

Powerpoint Presentation

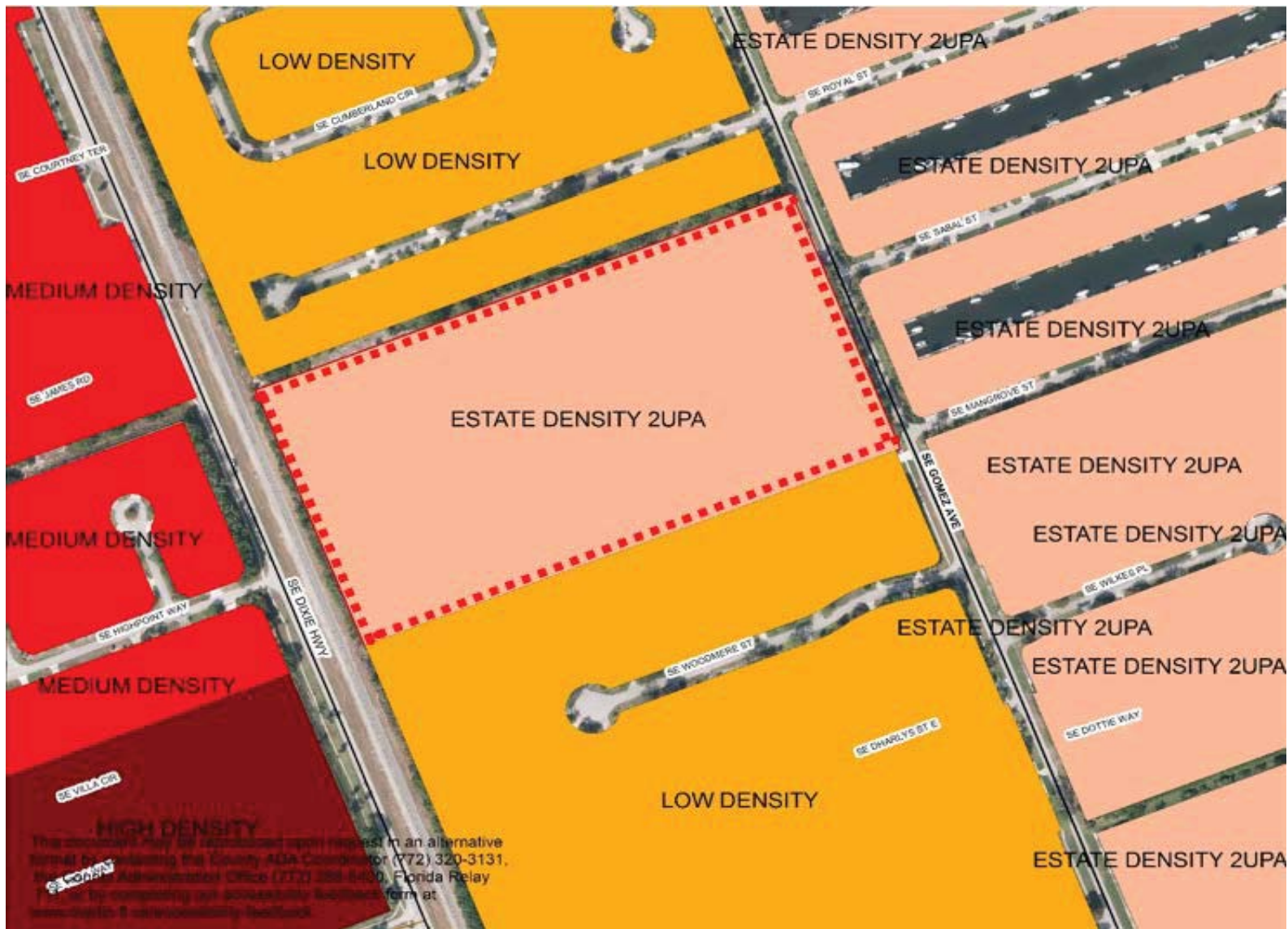
The background features abstract, overlapping green geometric shapes. On the left, a solid lime green trapezoid points towards the center. On the right, a complex arrangement of various shades of green (from light lime to dark forest green) forms a series of overlapping triangles and polygons, creating a dynamic, layered effect. A thin, light gray diagonal line crosses the lower right portion of the image.

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





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- ▶ **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)