

Board of County Commissioners

March 25, 2025

Samantha Lovelady, AICP
Principal Planner

CPA 23-03
Sunrise Grove
Future Land Use Map Amendment

- Request by Martin Triangle Property, LLC
- Proposed FLUM amendment to change 205 acres Agricultural Ranchette to AgTEC (Sunrise Grove) future land use designation



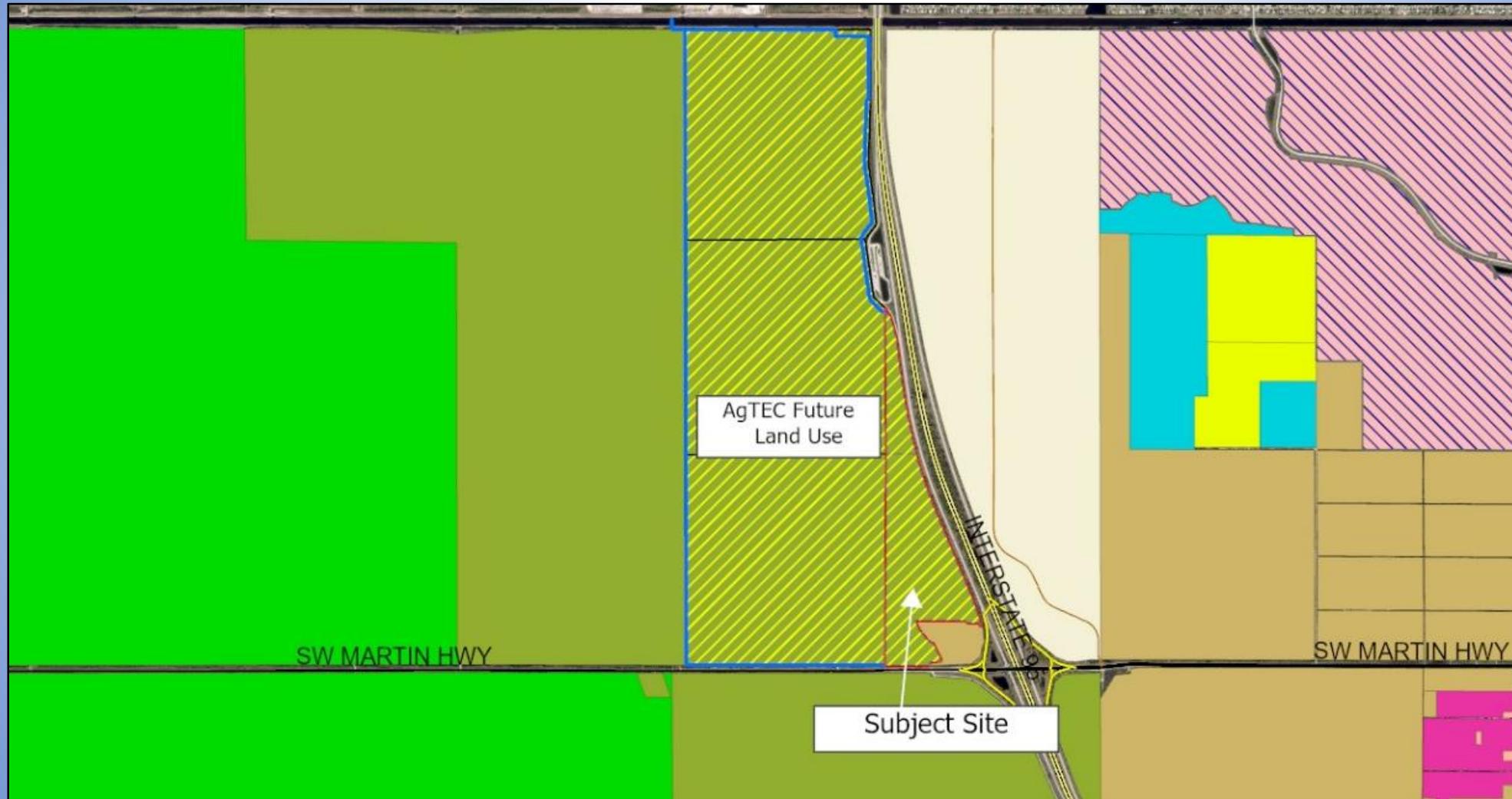
Background:

- AgTEC future land use designation created in 2010 on 1,717 acres
 - No developed acreage at this time
 - Has one approved PUD within 7.66-acre area
- Adding 205 acres with FLUM amendment will result in a total of 1,922 acres

EXISTING FUTURE LAND USE



PROPOSED FUTURE LAND USE



CPA 23-03 – Sunrise Grove

- Located west of Interstate-95 and north of SW Martin Highway
- Separate text amendment - CPA 23-04, to create add 205 acres to the Freestanding Urban Service District
- Section 2.1 – One out of the four criteria for Future Land Use Map amendment have been met
- Section 2.2 – Urban Sprawl. 10 out 13 criteria have been met
- Section 2.2.1, Proliferation of Sprawl. Seven out of eight criteria have been met

CPA 23-03 – Sunrise Grove

- Companion text amendment to change name of Future Land Use designation from “AgTEC” to Sunrise Grove
- Keeps the same performance measures with no increase in intensity

CPA 23-03 – Sunrise Grove

- **Staff recommendation:**
- **Motion to approve CPA 23-03 Sunrise Grove**
- **On February 20, the Local Planning Agency voted 3-1 to recommend approval.**

- **Questions?**