



ITEM SUMMARY

MEETING DATE: June 5, 2023

FROM: Denise Malone, AICP, Development & Neighborhood Services Director

SUBJECT: **Ordinance 2023-08, CPA-23-01**
Multiple Land Use (MLU) Text Amendment

BACKGROUND

This is a proposed text amendment to the Comprehensive Plan Future Land Use Element (FLU) for the creation of a new Multiple Land Use (MLU) future land use designation. The MLU designation is geared towards providing a mix of land uses, one of which is required to be residential with provisions and emphasis on increased density associated with attainable housing.

The MLU designation will allow for the density and intensity of the residential and non-residential uses within the designation to utilize the overall land area to determine the allowed development potential. The designation will be restricted to appropriate locations, consistent with the Comprehensive Plan's Primary Activity Centers, recognizing that only the residential component may extend beyond the radius considering adjoining compatible uses and appropriate mitigation measures being provided, such as separation between adjacent incompatible uses by right of ways and additional buffering, if necessary.

Of importance is the provision of attainable housing units to provide for increases in density above the proposed base density of 15 dwelling units (DU) per acre. The maximum residential density permitted by the plan today is 10 dwelling units per acre and the current housing market and availability and costs of land, make it difficult to achieve a sustainable multifamily housing development at that density that includes attainable housing units.

As such, the amendment is proposing to create a tiered approach for the MLU designation in which the base density is 15 DU per acre and an additional three (3) DU per acre, for a density of 18 DU's per acre, would be granted with 10% of the units being provided as attainable units and 21 DU's per acre with 20% of attainable units provided. This does not prohibit additional attainable units being provided if desired. Of note, Objective 1, Policy a.1. within the Housing Element of the City's current plan indicates that the City has a policy to develop density bonus incentives.

Lastly, the amendment includes a list of incentives or performance measures as a 'menu' of items that may be considered and a minimum of that must be provided in order for a MLU designation

request to be granted. Further details and prescriptions will be provided with the land development regulations that will be drafted to implement the MLU Future Land Use designation.

The Local Planning Agency reviewed this text amendment on May 11, 2023, and recommended to initiate the amendment with approval by a vote of 5-0.

ANALYSIS

Overall, the proposed Comprehensive Plan text amendment is consistent with the Treasure Coast Regional Planning Council’s Strategic Regional Policy Plan and Chapter 163, F.S.

The proposed amendment represents a means of increasing residential opportunities in the City through the process of infill development, rather than approving land uses which will encourage urban sprawl. This is consistent with the intent of Regional Goal 2.1, which discourages urban sprawl development patterns and Regional Goal 5.1, which states that redevelopment, revitalization and infill of existing neighborhoods and districts should be encouraged. The proposed amendment is consistent with the Treasure Coast Regional Planning Council’s Strategic Regional Policy Plan (SRPP) concerning appropriate development patterns.

FINANCIAL INFORMATION

N/A

LEGAL

Ordinance 2023-08 was prepared in accordance with all applicable state statutes and City Code Requirements.

STAFF RECOMMENDATION

Approval of CPA-23-01 through the adoption of Ordinance 2023-08.