ITEM SUMMARY

MEETING DATE: September 22, 2021

FROM: Kara Irwin-Ferris, AICP, Building, Planning & Engineering Director

SUBJECT: **Ordinance 2021-07, CPA-21-01**
Zoning Change for Martin Avenue Lot 1

BACKGROUND

Managed Land Entitlements, as agent for Turk Investments, LLC, the owner of one parcel of land totaling approximately 0.2986 acres, is requesting a small-scale future land use amendment from City Mixed Use (MU) to City Residential Low-Density (RS-LD). The parcel is located on the west side of Martin Avenue approximately 80 feet north of 10th Avenue North. Currently, the site is vacant. Also, a request for a zoning change (ZC-21-01) is also under review by the City.

The Land Development Staff has reviewed this proposal and recommended approval, followed by the Planning Commission recommending approval by a vote of 6-0 at their meeting on August 18, 2021. The City Council approved this petition on first reading September 8, 2021 by a unanimous vote of 5-0.

ANALYSIS

Staff has determined that the proposed Residential Low-Density (RS-LD) designation is compatible with the adjacent designations and uses to the north, south, east, and west of the site; and as such, they will not be adversely impacted by the proposed future land use amendment.

In addition, the amendment meets Level of Service (LOS) standards for concurrency and is consistent with the provisions of the Comprehensive Plan and Chapter 163, Florida Statutes. Overall, the proposed Residential Low Density (RS-LD) future land use category is compatible with adjacent land uses, meets concurrency requirements, and is consistent with the City's Comprehensive Plan, the Treasure Coast Regional Planning Council's Strategic Regional Policy Plan and Chapter 163, Florida Statutes.

FINANCIAL INFORMATION

N/A

LEGAL

Ordinance 2021-07 was prepared in accordance with all applicable State Statutes and City Code requirements.

STAFF RECOMMENDATION

Approval of CPA-21-01 through the adoption of Ordinance 2021-07.