

Proposed Policy 4.4.31

FUTURE LAND USE ELEMENT

Policy 4.4.31

Pursuant to the authority granted by Sec. 163.3187(1)(c), Florida Statutes, Ordinance 2022-240 for a small scale amendment is approved subject to the following site specific condition:

- The following light industrial uses shall be allowed as principal uses within the Community/General Commercial (CGC) designation on the parcel located at 1082 Dennis Street (RE# 075459 0000) until such time as that portion of the property is redeveloped consistent with the CGC land use category:
 - Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses; and
 - Light manufacturing, processing, packaging or fabricating.
 - Building trades contractors with outside storage yards and heavy construction equipment.

The site specific condition is intended to permit continued operation of an existing industrial distribution operation while supporting a new mixed-use development that is in line with the changing nature of the Rail Yard District area adjacent to the Central Business District (CBD) consistent with FLUE Policies 2.3.1 and 3.3.34. With the exception of the existing industrial operation, the remainder of the site is underutilized and abandoned. The proposed urban infill project introducing vertically and horizontally integrated commercial, office, and residential uses will serve to revitalize the area in furtherance of FLUE Policy 1.1.25. Moreover, the site is located in close proximity to the pending Emerald Trail and McCoys Creek improvements and will advance FLUE Policies 2.7.3, FLUE Objective 3.4 and FLUE Policy 3.4.1. Finally, the proposed mixed-use project addresses challenges identified in the Urban Land Institute Rail Yard District Technical Assistance Panel and furthers objectives outlined in the North Riverside Neighborhood Action Plan and the Kings Road-Beaver Street Neighborhood Action Plan consistent with FLUE Policy 1.1.23.