

## Site Specific Policy with L-5724-22C

### FUTURE LAND USE ELEMENT

#### 4.4.38

Pursuant to the authority granted by Sec. 163.3187(1)(b), Florida Statutes, Ordinance 2022-824 for a small scale amendment is approved subject to the following:

To implement Policy 1.1.25 of the 2030 Comprehensive Plan Future Land Use Element, the following shall apply to this small scale land use map amendment:

- Development shall be exempt from the Community/General Commercial Urban Priority Area Development Characteristic prohibiting ground floor residential uses abutting the roadways classified as arterials or higher on the Functional Highway Classification Map.
- Development shall provide a mix of uses but residential uses shall not be limited to 80% of the development, as outlined within the Community/General Commercial land use category.

The amendment enhances the mix of uses along a commercial corridor within the Urban Priority Development Area. The amendment provides an additional location for residential uses, providing sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses. The site is located in close proximity to public transportation and connects to full urban services.