

# Coast to Coast Real Estate Holdings, Inc. Small-Scale Future Land Use Map Amendment (P20-148)

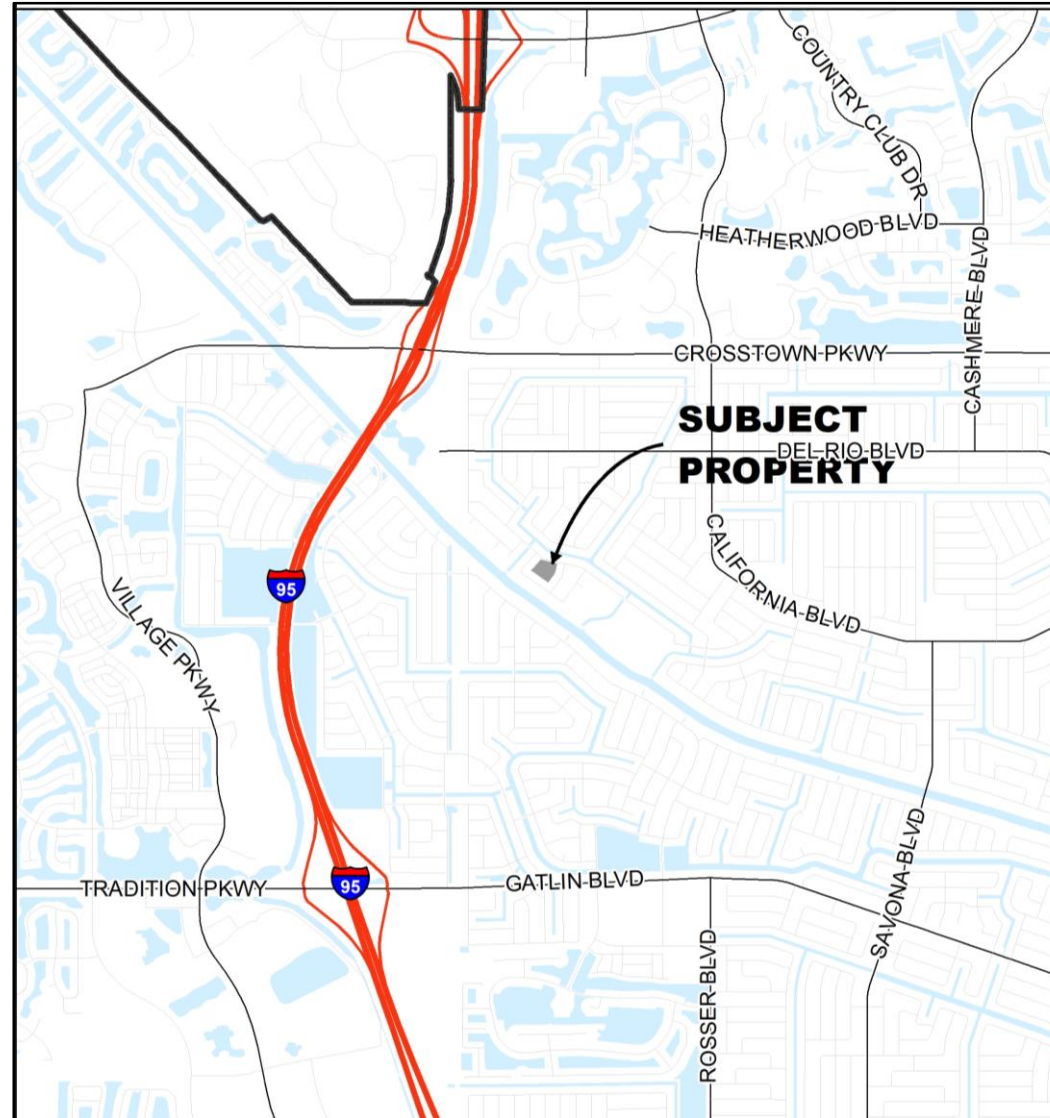
City Council Meetings of October 26, 2020 and November 9, 2020



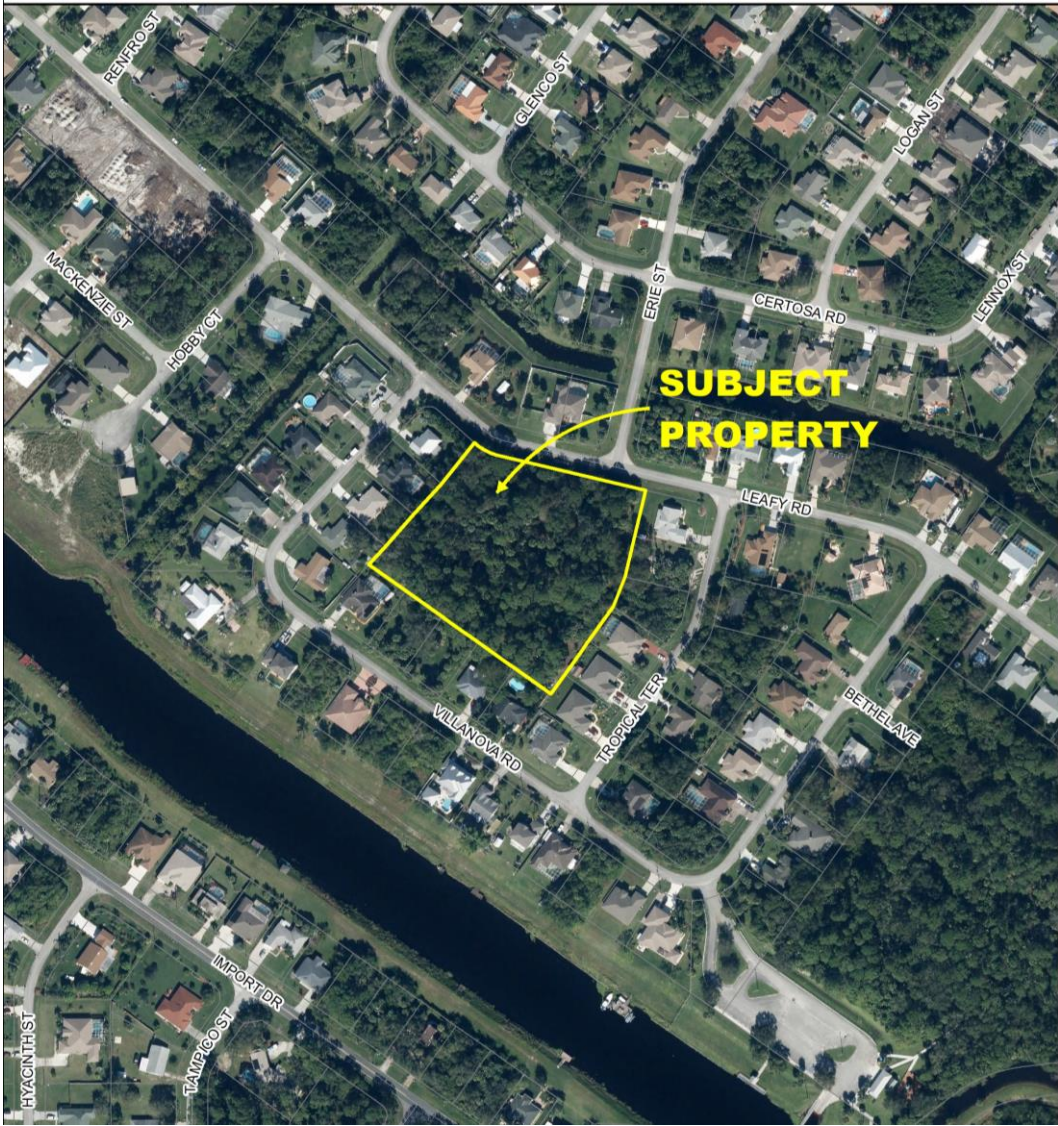
# Request:

- To amend the Future Land Use designation for 3.28-acres from Institutional (I) to Residential, Low Density (RL); and
- This proposal is concurrent to a rezoning request, which will be detailed under separate presentation; and
- Purpose of request:  
To allow for the property to be subdivided for single-family lots.

# Location Map



# Aerial



# Background:

The 3.28-acre property is undeveloped and located on the south side of SW Leafy Road between SW Tropical Terrace and SW Villanova Road (its western terminus with SW Leafy Road).

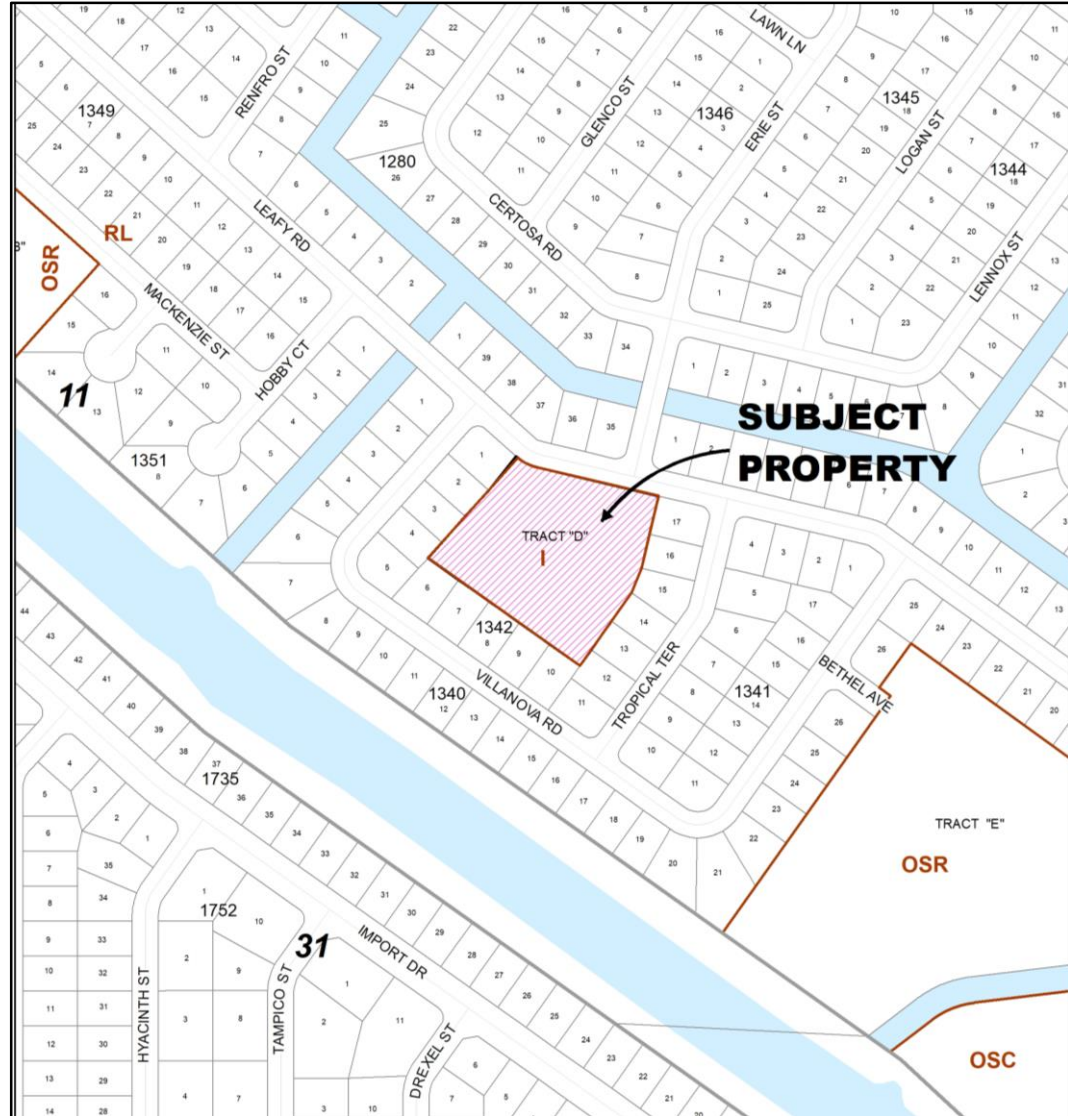
The property has an existing zoning district of Institutional (I) and a future land use designation of Institutional (I). In order to accommodate the residential use proposed, the applicant is requesting to amend the future land use designation to Residential, Low Density (RL) and zoning district to Residential Estate (RE).

# Existing Future Land Use

*Institutional (I)*

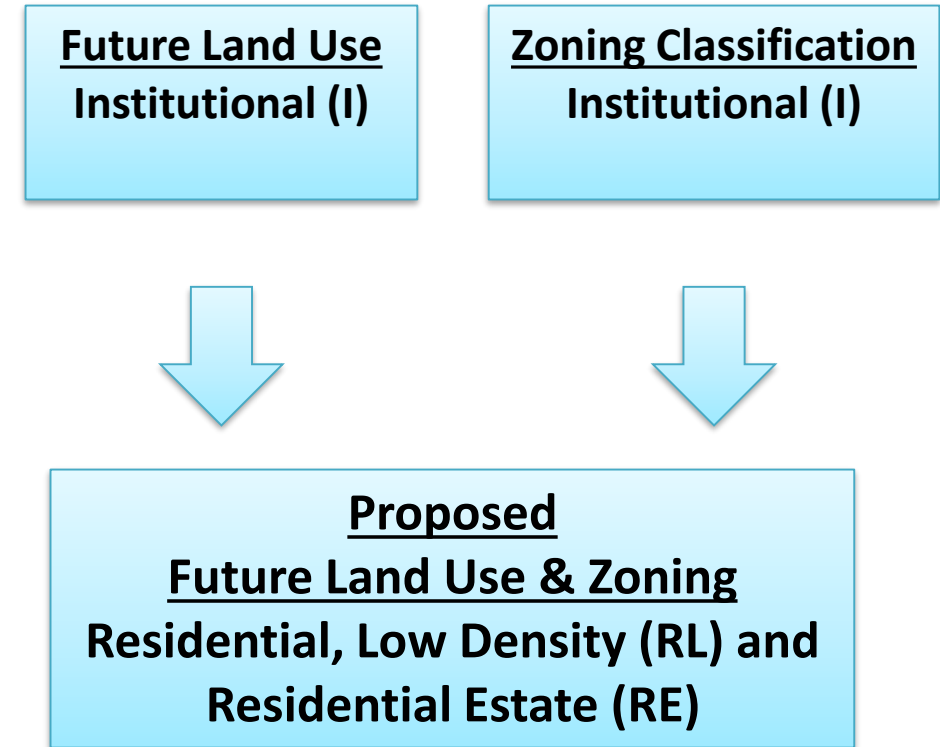


Direction	Future Land Use	Zoning	Existing Use
North	Low Density Residential	Single Family Residential (RS-2)	Single-family houses and vacant
South	Low Density Residential	Single Family Residential (RS-2)	Single-family houses and vacant
East	Low Density Residential	Single Family Residential (RS-2)	Single-family houses and vacant
West	Low Density Residential	Single Family Residential (RS-2)	Single-family houses and vacant



# Finding of Fact:

- ❑ This request is for a small-scale future land use map amendment to change 3.28-acres from Institutional (I) to Residential, Low Density (RL).
- ❑ A concurrent rezoning request has been made upon the subject property and will be discussed as a separate presentation.



# Justification:

**Land Use Consistency:** The future land use map amendment application is supported by and furthers the following objective and policies of the comprehensive plan:

- ❑ Objective 1.1.4 delineates the necessity of the future land use map to convey sound planning principals including the prevention of sprawl, energy efficiency, and natural limitations.
- ❑ Policy 1.1.4.1 (a) as it defines the intention of the RL future land use designation is principally to allow residential uses with a maximum density of five (5) dwelling units per acre.





# Planning and Zoning Board's Recommendation:

The Planning and Zoning Board at their meeting on October 6, 2020 unanimously recommended approval of the small-scale future land use map amendment from Institutional (I) to Residential, Low Density (RL).

