

Site Specific Policy with L-5359-19C

FUTURE LAND USE ELEMENT

4.4.10

Pursuant to the authority granted by Sec. 163.3187(1)(c), Florida Statutes (2018), Ordinance 2019-228-E 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 when developed as part of a mixed-use development:
 - Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses; and
 - Light manufacturing, processing (including food and drink processing, breweries, wineries, and similar uses, but not including slaughterhouse), packaging or fabricating.
- The mixed use development shall be allowed a maximum of 473 dwelling units.

The site's location in an established mixed use area adjacent to both the Central Business District (CBD) and near the Springfield Historic District provides a mix of residential and supporting commercial uses along with recreation and open space areas (Hogan's Creek Greenway), consistent with Policy 2.3.1. The site is located in close proximity to public transportation, connects to full urban services and is home to an underutilized industrial warehouse built in 1912 according Duval County Property Appraiser data. The revitalization of this site with a mixed use development which establishes the vertical and horizontal integration of commercial, residential, and light industrial (storage, fabrication, maker-spaces, etc.) uses is consistent with Policy 1.1.25. The property for the mixed-use development site includes land within the CBD land use category and the Recreation and Open Space (ROS) zoning district. This portion of the site is being utilized for recreation and open space to serve the residential uses associated with the mixed use development. The property's total acreage, at 60 dwelling units per acre, shall be limited to 473 residential units. Further, the development shall be allowed limited light industrial uses, identified above, to allow for innovative redevelopment of a mixed-use project.