

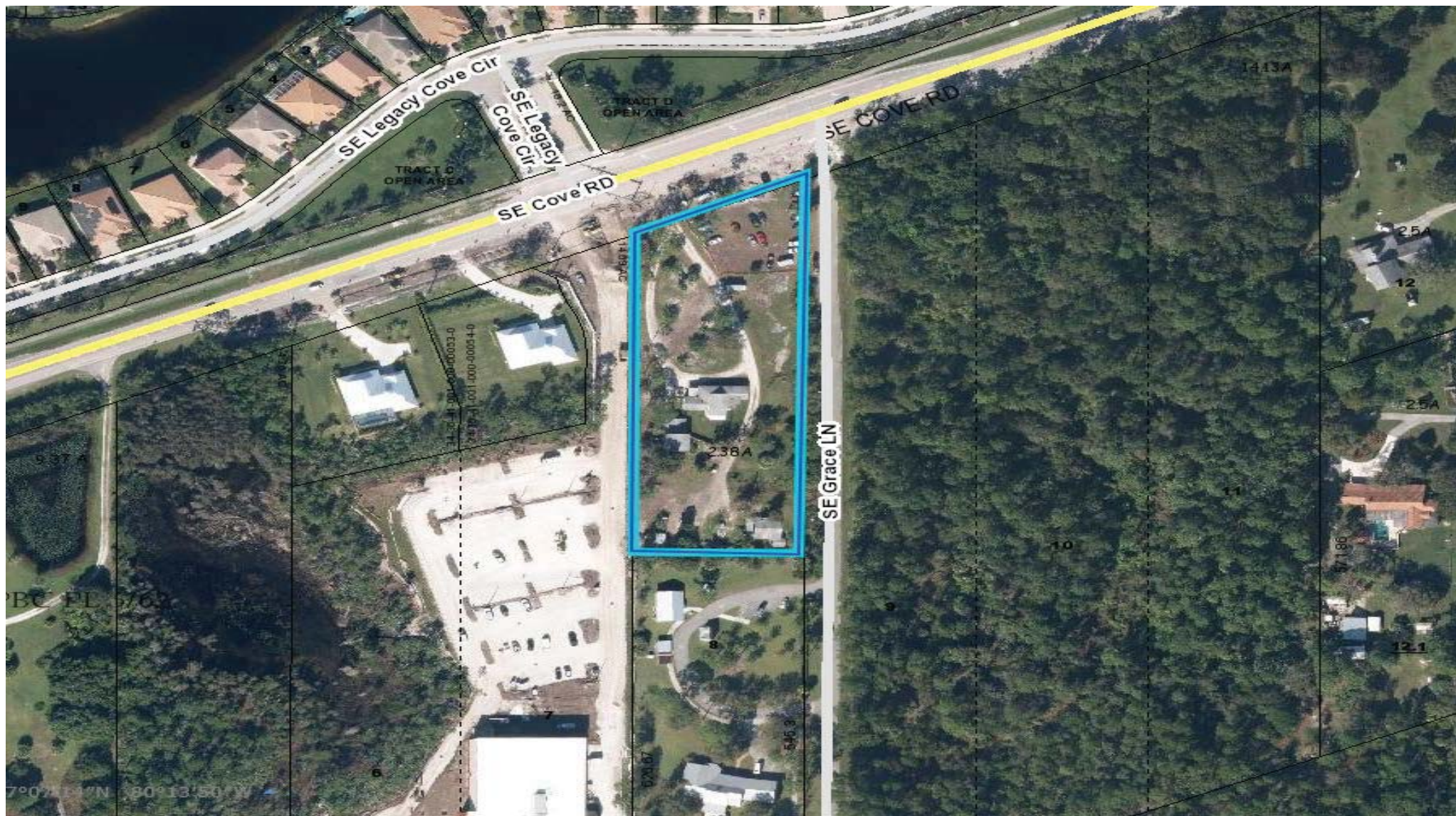
Powerpoint Presentation

The slide features abstract green geometric shapes on the left and right sides. On the left, a solid green trapezoidal shape points towards the center. On the right, a more complex design consists of several overlapping, semi-transparent green triangles and polygons in various shades of green, creating a layered effect.

CPA 20-02

Martinez Cove Road

- Proposed FLUM amendment, to change parcel from Rural Density Residential (up to 1 unit per 2 acres) to Residential Estate Density (2 upa)
- Subject site: 2.38 acres, located at 1500 SE Cove Rd, west of SE Grace Lane
- Currently, the subject site contains a single-family unit along with a guest house





- ▶ **North:** Residential Estate Density. Legacy Cove, Residential PUD
- ▶ **South:** Rural Density Residential. Samaritan Center, private residential school
- ▶ **East:** Residential Estate Density . Vacant land site planned for residential PUD Cove Royale
- ▶ **West:** Residential Estate Density. 2 single family units and further south, Treasure Coast Classical Academy

Staff Recommendation : Approval

- ▶ Proposed land use designation is generally compatible to neighboring parcels and their land uses
- ▶ Meets 13 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)
- ▶ Already contains necessary infrastructure such as water and sewer provisions and is located within the PUSD