

STAFF REPORT REGULAR MEETING

AGENDA DATE: December 3, 2024

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2024-17 - First Reading – amending multiple sections of Chapter 23 “Land Development Regulations” to establish definitions, regulations, and performance standards for manufacturing and processing facilities with apparatuses

SUMMARY:

The subject amendments to the City’s Land Development Regulations (LDRs) were drafted to establish definitions, regulations, and performance standards for manufacturing and processing facilities with apparatuses.

BACKGROUND AND JUSTIFICATION:

This amendment seeks to establish a manufacturing and processing facilities with apparatuses use in the Industrial Park of Commerce (I-POC). The applicant is seeking to develop an industrial property for a concrete batch plant. The City currently does not have land development regulations for this type of use. With the applicant’s coordination, staff has prepared language to allow for this type of use and similar uses, including:

- Creating definitions for apparatuses as well as manufacturing or processing facilities with apparatuses.
- Adding language to allow for a temporary use permit to be issued for manufacturing/processing facilities with apparatuses, and correcting references to the Temporary Uses section of the code.
- Creating a new use for manufacturing/processing facilities with apparatuses, revising existing manufacturing/processing uses to including the phrase “without apparatus structure,” and creating a temporary use category for manufacturing/processing facilities with apparatuses.
- Correcting the maximum Sustainable Bonus Incentive height for principal structures and creating standard hours of operation for the zoning district.
- Creating regulations and performance standards for manufacturing/processing facilities with apparatuses, including maximum height of apparatus structures through the Sustainable Bonus Incentive Program.
- Adding standard parking dimensions for oversized vehicles, as well as revising the minimum parking requirements for industrial uses to base minimum parking requirements on total use area rather than on the enclosed use area space.
- Revising the existing design and performance standards for manufacturing/processing/fabrication facilities to correct the height of principal structures, revise the number of silos permitted, and create standard hours of operation.
- Creating regulations and performance standards for manufacturing/processing facilities with apparatuses, including maximum height of apparatus structures; screening for outdoor storage

areas; avoidance of nuisances; separation distance from residential land uses, schools, places of worship, and child care facilities; and perimeter landscaping.

- Creating a temporary use for manufacturing/processing facilities with apparatuses to allow these facilities to temporarily alter their hours of operation.
- Correcting references to the Development Review Official, adding additional references to the goals and objectives in the City's Comprehensive Plan, and allowing for credit to be considered towards the City's Sustainable Bonus Incentive Program.

In early November, the applicant's representative expressed concerns about the proposed revisions to the minimum off-street parking requirement; staff are currently coordinating with the applicant's representative to ensure that parking requirements are not unreasonably high for manufacturing and processing facilities with apparatuses, while still ensuring that business provide adequate off-street parking spaces for industrial uses.

The **Planning & Zoning Board (PZB)** unanimously voted to recommend approval of the proposed text amendments at their November 6, 2024, meeting with the recommendation that the City Commission consider revisions to:

- Exhibit F, line 392 and lines 394-396 to revise the minimum separation distance between manufacturing and processing facilities with apparatuses and certain protected land uses from 400 feet to 375 feet, and to revise the measurement methodology from use area to parcel lines.

The **Historic Resources Preservation Board (HRPB)** unanimously voted to recommend approval of the proposed text amendments at their meeting on November 13, 2024, with the same recommended revisions as the Planning and Zoning Board.

MOTION:

Move to approve/disapprove Ordinance 2024-17 on first reading, and to schedule second reading and public hearing for December 17, 2024.

ATTACHMENT(S):

Ordinance 2024-17
PZB/HRPB Staff Report