

Site Specific Policy with L-5609-21C

FUTURE LAND USE ELEMENT

4.4.18

Pursuant to the authority granted by Sec. 163.3187(1)(b), Florida Statutes (2021), Ordinance 2021-628 for a Small-Scale Amendment is approved subject to the following site specific conditions:

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:

- (1) 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; and
- (2) Single use residential development shall be permitted on one hundred percent (100%) of the site.

The site is located along on the Philips Highway commercial corridor which provides a mix of commercial uses that are supportive of a multi-family development. Additionally, the site is located in close proximity to public transportation and connects to full urban services.