File #: 2017-26, **Version:** 2

MOTION TO ADOPT PROPOSED ORDINANCE NO. 2017-26 ON SECOND AND FINAL READING

PROPOSED ORDINANCE NO. 2017-26 IS AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA AMENDING CHAPTER 155 OF THE CITY'S CODE OF ORDINANCES ENTITLED "ZONING CODE," BY AMENDING SECTION 155.146 ENTITLED "COMMUNITY BUSINESS (B-2) DISTRICTS" TO PROVIDE FOR CLARIFICATIONS RELATING TO OUTPARCEL STANDARDS WITHIN 155.146 (H); PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SUMMARY EXPLANATION AND BACKGROUND:

1. The proposed Ordinance revises section 155.146 (Community Business B-2) of the City Code pertaining to general outparcel development to allow for the following:
- Maximum height of outparcel buildings to be 30 feet in height from grade, but may not exceed the height of the principal building on site.
- City outparcel buildings may incorporate design, colors and materials consistent with their individual business brand, but shall not incorporate design, colors or materials of which the architectural review board determines detract architecturally from the theme of the principal building.

2. The Planning and Zoning Board at its December 14, 2017 meeting voted to transmit the proposed Ordinance to the City Commission with a favorable recommendation.

3. The City Commission is concurrently hearing proposed Ordinance No. 2017-23 on tonight's meeting. Proposed Ordinance No. 2017-23 amends the B-3 (General Business) zoning district outparcel regulations consistent with the requirements as amended in this Ordinance by reference.

4. Staff recommends approval of this application.

FINANCIAL IMPACT DETAIL:

a) **Initial Cost:** None.
b) **Amount budgeted for this item in Account No:** Not Applicable.
c) **Source of funding for difference, if not fully budgeted:** Not Applicable.
d) **5 year projection of the operational cost of the project:** Not Applicable.
e) **Detail of additional staff requirements:** Not Applicable.