



TO: APPLICANT/FILE

FROM: KEV FREEMAN, PLANNING DIRECTOR 

RE: PZCON2024-00003 3301 AVENUE D – TRC PLANNING COMMENTS

MEETING DATE: APRIL 17, 2025

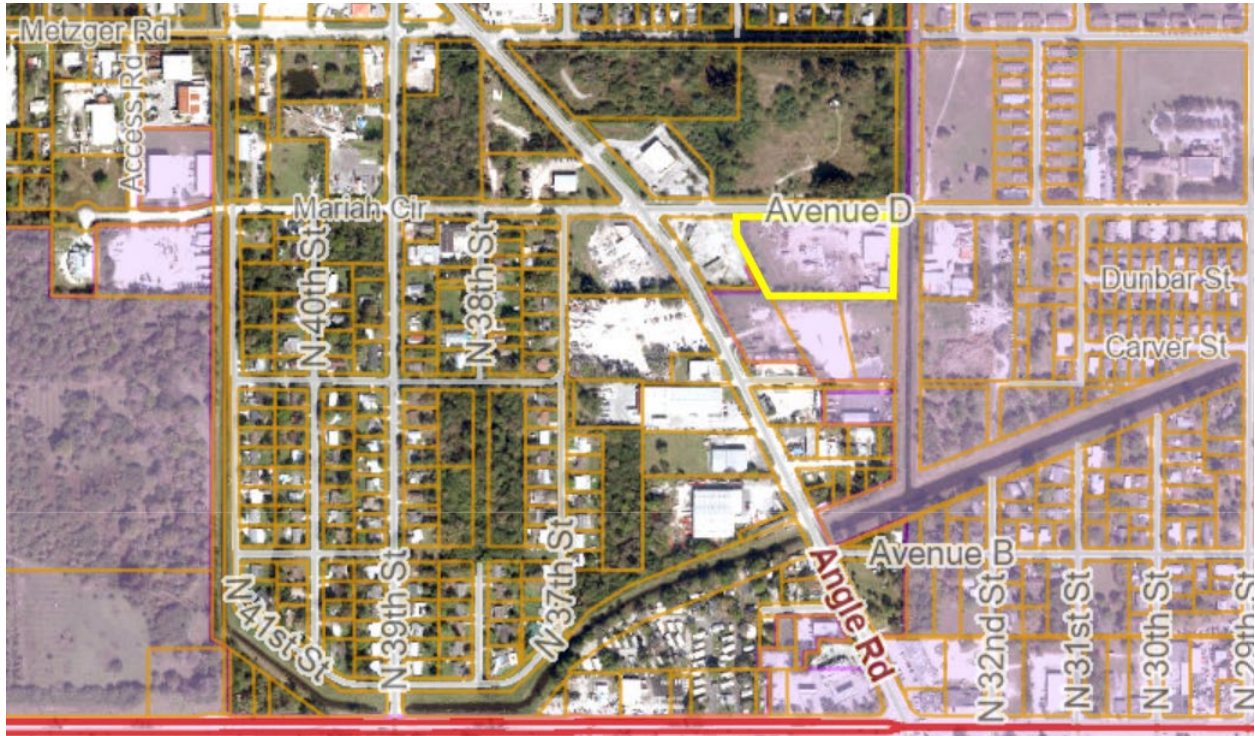
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**RECOMMENDATION - APPROVAL SUBJECT TO OTHER AGENCY COMMENTS**

**General**

A Conditional Use Application and process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare.

**Site Location 3301 AVENUE D**





### ZONING I-1



### FLU - I



#### Sec. 125-204. - Light Industrial Zone (I-1).

**Purpose.** The purpose of this district is to provide for industrial and related uses with limited objectionable external effects in areas that are suitable for such operations due to the desirability of site characteristics, adequacy of utilities, appropriateness of transportation



facilities and other factors. Acceptable manufacturing, warehousing, heavy commercial and similar uses are encouraged. Uses in the district may perform a support role for uses in other industrial areas.

A Recycling Center is deemed to be a Conditional Use within the I-1 Zoning District.

At the time of annexation in 2008 (ORD L-68), the subject property was lawfully being used as a recycling collection center where ferrous and non-ferrous materials were collected, packaged and shipped out to material reprocessing centers.

In 2024, the City discontinued the collection of Business Tax Receipts. In its place, the City Commission established the requirement for a 'Certificate of Uses' for all businesses located in the City, that was to be renewed on an annual basis, similar to the old BTR process. As part of the new compliance review system, the Atlantic Coast property owners have been advised that they are required to complete a new local Conditional Use review (CU without improvements). The use of the property remains the same as it has been for the last 20, or so, years. No changes are proposed.

**Landscaping:**

**Sec. 123-37. - General landscaping requirements.** The site already incorporates a significant landscape and fence at its frontage with Avenue D.



**Comments from other agencies and Departments will be uploaded to the Online Permitting System**

**NOTE:**



Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A municipality shall attach such a disclaimer to the issuance of development permits and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development.