

Board of County Commissioners

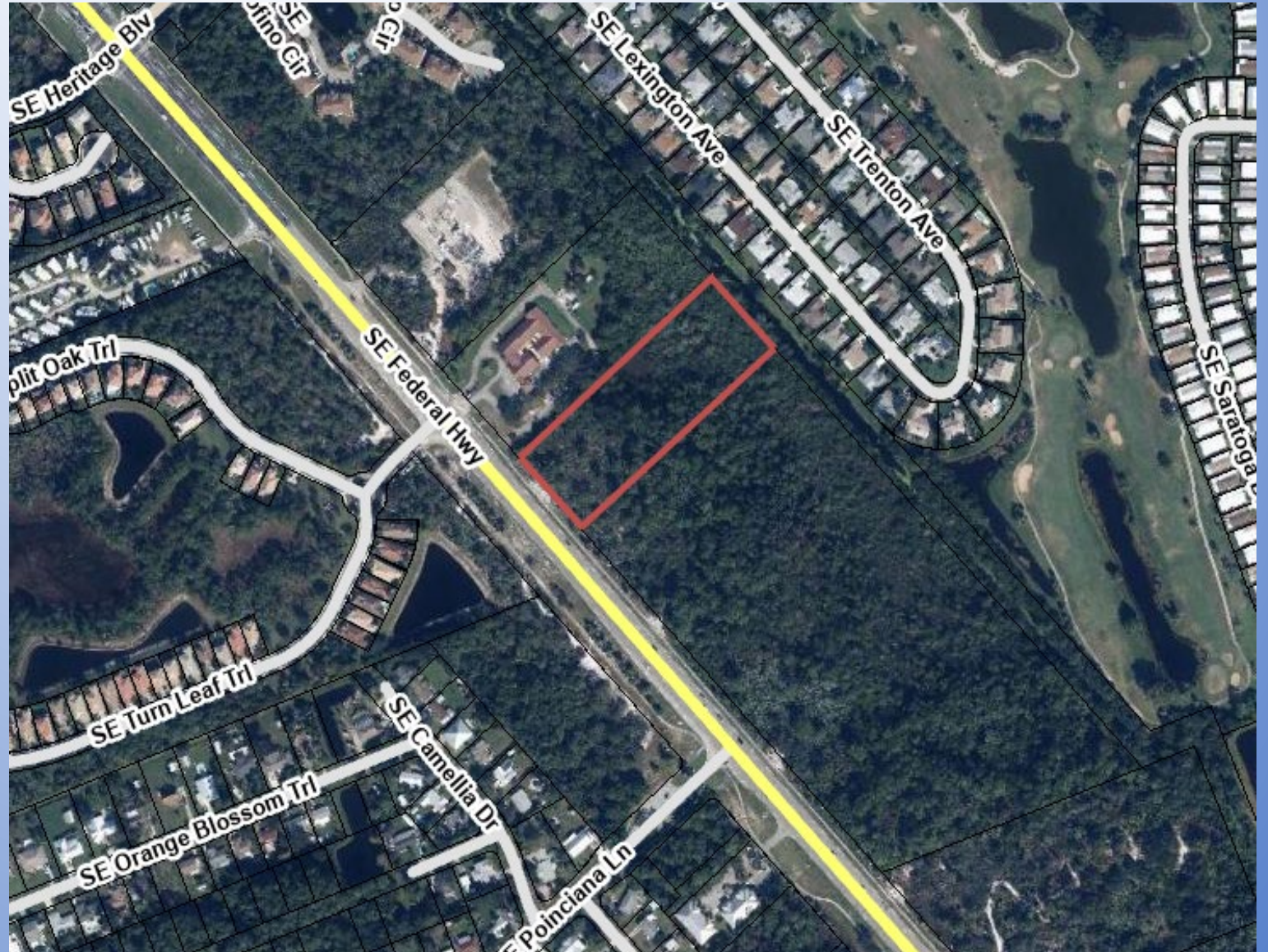
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Senior Planner

# CPA 23-02 Hobe Sound Storage

East Side of S.E. Federal Highway  
South of S.E. Heritage Boulevard  
North of S.E. Poinciana Lane

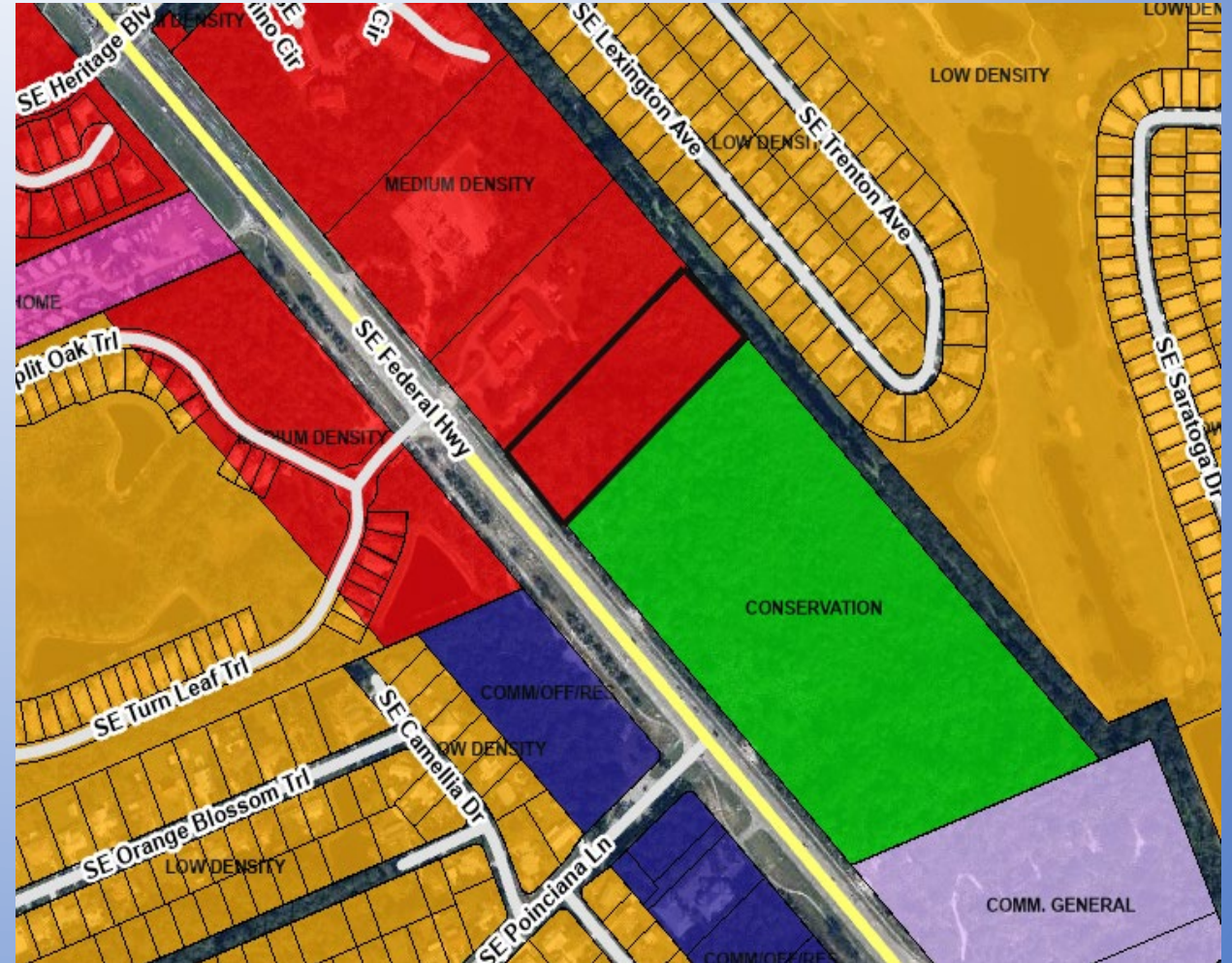
- Proposed FLUM amendment to change 4.01 acres from Medium Density Residential (8 upa) to General Commercial
- Located on the east side of S.E. Federal Highway south of S.E. Heritage Boulevard north of S.E. Poinciana Lane





# FUTURE LAND USE Immediate Area

- **North:** Medium Density Residential
- **South:** Conservation
- **East:** Low Density Residential
- **West:** Medium Density & Commercial/Office/Residential



## Future Land Use Designations

Existing Medium Density Residential	Proposed General Commercial
Reserved for land in the core of the Primary Urban Service District (PUSD) accessible to employment centers	Principally located in highly accessible parts of the USD
Maximum Residential Density: 8 units per acre	General retail sales and services; highway-oriented sales and services; commercial amusement; and trade and warehousing facilities
Maximum Building Height: 40'	Maximum Building Height: 40'
Minimum Open Space: 50%	Minimum Open Space: 20%
	Maximum Building Coverage: 60%



# Hydric Soils

Any existing wetlands on the parcel must be preserved and a 50-foot upland buffer must be maintained between the wetland and development. This may provide buffering for residential uses to the east.

The Hydric Soils picture is **not** a wetland delineation and not equal to a wetland delineation on site.

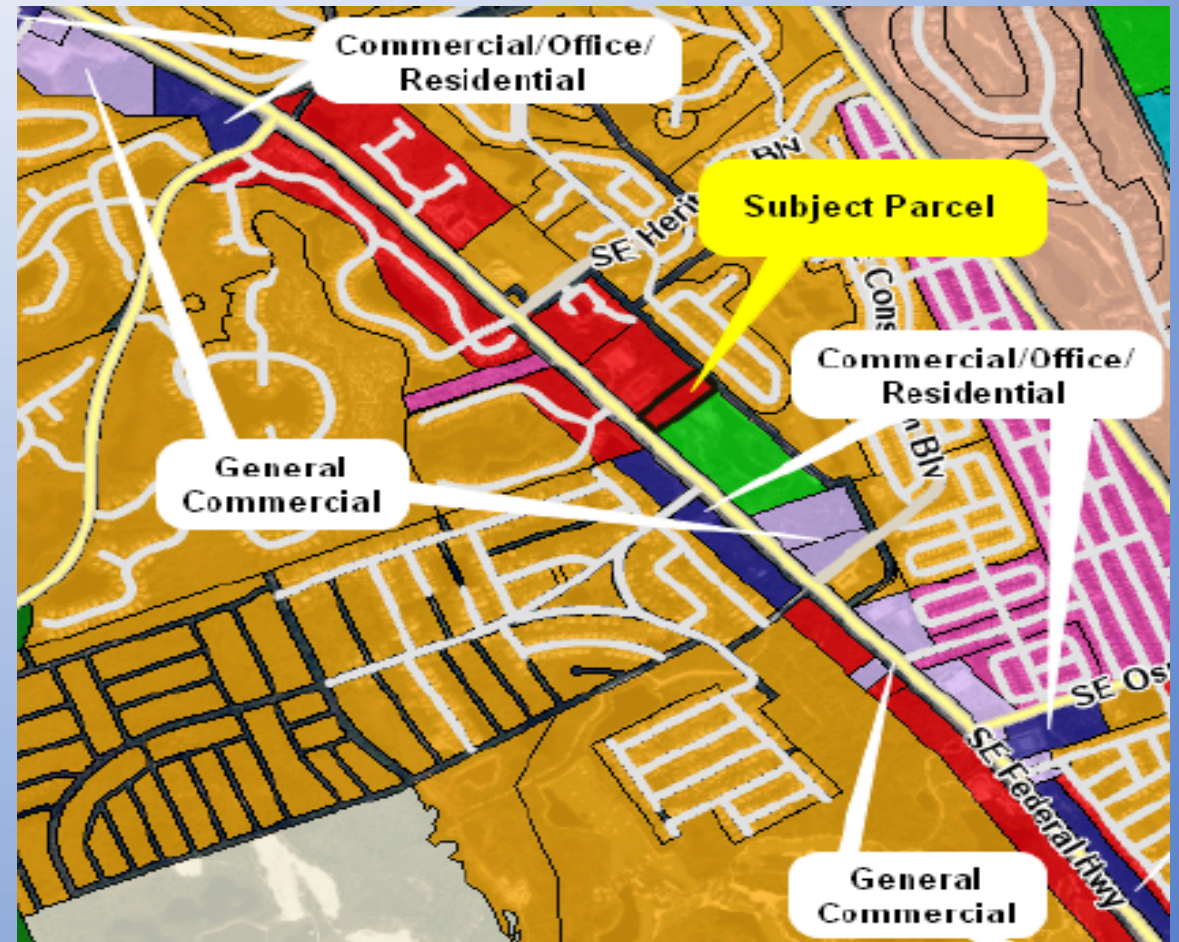


# FUTURE LAND USE

## Future Land Use Designations from S.E. Devenwood Way to S.E. Hobe Terrace

Future Land Use Designation	Acreage (+/-)
General Commercial	48
Commercial/Office/Residential	44
TOTAL	92

The proposed future land use is comparable to other commercial future land use designations in the area.

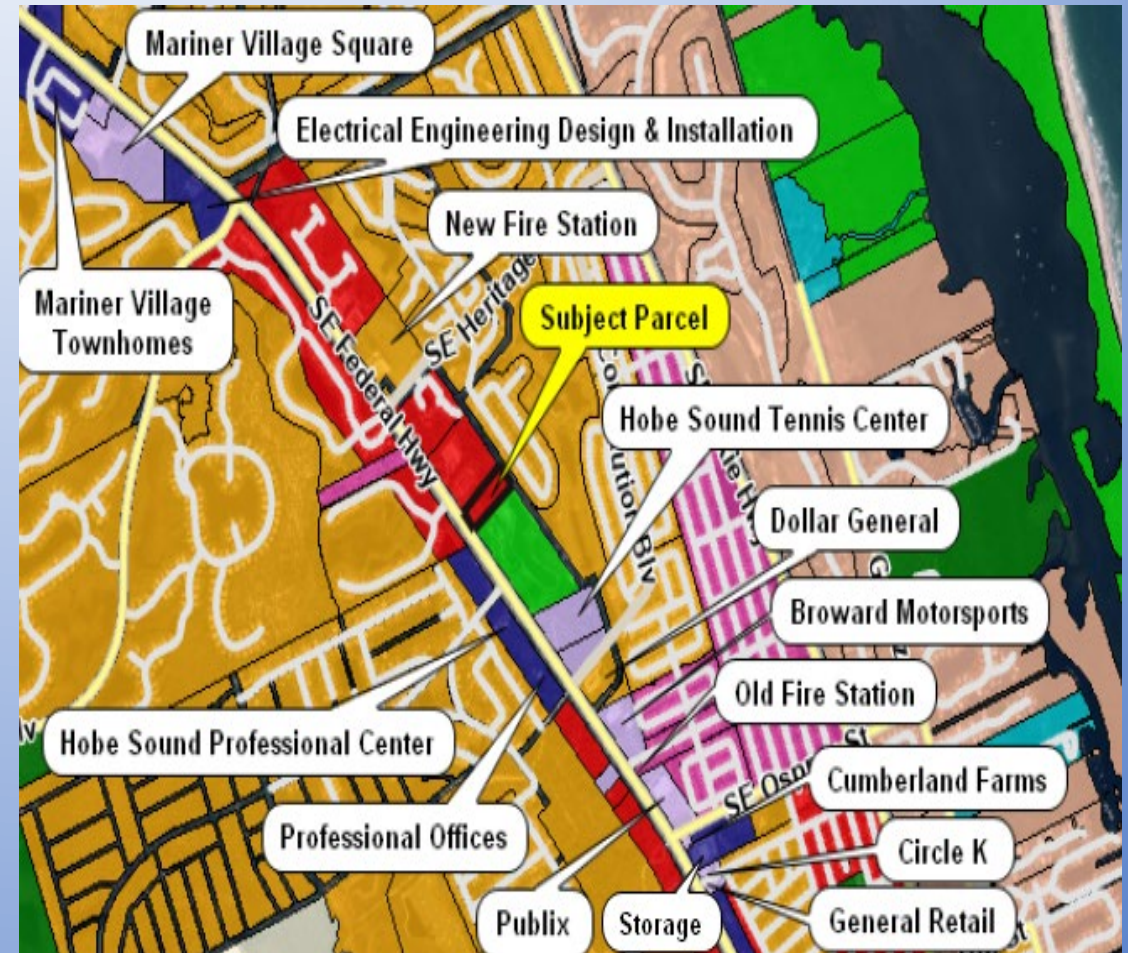




## EXISTING COMMERCIAL USES

### 2.4 Mile Span North and South of Subject Parcel

The development abutting U.S. 1 are roughly 25% Commercial and Business Uses providing a balanced mix of uses in support of the residential development to the west and east of this corridor.



# Conclusion

- Located U.S. 1 in a highly accessible part of the PUSD
- Meets 13 out of 13 criteria that discourages urban sprawl and meets 8 out of the 8 additional criteria that discourages the proliferation of urban sprawl (Section 2.2 of staff report)
- The General Commercial areas are designated on the Future Land Use Map to accommodate general retail sales and services; highway-oriented sales and services; commercial amusement; and trade and warehousing facilities
- The existing wetlands on the parcel may provide effective buffer between uses on the parcel and the residential use to the east

Staff recommends approval

Questions?