



AGENDA ITEM REQUEST FORM

ITEM:

Second and final of two public hearings on Ordinance 3315, an ordinance amending sec. 104-39.B, Allowable Uses in Light Industrial (LI) of the Unified Land Development Code (ULDC).

BACKGROUND INFORMATION:

Ordinance No. 3315, as proposed, will amend Section 104-39, Light Industrial (LI) of the Unified Land Development Code (ULDC). The amendment is being requested following discussion by the City Commissioners to explore the possibility of expanding the allowable uses in LI Zoning District. Staff recommends approval of the ordinance. This item was previously reviewed by the Planning Board on September 14, 2026. The Planning Board voted 4-0 to continue the item to the their regularly scheduled meeting on October 12, 2026 to further consider the proposed distance requirement and definitions concerning water bodies. The Planning Board reviewed this item on October 12, 2026 and recommended approval unanimously (5-0). Staff concurs. The following document(s) are enclosed:

- a) Ordinance No. 3315
- b) Staff Analysis, Report and Recommendation
- c) Maps of Properties Zoned Light and Heavy Industrial

DEPARTMENT HEAD RECOMMENDATION:

The Director of Development Services recommends the City Commission conduct the second and final of two public hearings and approve the ordinance.

Budget Impact

Total budgeted funds:

Source(s) of budgeted funds:

Total non-budgeted funds:

Source(s) of non-budgeted funds?

Is this a Capital improvement as defined in s. 163.3164? ☐

If so, what are the estimated future annual maintenance/operational costs:

☐ Personnel \$

☐ Operating \$

☐ Capital \$

☐ Revenue \$

Requested By: Jiwuan Haley, Planning Manager

Date: 10/19/26

Prepared By: Jiwuan Haley, Planning Manager

Date: 10/19/26

Reviewed By: Michael Fuller, Director of Development Svcs

Date: 10/19/26

Reviewed By:

Date:

Approved By:

Date: