



## Planning and Development Services

# **PB-16-76 TCH**

## **City Commission July 7, 2016**

**Legistar No. 160124**

**Presentation by Dean Mimms, AICP**

# Background

Similarly named use (*Hard armor systems manufacturing and assembly*) added in 2012 to AF zoning district enabled local high-tech start-up company to operate at Gainesville Regional Airport (GNV)

Phalanx Defense Systems has become very successful, outgrowing its space in former FAA building at GNV

Phalanx designs & manufactures body armor & related safety equipment for public safety workers and US military using previously processed recycled materials

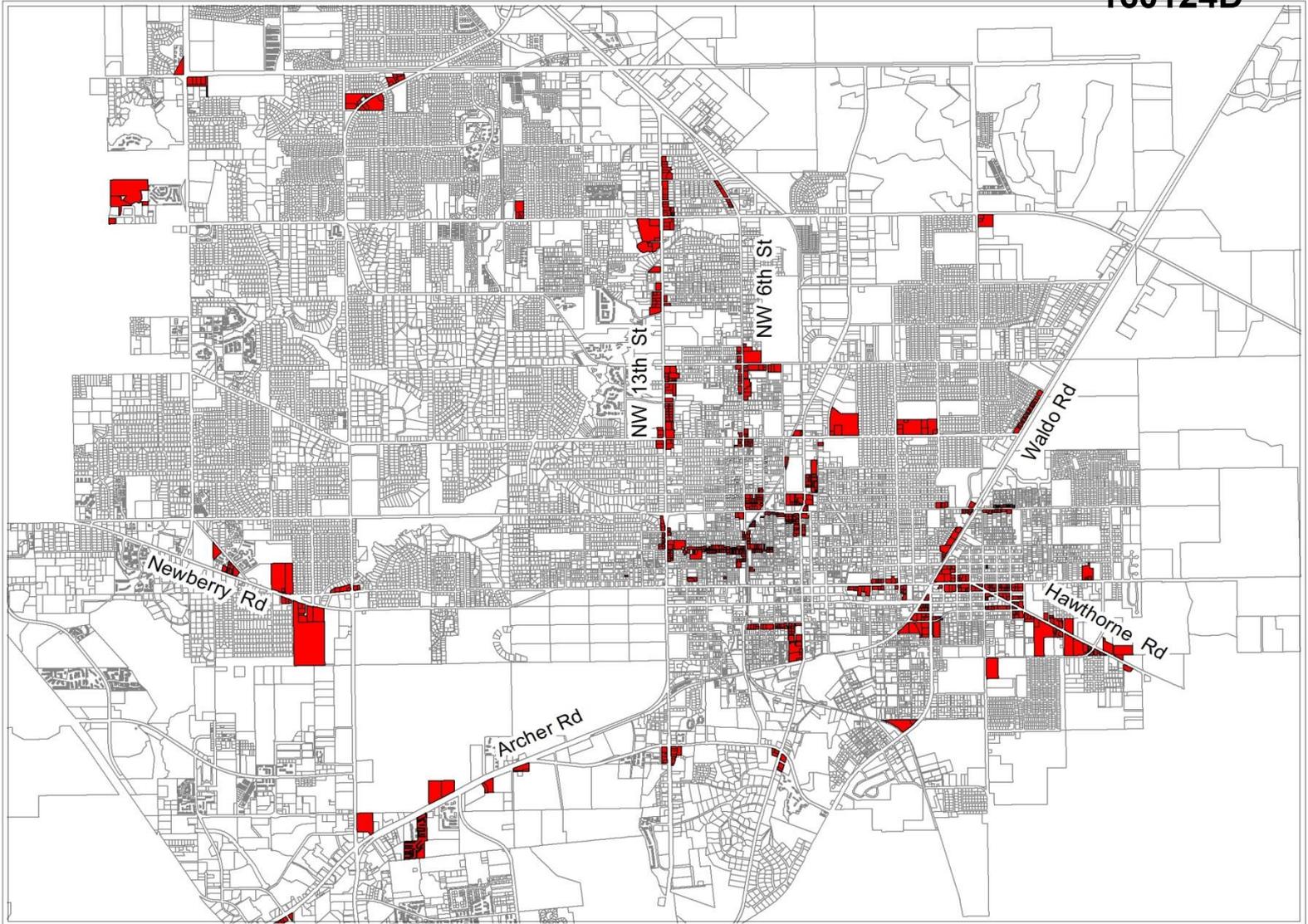
# Petition

Addition of high-tech, low-impact, niche use of *Armor systems manufacturing and assembly* as permitted use, w/conditions, to MU-1 zoning district

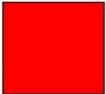
Armor systems include armor safety products & personal protective equipment (such as body armor, bullet proof vests, similar products)

## Among proposed Conditions:

- ✓ Manufacturing & assembly in completely enclosed structures  $\geq$  100 ft. from properties w/residential land use
- ✓ No outdoor storage
- ✓ Loading docks & mechanical equipment must be screened
- ✓ Sound attenuation
- ✓ Indoor gun range as accessory use, strictly limited to product testing & demonstration, sound attenuation required



MU-1 zoned parcels



No Scale

# EXISTING MU-1 ZONING

Petition Number

PB-16-76 TCH

# Recommendation

**City Plan Board to City Commission  
Approve Petition PB-16-76 TCH  
(Plan Board voted 4-2)**

**Staff to City Commission  
Approve Petition & Ordinance**