

## Supplemental Information for the April 16, 2015 City Commission hearing:

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### Proposed use definitions:

- **Exercise studios definition:** *Establishments primarily engaged in operating health clubs, spas, and similar facilities featuring exercise and other active physical fitness conditioning. This includes establishments providing dance and exercise classes.*
- **Microbrewery definition:** *shall mean a facility that produces no more than fifteen thousand (15,000) barrels per year of fermented malt beverages on site and may include a taproom for sale of beer for on premise consumption or in sealed containers for take-away.*
- **Microdistillery definition:** *shall mean a facility that produces no more than fifteen thousand (15,000) gallons per year of spirituous beverages on site and may include a tasting room in which guests/customers may sample the product. Sale of spirituous beverages in sealed containers for take-away is permitted in accordance with Florida State Law.*
- **Microwinery definition:** *shall mean a facility that produces no more than one hundred thousand (100,000) gallons per year of vinous beverages on site and may include a tasting room for sale of wine for on premise consumption or in sealed containers for take-away.*
- **Medical and diagnostic laboratories definition:** *means laboratories primarily engaged in providing analytic or diagnostic services, including body fluid collection, storage, and analysis, diagnostic imaging, and related services, generally to the medical profession or to the patient on referral from a health practitioner. These facilities include blood banks, plasma centers, and plasmapheresis centers.*

## Proposed regulations for Microbreweries/Microwineries/Microdistilleries:

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### Microbreweries/Microwineries/Microdistilleries.

#### A. Spacing.

1. No establishment may be located within three hundred (300) linear feet of an established place of religious assembly, which distance shall be measured by extending a straight line from the main entrance of the establishment to the main entrance of the place of religious assembly. This spacing requirement shall not apply in the T-5 or T-6 zoning districts.
2. No establishment may be located within four hundred (400) linear feet of any public or private school, duly accredited and offering any grades from kindergarten through the twelfth grade, which distance shall be measured by a straight line from the main entrance of the establishment to the nearest part of the school grounds normally and regularly used in connection with such school program. This spacing requirement shall not apply in the T-5 or T-6 zoning districts.

#### B. Additional regulations.

1. Where abutting property, which is shown for single-family residential use on the future land use map of the comprehensive plan, a Special Use Permit is required. Additionally, any associated tasting or tap rooms cannot exceed 2,500 square feet in size and are limited to a maximum occupancy load of 99.
2. No entrance or exit, except as provided below, connected to any portion of a building normally utilized by patrons of an establishment by a continuous and unobstructed path of travel, shall be located within:
  - a. One hundred (100) linear feet of the district boundary line of a single-family residential land use.
  - b. One hundred (100) linear feet of the lot line of a lot located in a T-3 zoning district.
  - c. Emergency exits may be located within the one-hundred-linear-foot distance requirement described above provided that such exits are controlled by a door equipped with panic hardware, and designed so as to prevent their utilization as an entrance. For purposes of the distance requirements provided in this section, the measurement shall be made by extending a straight line from the district boundary or lot line in question to any entrance or exit. If the building housing the establishment lies within the path of the straight line, then the shortest distance between the door and the boundary or lot line (including the length of the intervening exterior walls of the building) shall be utilized to calculate the distance requirements.
3. All brewing, associated product processing, and tasting or tap rooms shall be conducted entirely within completely enclosed structures.
4. Outdoor storage of materials and supplies shall be prohibited.
5. Truck traffic shall be limited to that normal to similar uses permitted by right in the zoning district.

6. Landscape buffer requirements for incompatible land uses. There shall be a landscape buffer in accordance with the specifications provided in Article IX, Division 2 along the entire common boundary of the lot upon which the establishment is located and:
  - a. The district boundary line of any single-family residential land use.
  - b. The lot line of a lot located in a T-3 zoning district.
7. Special use permit. In addition to all of the above specific requirements, the plan board shall consider the factors and standards for special use permits stated in Article IV and may prescribe appropriate conditions and safeguards as stated in Article IV. In granting a special use permit for a microbrewery, microwinery, or microdistillery the plan board shall consider the factors and standards usual to all special use permits, including the effect of the following factors on surrounding properties, particularly on surrounding properties located in residential districts or districts which contain dwelling units:
  - i. Noise generated by the proposed establishment, considering placement of doors, windows and open spaces and any plans for music or entertainment;
  - ii. Amount of traffic generation and the pattern of its dispersal from the site, considering likely impacts on residential areas or conflicts with other uses; and
  - iii. Hours of activity.