

PowerPoint Presentation

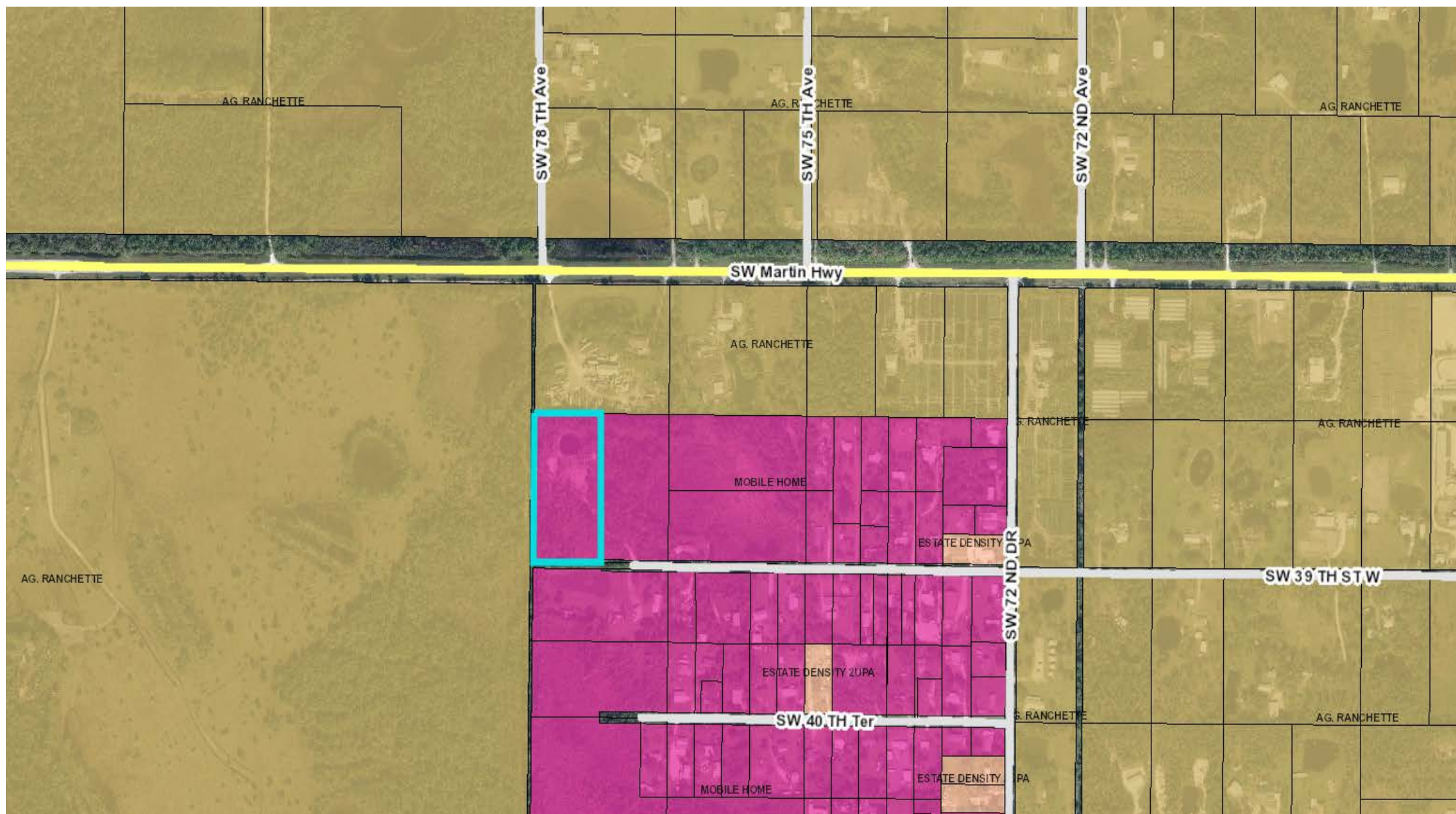
The background features abstract, overlapping green geometric shapes, primarily triangles and polygons, in various shades of green, creating a modern and dynamic visual effect.

CPA 20-01

Hodapp Property

- Board initiated FLUM amendment, changing parcel from Mobile home to Agricultural Ranchette (up to 1 unit per 5 acres)
- The current future land use designation of the site, Mobile Home, permits a maximum of 8 upa. However, the site's current zoning district, RT, only permits one unit per lawfully established lot
- Subject site: 5 acres (vacant), located at 7715 S.W. 39th Street, south of S.W. Martin Hwy





- ▶ **North:** Agricultural Ranchette. Single family unit
- ▶ **South:** Mobile Home future land use. Mobile home unit
- ▶ **East:** Mobile Home future land use. Vacant land
- ▶ **West:** Agricultural Ranchette. Pasture

Staff Recommendation : Approval

- ▶ Proposed land use designation is generally compatible to neighboring parcels and their land uses
- ▶ Currently the site is permitted one mobile home unit. The proposed density will allow one single family residential unit
- ▶ No actual change in density and no change in public facility impacts