



PLANNING DEPARTMENT  
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**TO:** City Plan Board **Item Number: 1**

**FROM:** Planning and Development Services Staff **DATE: Sept. 25, 2014**

**SUBJECT:** Petition-14-111TCH. City Plan Gainesville. Amend the Land Development Code to allow the manufacturing of hard armor systems products in the Airport Facilities (AF) zoning district..

**Recommendation:**

Staff recommends approval of the petition.

**Explanation**

This is a request by Erik Bredfeldt, Economic Development and Innovation Director on the behalf of Phalanx Systems. Specifically, the request would allow the manufacturing of hard armor systems in the Airport Facilities (AF) zoning district. The company's current operations consists of ballistic testing and engineering activities, with some light kit assembly and shipping functions which is allowed through MG 87 of the Standard Industrial Code (SIC) classification in the AF zoning district.

The company is planning to expand their operations to include the use of hydraulic presses to produce hard armor systems, and coating for hard armor and other potential products. Additionally, the company has indicated that they will increase their cut and sew capabilities to full manufacturing levels with one or more robotic cutting machine, and a bank of specialized industrial sewing machines, that will enable them to produce soft goods and ballistic products in house. The use as proposed would be consistent with changes being proposed in the update of the Land Development Code that moves away from the SIC classification system to a more general system of classifying uses. As currently proposed the new Land Development Code would classify the use as "Light assembly, fabrication, and processing", a use whose principal purpose includes the assembly, fabrication, processing, or packaging of components or products that are derived from previously prepared materials.

This text amendment is also consistent with the Comprehensive Plan and the city's goal to support an innovative economy. In Objective 2.2 of the Future Land Use Element of the Comprehensive Plan, "Innovation Economy means those technology firms and/or entities that bring a new process or technique to the production process and that are often, but not exclusively, related in some manner to the University of Florida-driven research, and are generally represented by sectors such as Agritechology, Aviation and Aerospace, Information Technology, Life Sciences and Medical Technology".

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Staff recommends that Section 30-76 (c) and any associated sections of the Land Development Code be amended to allow the manufacturing of hard armor systems and accessory products in the AF zoning district.

Respectfully submitted,



Ralph Hilliard  
Planning Manager

Attachment: Application



**APPLICATION—CITY PLAN BOARD—TEXT AMENDMENT**  
**Planning & Development Services**



OFFICE USE ONLY	
Petition No. <u>PB-14-001110</u>	Fee: \$ <u>NA</u>
1 <sup>st</sup> Step Mtg Date: <u>NA</u>	EZ Fee: \$ <u>NA</u>
Tax Map No. <u>NA</u>	Receipt No. <u>NA</u>
Account No. 001-660-6680-3401 [ ]	
Account No. 001-660-6680-1124 (Enterprise Zone) [ ]	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) [ ]	

Name of Applicant/Agent (Please print or type)	
Applicant/Agent Name: <u>Ralph Hilliard</u>	
Applicant/Agent Address: <u>P.O. Box 490</u>	
City: <u>Gainesville</u>	
State: <u>Florida</u>	Zip: <u>32607</u>
Applicant/Agent Phone: <u>393-8698</u>	Applicant/Agent Fax:

*Note: It is recommended that anyone intending to file a petition for a text amendment to Chapter 30 of the City of Gainesville Code of Ordinances (Land Development Code) or to the Comprehensive Plan, meet with the Department of Community Development prior to filing the petition, in order to discuss the proposed amendment and petition process. The request will be evaluated as applicable to the particular zoning district or land use category on a citywide basis.*

**TEXT AMENDMENT**

Check applicable request below:		
Land Development Code <input checked="" type="checkbox"/>	Comprehensive Plan Text <input type="checkbox"/>	Other <input type="checkbox"/>
Section/Appendix No.: <u>30-76 Airport Facility District (AF)</u>	Element & Goal, Objective or Policy No.:	Specify:

Proposed text language and/or explanation of reason for request (use additional sheets, if necessary):

Amend the Land Development Code to allow the manufacturing of hard armor systems and armor type products (truck bed liner type materials)

**Certified Cashiers Receipt:**


***No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.***

**CERTIFICATION**

The undersigned has read the above application and is familiar with the information submitted herewith.

Signature of applicant/agent: Ralph Hilliard

Date: 8/18/2014

TL—djw  
8/99

EMILY & MICK STREVE M2000 140392B  
Mick & Emily  
"September Plan Board" - ERIC

**Bredfeldt, Erik A.**

**From:** Justin M. Mowitz <j.mowitz@phalanxsystems.com>  
**Sent:** Tuesday, August 12, 2014 1:12 PM  
**To:** Bredfeldt, Erik A.  
**Cc:** James Coats  
**Subject:** Manufacturing Processes Now and Expected Changes with Expansion

8/13 - 1:57 PM

Dear Eric,

Pursuant to your request, the following summarizes our current manufacturing processes and our future expectations for changes to those processes with the expansion.

Currently, Phalanx's manufacturing processes consist mainly of kit assembly, with some (very little) cut and sew operations, and the attendant shipping and receiving functions. We bring in components manufactured by channel partners, assemble based on Purchase Order, and then ship. We also currently perform certain ballistic testing and engineering activities in house, and will continue to do those activities without significant change.

Once we have affected the expansion, we will be tackling much of what we outsource now, in house. We will begin using hydraulic presses to produce our hard armor systems, and will do coating of the hard armor, and potential other products (think truck bed liner type material). We will also be bringing a water jet cutting machine in to trim pressed materials for hard armor and shields.

We expect to increase our cut and sew capabilities to full manufacturing levels with the addition of one or more Gerber robotic cutting machines, and a bank of specialized industrial sewing machines. These operations will enable us to produce all of our soft goods and ballistic products in house. We expect to see an increase in shipping and receiving operations, as well as an increase in warehousing operations. Still, relatively, warehousing will remain a small portion of the operations, but will require the addition of an electric or propane forklift to aid in the process. All of the increased operations will also yield a need for additional skilled and professional jobs, as well as warehouse and production jobs, so there will be increased vehicular traffic as a result of the expansion.

Hopefully this provides you with an adequate overview in the expected changes in operations as we grow; but if not, please let me know and I'll cover it in more (or less) detail, as needed.

Thanks,

Justin M. Mowitz, Esq.  
*Chief Operating Officer, General Counsel*



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