any substantial structure, shall be attractively landscaped and be located on dry land.~~

~~(Ord. No. 92-184, § 1, 10-13-92)~~

~~Sec. 1.10.— Manufacturing and processing performance standards.~~

- ~~(a) — *Smoke.* For the purpose of determining the density of opacity of smoke, the Ringelmann Chart shall be used. All measurements shall be taken at the point of emission of the smoke. In the district, no use may emit from a vent, stack, chimney or combustion process any smoke that exceeds a density or equivalent capacity of Ringelmann No. 1.~~
- ~~(b) — *Noise.* No use in the district may generate noise that has an annoying or disruptive effect upon uses located outside the immediate space. The maximum permissible noise level for uses in the district shall be 60 DB(A), and measurements shall be taken from lot line of the use.~~
- ~~(c) — *Vibration.* No use may generate any ground-transmitted vibration in excess of 0.10 inches per second. Vibration will be measured at the lot line adjacent to the use whereon the vibration occurs.~~
- ~~(d) — *Odor.* The maximum odor threshold is the minimum concentration in air of a gas, vapor, or particulate matter that can be detected by the olfactory systems of a panel of healthy observers.~~
- ~~(e) — *Air pollution.* Any use that emits any air contaminant as defined in Florida State Statutes shall comply with applicable state standards concerning air pollution as defined in the state air pollution control law.~~

~~No development permit shall be issued until the applicant has certified that the appropriate state permits have been received and the project is in compliance with air pollution laws.~~

~~(Ord. No. 92-184, § 1, 10-13-92)~~

~~Sec. 1.11.— Industrial design review board.~~

~~An Industrial Design Review Board will be established whose role is to develop specific design guideline criteria related to site and building improvements, signage and landscaping on property within the overlay district. Design guidelines will emphasize the appearance of the Park: architecture, landscaping, signage, buffering, fencing, and outdoor storage. This board will consist of five (5) members. Four (4) members will represent owners of property in the district and be elected annually by the property owners. The Economic Board Development Manager of the City of Lauderhill shall be a member of the board. This board will develop criteria for the district to include: recommended building styles and colors, sign criteria and landscape criteria. Recommended criteria will be submitted by this board to the Community Development Department for review and approval. The Community Development Department will review permit applications in light of approved criteria. One member of the Industrial Design Review Board will be appointed to the Development Review Committee by the administration, solely to review projects located in this district. Until criteria are developed for signage, landscaping or building design, other provisions of the Land Development Regulations shall prevail.~~

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~~(Ord. No. 92-184, § 1, 10-13-92)~~

Section 4.

Land Development Regulations (LDR), Article III, Part 5.0, Special Requirements for Specific Land Use Classifications is amended to add the following as set forth below. (Attachment A)

Section 5.3 Alcoholic beverage uses.

5.3.3. *Measurement.* The separation standard methodology in Article I, Section 1.5., Definitions, General, shall not apply. Instead, for purposes herein, the distance shall be measured by the shortest route of ordinary pedestrian travel along the public thoroughfare or any walkway made available for public use from the main entrance of the establishment in question to the main entrance of the other establishment.

5.3.4. *Exemptions.* The following are allowable exceptions from the separation standards.

- A. A grocery store, supermarket, a pharmacy, a restaurant, a restaurant bar, an event sponsored or cosponsored by the City, and a hotel bar shall be exempt from any distance requirements of Section 5.3.
- B. Within the Commercial Entertainment (CE), Commercial Warehouse (CW), Arts and Entertainment District Overlay District and Town Center(TC) zoning districts, separation or minimum distance requirements between and among uses licensed by the state and City to sell alcoholic beverages either for consumption on or off premises shall not apply. In addition, the separation or distance requirements for uses licensed by the state and City to sell alcoholic beverages within the CE , Commercial Warehouse (CW), Arts and Entertainment District Overlay District, TC zoning district and establishments similarly licensed outside the district.

**5.3.8.1 Bars, taverns, microbrewery/brewery tap room. This land use is permitted in the CE and CW zoning districts and the Arts and Entertainment Overlay District.**

**5.3.9. Bottle clubs.** Bottle clubs are a prohibited use unless specifically approved by the City Manager

**5.3.13. CE, TC, CW zoning districts and Arts and Entertainment Overlay District.**

- A. *Portability.* In accordance with state and City permitting and licensing requirements, alcoholic beverages sold for consumption on the premises by a vendor may be consumed, held, carried and transported in the original or substitute container, at any location within the CE , TC, CW zoning districts and Arts and Entertainment Overlay District.
- B. *Outdoor sales.* Those vendors, persons or entities within the CE , TC, CW zoning districts and Arts and Entertainment Overlay District licensed under state beverage laws, may sell and serve beer, wine, and alcoholic beverages of any type regardless of alcohol content at any location

within the zoning districts licensed for such sale and under the control of such license, including, but not limited to, sidewalk cafes, outdoor areas designated for food and beverage consumption or both adjacent to and operated in concert with a business operated within enclosed premises, licensed freestanding structures including outdoor bars and kiosks selling food or beverages including alcoholic beverages and pushcart type vehicles, provided that all such vendors or operators of such outdoor facilities vending and serving alcoholic beverages shall be duly licensed by the state and allowed to operate pursuant to the City Code of Ordinances and the Land Development Regulations.

## Sec. 5.26. - Live entertainment.

### 5.26.1. *Live entertainment (indoors).*

A. CR, CF, CW and CE zoning districts and the Arts and Entertainment Overlay District. Live entertainment is allowed as a permitted use in the Commercial Recreation and Community Facility, Commercial Warehouse zoning districts and the Arts and Entertainment Overlay District provided the live entertainment shall occur completely indoors.

1. **The City Manager may repeal the live entertainment use if it is determined to have an adverse impact to the public safety, health and general welfare. A prima facie case for repealing the use shall be established if the City Manager finds that at least three (3) police incidents are attributable to the use within any one-year period.**

B. CC, CG and **CW** zoning districts.

1. *Special exception use.* A special exception use development order from the City Commission shall be required for live entertainment (indoors) in the Community Commercial (CC) and General Commercial (CG) and Commercial Warehouse (CW) zoning districts unless exempted under subparagraph b. below.

2. *Exception.* Live entertainment (indoors) shall be allowed as a permitted use in the Community Commercial (CC), General Commercial (CG) and Commercial Warehouse (CW) zoning districts provided one (1) of the following conditions are satisfied:

- a. The use occupies an entire freestanding building and the property where the building is located does not abut any residential or park zoning districts; or
- b. The use is located on an outparcel, it occupies an entire freestanding building, and the shopping center shields more than ninety (90) percent of the freestanding building from any abutting residential use or park zoning district.
- c. The City Manager may repeal the live entertainment use if it is determined to have an adverse impact to the public safety, health and general welfare. A prima facie case for repealing the use shall be established if the City Manager finds that at least three (3) police incidents are attributable to the use within any one-year period.

C. *Houses of religious worship and schools.* Houses of religious worship and schools, public and private, are allowed to have live entertainment indoors as a permitted use, regardless of the zoning district in which they are located.

D. *Recreation buildings.* Live entertainment indoors shall be allowed as a permitted use within any multiple-family zoning district provided the live entertainment is conducted within a fully enclosed recreation building that is accessory to a multiple-family dwelling unit.

5.26.2. *Live entertainment (outdoors).* Live entertainment (outdoors) may be allowed in any zoning districts subject to the issuance of an administrative special permit by the City Manager. The City Manager shall consider at a minimum the factors in Code of Ordinances Chapter 12, Business Regulations, Article X., Special permits when making a final determination on a special permit for live entertainment (outdoors) and may impose conditions if a special permit is granted.

## Sec. 5.32. - Restaurants.

5.32.1. *General.* The following shall apply to all restaurants, including restaurant bars:

A. *Prohibited hours of operation.*

1. *Arterial and collector roads.* Restaurants fronting on an arterial or collector road shall be closed during the following hours: Monday through Saturday, 2:00 a.m. to 5:30 a.m. and Sundays, 2:00 a.m. to 6:00 a.m.
2. *Local roads.* Restaurant fronting on local roads shall be closed during the following hours: Monday through Saturday, 10:00 p.m. to 7:00 a.m. and Sunday 5:00 p.m. to 9:00 a.m.
3. *Adjustments.* The City Commission, sitting as the Board of Adjustment, may adjust the days and hours of operation for a restaurant through the special exception use process.
4. *Amortization period.* Existing restaurants currently operating within the prohibited days and hours of operation may continue to operate until December 31, 2011. Thereafter, the restaurant will be an illegal nonconforming use.

5. *Exceptions: Hours of operation. Restaurants, Restaurant-Bars and Bars and Taverns located within the CE zoning districts shall be closed during the following hours: Monday – Saturday 4am to 7am and Sundays from 4am to noon.*

Restaurants, Restaurant-Bars and Bars and Taverns and Microbrewery, Brewery also including a Tap Rooms located within the CW zoning district and the Arts and Entertainment Overlay District shall be closed during the following hours: Monday – Saturday 2am to 7am and Sundays from 2am to noon.

5.32.3. *Accessory uses.* The following uses may be deemed accessory to a restaurant.

- A. *Banquet room.* A portion of the restaurant may be made available for private parties provided that the restaurant is made available to the general public at the same time.
- B. *Catering.* Food and meals prepared on the premises may be delivered to another location for consumption off premises.
- C. *Indoor live entertainment.* Indoor live entertainment shall be allowed as an accessory use to a restaurant (or restaurant bar) provided all the following conditions are satisfied:
  1. The restaurant does not exceed a size of two thousand five hundred (2,500) gross square feet;
  2. The restaurant does not include any open area designed or used for dancing;
  3. The restaurant does not have an elevated stage;
  4. The number of performers cannot exceed two (2) persons; and
  5. A cover charge, entrance or similar fee is not charged for admittance.

6. *Exceptions: Indoor live entertainment. Restaurants, Restaurant-Bars and Bars and Taverns located within the CE and CW zoning districts and the Arts and Entertainment Overlay District shall be exempt to 5.32.3.C. 1-5.*

6.7... The City Manager may repeal the live entertainment accessory use if it is determined to have an adverse impact to the public safety, health and general welfare. A prima facie case for repealing the use shall be established if the City Manager finds that at least three (3) police incidents are attributable to the use within any one-year period.

### 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 in commercial areas.*

- B. Article IV, Part 2.0. standards. Article IV., Part 2.0., Section 2.4 addresses those factors to be considered when reviewing a 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 proposes to regulate the Arts and Entertainment District.*

- 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 buildings by the regulation on the location of the Arts and Entertainment District.*

- 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 there is a need for the Arts and Entertainment District along NW38 Avenue to ultimately link the Lauderhill Performing Arts Center(LPAC).*

- 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 2019 public hearing agenda, being held on June 25, 2019. 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 15, 2019, 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 Amendment to Ord. No. 190-07

#### **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 amendment to Land Development Regulations (LDR), amending the Land Development Regulations (LDR) to amend Schedule A, Land Use Classifications, amending Schedule B, Allowable Uses to include land uses commonly found in Life Style Centers and Arts and Entertainment Districts; amending Schedule T, Commerce Park Overlay District to become the Arts and Entertainment Overlay District.
  
- A. 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.
  
- B. Staff finds the proposed Ordinance amending the LDR is scheduled for a duly noticed Board public hearing on June 25, 2019. At that public hearing, the Board will review and make a recommendation to the City Commission on the proposed Ordinance.
  
- C. 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 scheduled on the agenda for the regular July, 2019 Board hearing, being held on July 30, 2019.
- C. City Commission action. First reading of the proposed Ordinance is tentatively scheduled on the agenda for the July 8, 2019 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 August 26, 2019 City Commission public hearing.