

APPENDIX "B"

Proposed Changes to Comprehensive Plan Policies (to be included in Comprehensive Plan Amendment 2000-1)

Future Land Use Element Policy C-2.4:

The following pertains to the vicinity of Lindell and Federal Highway:

This area extends from the C-15 Canal northward between Federal and Dixie Highways. The area does not include the existing (Honda) automobile dealership but does include the mobile home park north of it. Half of the land is vacant, almost half is underutilized as a substandard trailer park, and a few lots have residences upon them. ~~While any commercial use is allowable, the future use of the property is most appropriate for specialized commercial or recreational activities. An effort shall be made to promote aggregation of parcels prior to any further development.~~ The Lindell /Federal Redevelopment Plan was adopted by City Commission on April 4, 2000. The plan establishes proposed land use designations for the Redevelopment Area. Future development must be in accordance with the provisions of the Redevelopment Plan. Aggregation of parcels is encouraged throughout the Redevelopment Area to accommodate unified development.

~~This redevelopment plan shall be prepared in FY 99/2000 and shall be adopted through a comprehensive plan amendment.~~ ***[Revised by Amendment 99-1]***

Description of General Commercial Future Land Use Map designation:

General Commercial: This designation is applied to land which is, or should be, developed for general commercial purposes e.g. retail, office, services. Light industrial type uses such as fabrication and assembly are permissible under this designation when located in the special overlay district between Federal Highway and Dixie Highway, north of N.E. 14th Street to the north City limit. A maximum Floor Area Ratio of 3.0 is permitted for nonresidential uses. Residential uses may comprise up to of 50% of the total floor area within the West Atlantic Redevelopment Area (GC Overlay), and up to 15% of the total floor area elsewhere in the City with a GC FLUM designation. Residential uses are permitted either in conjunction with a commercial use, or as a stand alone use subject to Conditional Use approval. Residential density is limited to a maximum of 12 dwelling units per acre, except within the West Atlantic Avenue Redevelopment Area Overlay where the density may exceed 12 units per acre, up to a maximum of 30 units per acre subject to Conditional Use approval and in Redevelopment Area # 6 (Lindell/Federal Highway) where residential densities may be allowed up to a maximum of 16 units per acre subject to Conditional Use approval and the criteria outlined in the Redevelopment Plan for that area.

~~This redevelopment plan shall be prepared in FY 99/2000 and shall be adopted through a comprehensive plan amendment.~~

Housing Element Policy B-2.6 Housing in and near the downtown area, in close proximity to employment opportunities and services, is a critical need. In order to help stimulate demand for new housing in and around the Central Business District, the development of new rental housing projects outside of the TCEA, ~~and N. Federal Highway area , and Lindell/Federal Highway area~~ (formally Redevelopment Area #6) is discouraged.