

## Site Specific Policy with L-5606-21C

### FUTURE LAND USE ELEMENT

#### 4.4.25

Pursuant to the authority granted by Sec. 163.3187(1)(b), Florida Statutes, Ordinance 2021-735 for a small scale amendment is approved subject to the following site specific condition:

To implement Policies 1.1.25 and 1.1.12 of the 2030 Comprehensive Plan Future Land Use Element, the following shall apply to this small scale land use map amendment:

- Single use residential development density shall be calculated on 100% of the CGC portion of the site, and the resulting density yield may be clustered on the MDR portion of the site, leaving the CGC portion of the site to be developed with commercial uses.

The proposed development incorporates a mix of land use categories, including residential and commercial, and is adjacent to an established commercial site supportive of a medium density multi-family residential development. The site's location on the Collins Road commercial corridor provides a mix of commercial uses, supportive of a multi-family development. The site is located in close proximity to public transportation and connects to full urban services.