

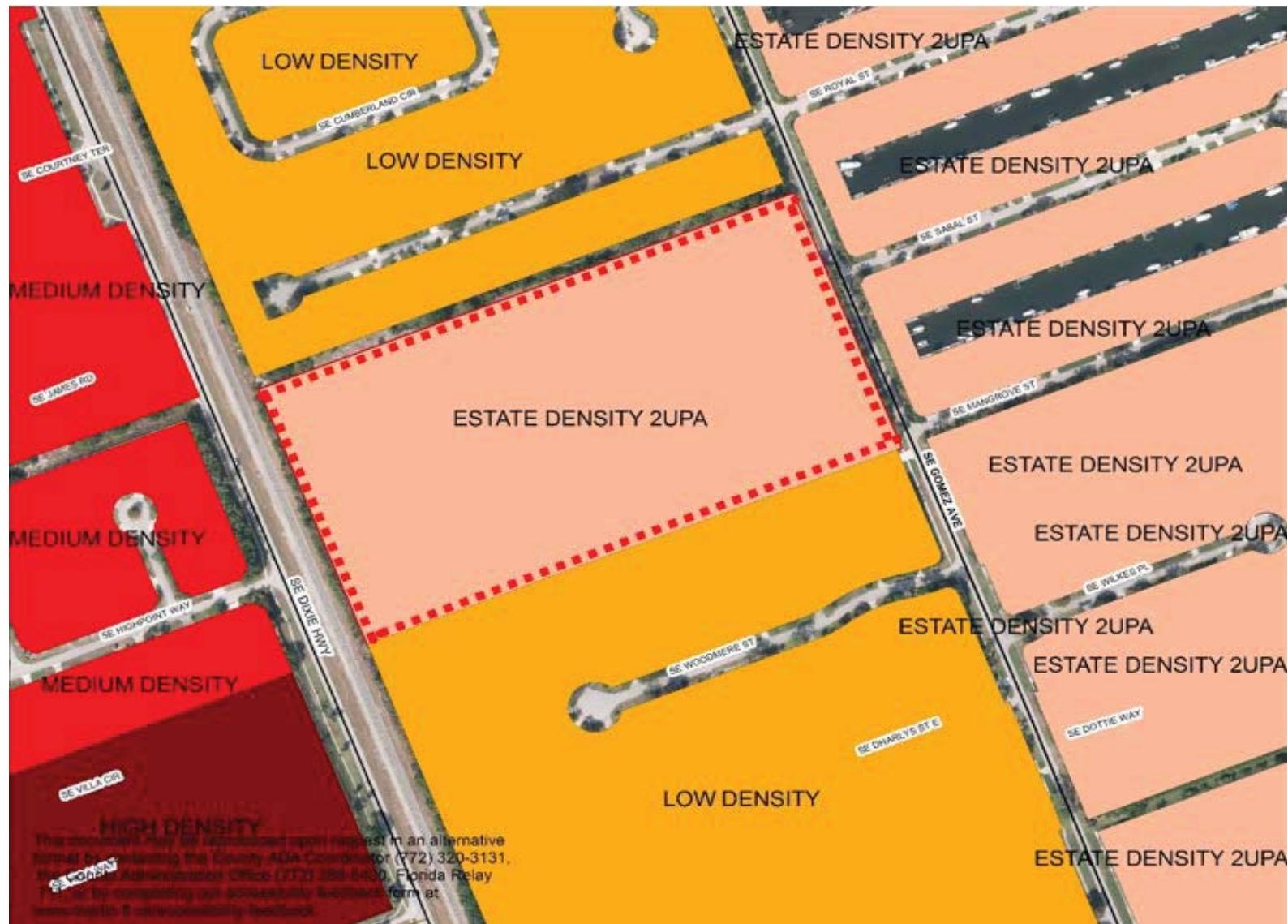
# Powerpoint Presentation

# CPA 19-26

# Sunshine State Carnations

- Proposed FLUM amendment, changing parcel from Residential Estate Density (2 upa) to Low Density Residential (5 upa)
- Subject site: 19.44 acres, located at SE Gomez Ave, in Hobe Sound





- ▶ **North:** Low Density Residential (5 upa).  
Detached single family homes. Developed Density (2.23 upa), SE Royal Street
- ▶ **South:** Low Density Residential (5 upa).  
Detached single family homes. Developed Density (0.94 upa), SE Woodmere Street.

- ▶ **East:** Residential Estate Density (2 upa). Detached single family homes. Developed Density (2.44 upa), SE Sabal Street.
- ▶ **West:** FEC Railroad and SE Dixie Hwy.

## Staff Recommendation : Approval

- ▶ Proposed land use designation is generally compatible to neighboring parcels and their land uses
- ▶ Meets 12 out of 13 criteria that discourages urban sprawl and also meets 8 out the 8 additional criteria that discourages the proliferation of urban sprawl (Section 2.2 of staff report)
- ▶ Staff must also consider 4 criteria when recommending approval. If none of the criteria can be met, staff must recommend denial. Two of the criteria have been met. (Section 2.1 of staff report)

- ▶ Already contains necessary infrastructure such as water and sewer provisions and is located within the PUSD
- ▶ Proposed density allows a maximum of 5 upa. However, the choice of zoning district can restrict the maximum number of units and reduce the density
- ▶ LPA recommended approval of the proposed FLU and recommended a single family zoning district that does not permit 5upa
- ▶ Considering all these factors, staff recommends approval of the proposed change from Residential Estate Density (2 upa) to Low Density Residential (5 upa)