



Planning and Development Board

June 12, 2018

Quasi-Judicial Process

Quasi-Judicial Process: The audience should refrain from clapping, booing or shouts of approval or disagreement. To avoid potential legal ramification and possible overturning of a decision by the Courts, a public hearing must be fair in three respects: form, substance and appearance.

Quasi-Judicial Process

Time limits will be observed:

- Staff – 10 minute presentation.
- Applicant – 15 minute presentation (unless time extended by consensus of Board).
- Public Comment – 3 minutes per speaker, 5 minutes if speaking on behalf of a group.
- Applicant Rebuttal and Closing Staff Comments – 10 minutes each.



**Agenda Item #4
Application #3137**

**Rezoning from AC to PUD District
Santore and Sons PUD**

QUASI-JUDICIAL

Application #3137

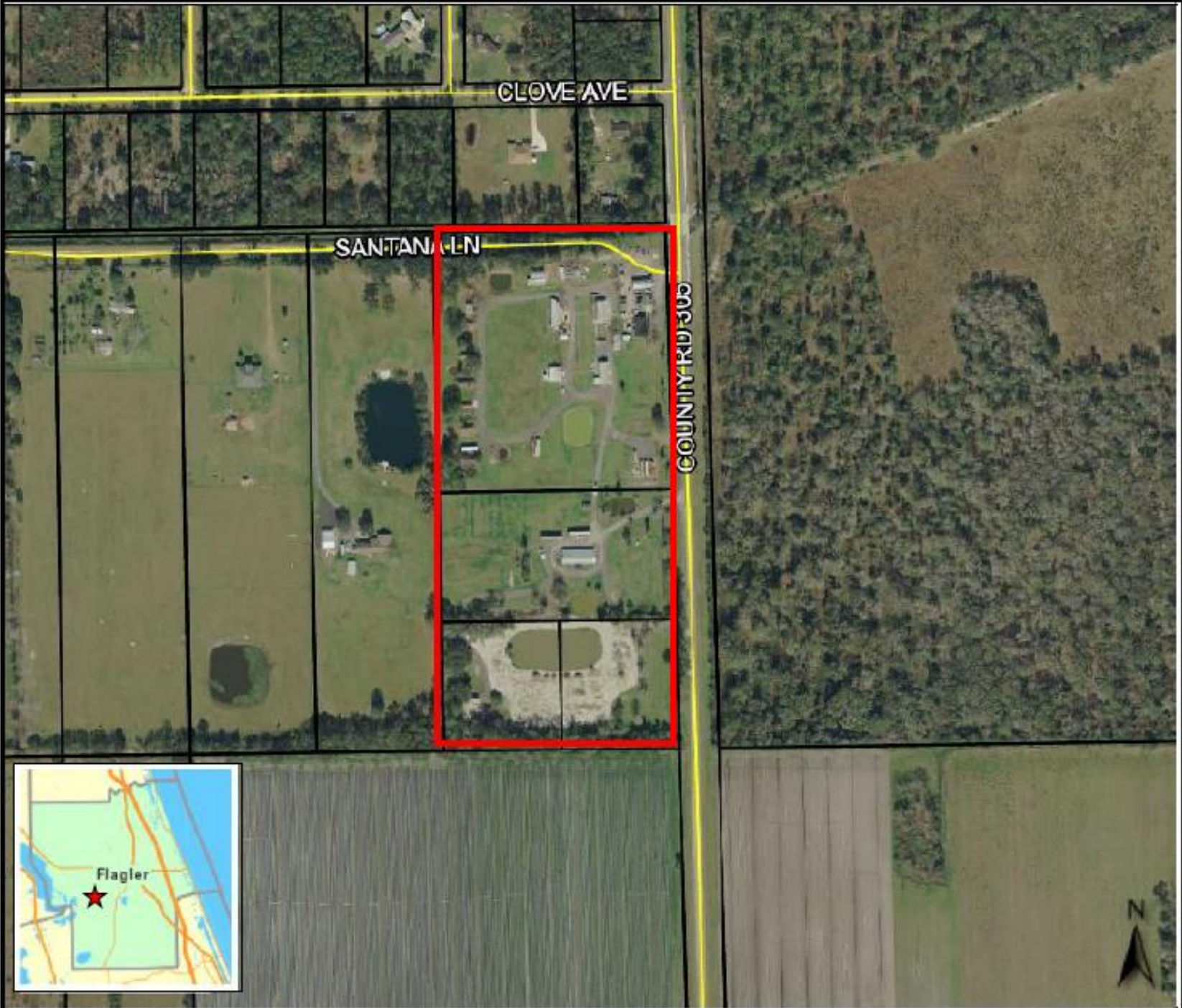
Santore and Sons PUD Rezoning

Existing nonconforming fireworks manufacturing and testing facility.

Increasing demand for product both domestically and internationally.

Constrained by existing AC (Agriculture) zoning, limits access to capital.

PUD rezoning consistent 2013 Future Land Use amendment, allows expansion.





Data Table

(Note: Data Table also includes buildings in future phases)

| # | New buildings/purpose | NFPA 1124-17 item | ATF item |
|---|--|------------------------------|-----------------|
| 7 | - 1.3g magazines | NFPA 1124-17 table 4.6.4.1 | ATF 555.224 |
| 1 | - 'low explosives' magazine | NFPA 1124-17 table 4.6.4.4/7 | ATF 555.218/219 |
| 9 | - new 1.4G workroom, 40'x40'max (100lb max) | NFPA 1124-17 table 4.6.2.1 | ATF 555.222 |
| 1 | - new mixing room, 1.3g/500lb max | NFPA 1124-17 table 4.6.3 | ATF 555.223 |
| 1 | - new drying room (not regulated) | not regulated | not regulated |
| 2 | - new 40x40 non-explosive goods, not-regulated | NFPA 1124-17 appn A.3.3.9.10 | not regulated |
| 1 | - new 50x80 non-explosive goods, not-regulated | NFPA 1124-17 appn A.3.3.9.10 | not regulated |

all existing buildings and magazines retain their current functions.

Notes -- 'clearance lines' around all work buildings and storage sheds are "actual clearance" distances. Their clearance lines MAY overlap. So long as the clearance line of one does not overlap the STRUCTURE in another, then the clearance is sufficient.

The clearance lines around the 8 magazines are 'half-distance' for the purpose of easing layouts. In the case of the magazines - only - the clearance lines themselves must not overlap.

Application #3137

Santore and Sons PUD Rezoning

RECOMMENDATION: The Planning Department recommends that the Planning and Development Board recommend to the Board of County Commissioners approval of Application #3137, amending the zoning classification of a total of 20 acres, more or less, identified as Parcel Numbers 21-12-29-5550-00090-0010, 21-12-29-5550-00090-0030, 21-12-29-5550-00090-0031, and 21-12-29-5550-00090-0032, from AC (Agriculture) to PUD (Planned Unit Development) District, and approval of the Santore and Sons Planned Unit Development, finding that the PUD is consistent with the Comprehensive Plan and the Land Development Code.