

## Site Specific Policy with L-5443-20A

### FUTURE LAND USE ELEMENT

#### 4.4.23

Pursuant to the authority granted by Sec. 163.3187(1)(b), Florida Statutes, Ordinance 2021-517 for a large scale amendment is approved subject to the following site specific condition:

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

- Development shall be exempt from the mix of uses requirement for developments with a density greater than twenty-five (25) units per acre.

The site has access to full urban services and is located in close proximity to public transportation, supportive of a multifamily development. Development on the site includes an area of ROS dedicated for a City park and an area of HDR. The permitted density of development without a mix of uses in the HDR area supports the regional employment and retail centers located within close proximity of the site. The inclusion of the City park on the site would foster a broader mix of uses in the area.