

research zoning codes for the current trend of tiny homes / micro units for future inclusion to our city code, the following vote was recorded:

AYE: Chairman Rose, Members Gonzalez, Labate

NAY: Vice Chairman Jacob, Member Girello

Motion Passed

Vice Chairman Jacob spoke in reference to how nice the upgrades to the **Char Hut Plaza** are.

Member Gonzalez spoke in reference to **traffic and the new alignment of 145th Avenue**.

The following members of the Planning and Zoning Board spoke in reference to traffic and future mass transit projects:

Chairman Rose, Members Girello, Gonzalez

The following members of staff spoke in reference to traffic and future mass transit projects:

Michael Stamm, Jr., Planning and Economic Development Director

Member Labate spoke in reference to **major construction and traffic concerns**:

The following members of the Planning and Zoning Board spoke in reference to major construction and traffic concerns:

Chairman Rose, Members Gonzalez, Labate

The following member of staff spoke in reference to major construction and traffic concerns:

Michael Stamm, Jr., Planning and Economic Development Director

ITEMS AT THE REQUEST OF STAFF:

5. **AM 2018-04**, Discussion and possible action on **micro-breweries – micro-wineries** for incorporation into a future ordinance.

Michael Stamm, Jr., Planning and Economic Development Director, gave a brief overview of the recent trend of micro-breweries – micro-wineries and the need to create zoning regulations for the use.

Microbreweries and Microwineries have become a recent trend in South Florida. In nearby cities, craft beer producers, such as 'Funky Buddha,' 'Hollywood Brewing Company,' and 'Saltwater Brewery,' have been growing in popularity. Microbrewery and microwinery model incorporates small scale production, local distribution as well as on site tasting.

Currently, brewing and distilling are allowed in industrial zone (M-2). Brewing and distilling regulations within the M-2 zoning district have not been amended since adoption of the Code in the 1960's. Brewing and distilling use as written does not distinguish large scale production and distribution of product from the smaller microbrewery / microwinery model. Current Code requirements and Land Use (LU) regulations place limitations for on-site consumption.

City staff introduced the idea of creating microbrewery and microwinery use guidelines to the Planning and Zoning Board at its April 12, 2018 meeting.

Attached to this item is a report produced by staff which provides the Board basic research on microbreweries / microwineries as well as recommendations as to how to incorporate these uses into the Code of Ordinances. The recommendations include the following:

- Add Microbrewery/ Microwinery as a special exception (§ 155.283) in the General Business (B-3) zoning district;
- Parking requirements: 10 spaces for every 1,000 sq. ft;
- Limitations on production and distribution.

Recommendation: Direct staff to work with the City Attorney to draft an ordinance incorporating staff recommendations to the City Commission.

The following members of the Planning and Zoning Board spoke in reference to of micro-breweries – micro-wineries and the need to create zoning regulations for the use:

Chairman Rose, Vice Chairman Jacob, Members Girello, Gonzalez

The following member of staff spoke in reference to of micro-breweries – micro-wineries and the need to create zoning regulations for the use:

Michael Stamm, Jr., Planning and Economic Development Director

On a motion by Member Gonzalez, seconded by Member Girello, to direct staff to work with the City Attorney to draft an ordinance incorporating staff recommendations to the City Commission, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez, Labate

NAY: None

Motion Passed

Michael Stamm, Jr., Planning and Economic Development Director, gave a brief update on the trees removed from CB Smith Park along Pines Boulevard.

He also noted that several businesses have been cited for outdoor storage.

ADJOURN:

Chairman Rose adjourned the meeting at 8:40 p.m.

ADJOURNED:
8:40 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary