



MEMORANDUM

DATE: October 8, 2020
TO: David L. Recor, ICMA-CM, Director of Development Services
FROM: Nguyen Tran, Director
RE: Special Industrial Use I-1X

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The Special Industrial (I-1X) district is intended to accommodate uses of outdoor storage of materials or equipment, outdoor manufacturing processes, and similar industrial uses that are inappropriate near residential areas and arterial streets. The district may also include some uses that are ancillary to industrial development which provide convenience services to industrial employees as well as some uses that may be inappropriate near residential or commercial districts.

The applicant, Beeline Entertainment Partners, LTD (now Beeline Entertainment Partners, LLC) purchased the former Solid Gold adult entertainment establishment located at 1350 SW 2nd Street which has a zoning designation of I-1X. Although sexually oriented businesses are allowed in an I-1X as a Special Exception, the hours of operation for alcohol sales and consumption are regulated by the City's Code of Ordinances. A Club or Lodge is considered a private club and not subjected to the same restrictions for alcohol beverage establishments. The CRA is concerned that if a Club or Lodge is allowed as a Permitted use in the I-1X, there would be no restriction on alcohol sales, service or consumption past 2:00 am.

The CRA does not support the text amendment which would allow for a "Lodges or Clubs" in I-1X zoning district, unless the sales, service or consumption of alcoholic beverages can be restricted between the hours of 2:00 am – 7:00 am. In addition, this is not ancillary use that supports industrial development.