

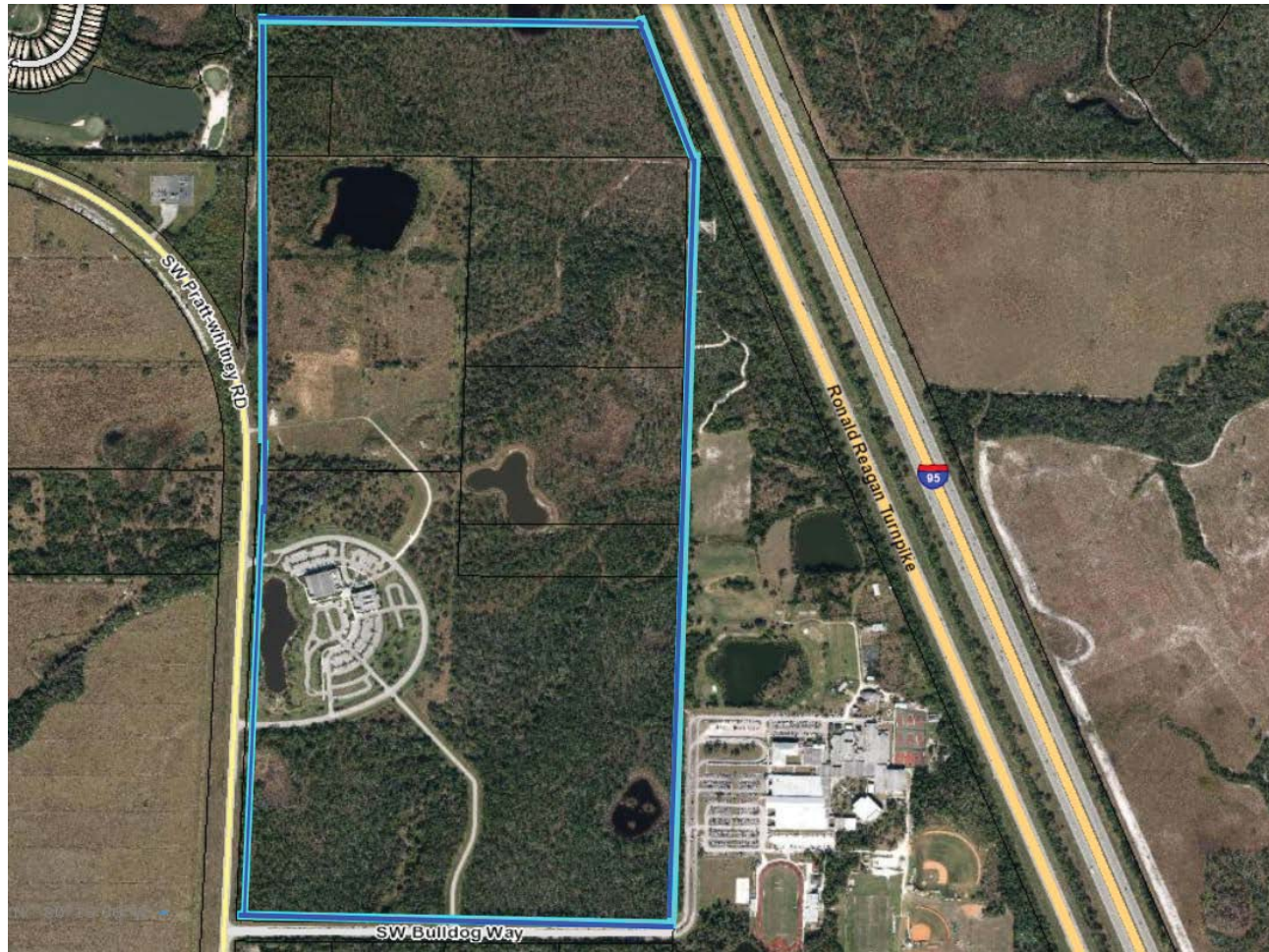
Powerpoint Presentation

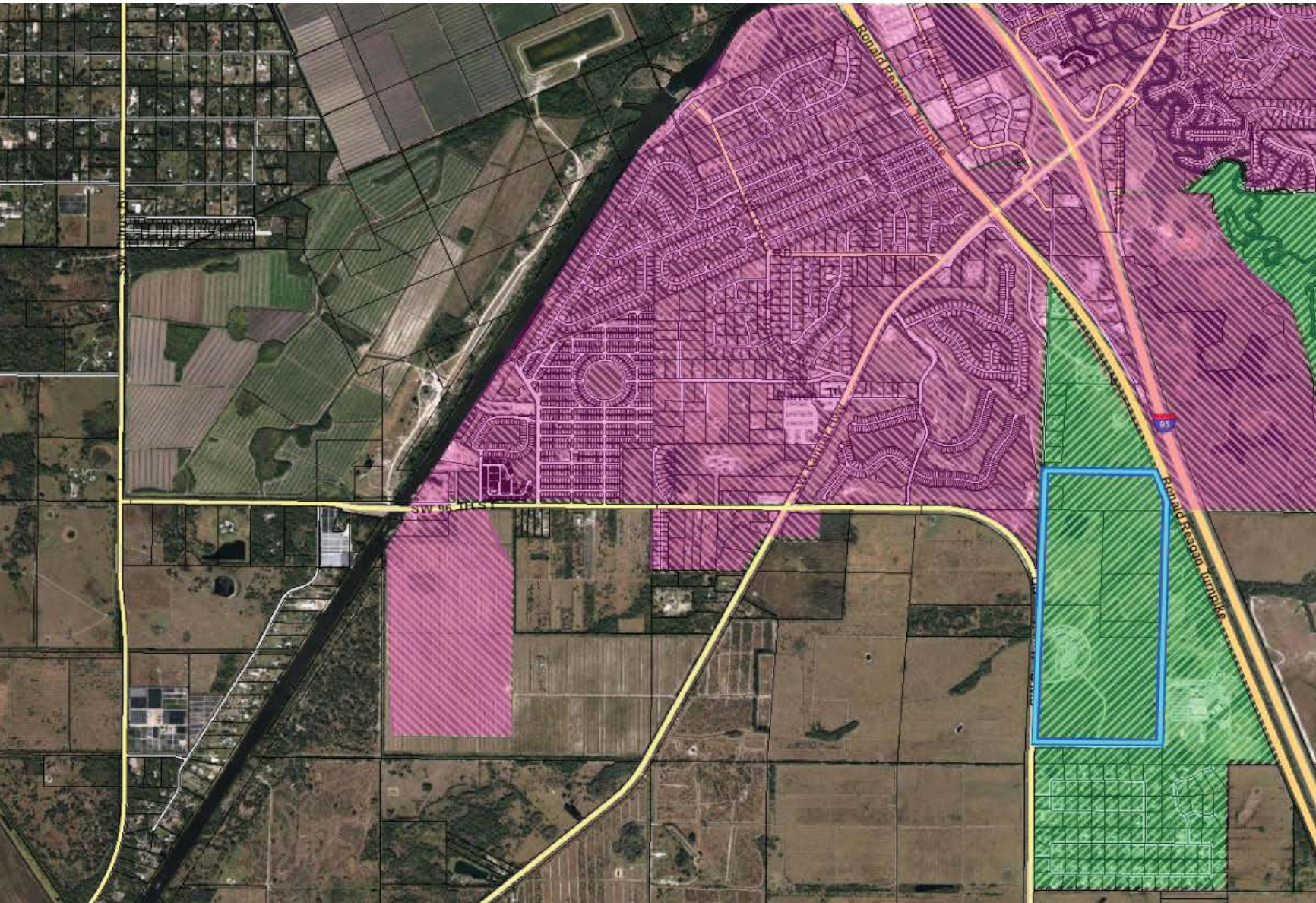
The background features abstract green geometric shapes. On the left, a solid lime green trapezoid points upwards. On the right, a complex arrangement of overlapping translucent green triangles and polygons in various shades (from light lime to dark forest green) creates a dynamic, layered effect. A thin, light gray line extends diagonally from the bottom left towards the center of the right-side composition.

CPA 19-19 Pulte at Christ Fellowship

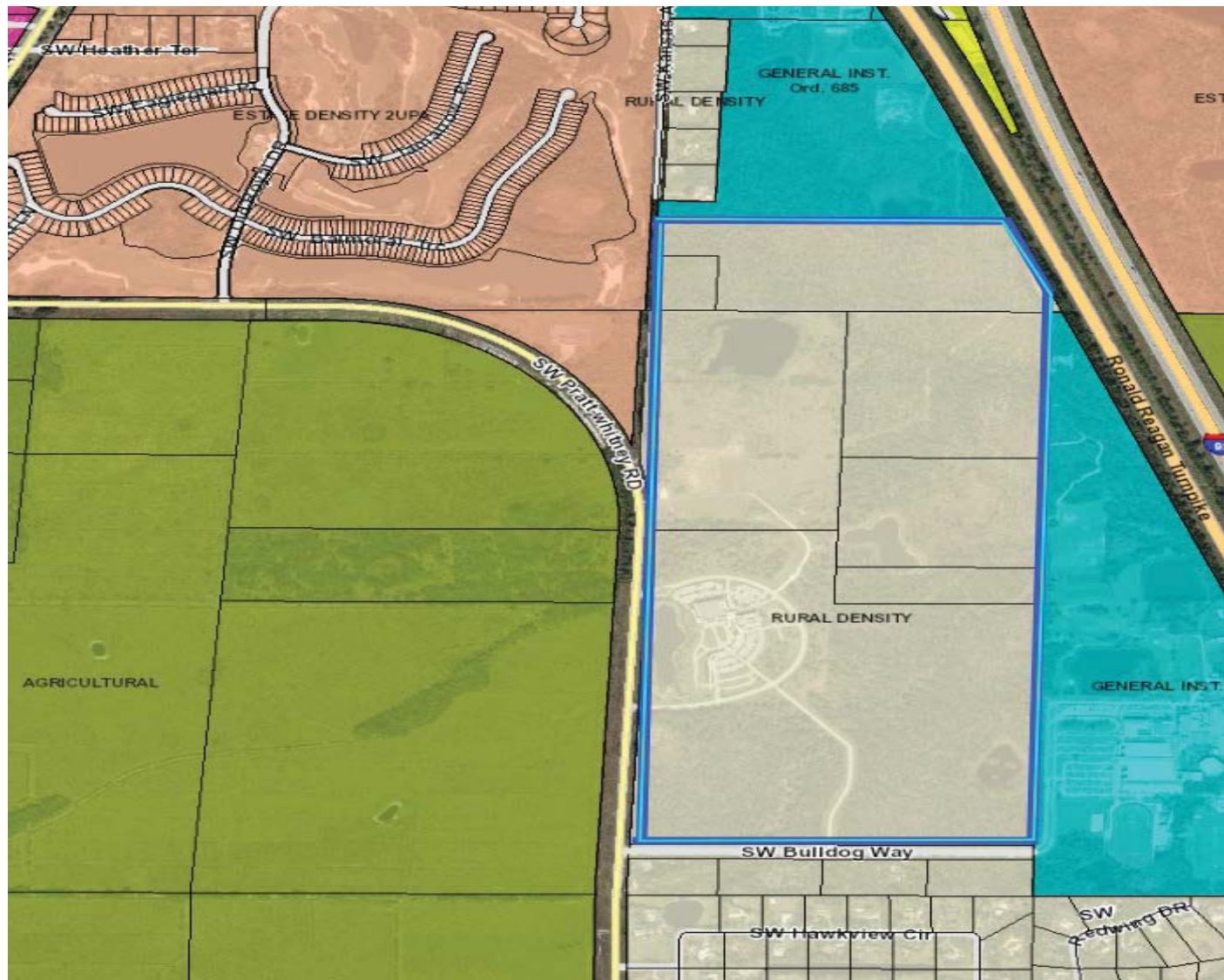
Proposed FLUM Change

- Applicant: Christ Fellowship Church, Inc. represented by Cotleur & Hearing
- FLUM amendment from Rural Density Residential (up to 1 unit per 2 acres) to Residential Estate Density (up to 1 unit per acre)
- Subject site: 321 acres, located east of SW Pratt Whitney Road and north of SW Bulldog Way, west of the FL Turnpike. Located within SUSD, adjacent to the PUSD.





- ☐ CRA Mixed Use Areas
- ☐ CRA Zoning Overlays
- ☐ CRA
- ☐ Elementary and Middle School Concurrency Zones
- ☐ High School Concurrency Zones
- ☐ Parks
- ☒ Urban Service Districts
 - ☒ Primary USD
 - ☒ Secondary USD
- ☐ Zoning
- ☐ Landuse
- ☐ Public Property
- ☐ Fema Flood Zones
- ☐ Commission Districts
- ☐ Voting Districts
- ☐ MSTU
- ☐ US Congress Districts
- ☐ Florida Counties
- ☐ Florida House Districts
- ☐ State Senate Voting Districts
- ☐ Infill Lot
- ☐ SFWMD 298 Districts
- ☐ Plats
- ☐ Real Property Interests



- ▶ North: General Institutional. Tropical Farms Utility Plant. A portion of the land is Rural Density Residential, with a few single family units
- ▶ South: Rural Density Residential, separated by Bulldog way. Single family units, area known as Foxwood
- ▶ East: General Institutional. South Fork High School
- ▶ West:
 - Northwest: Residential Estate Density, FPL sub-station, Residential PUD
 - Southwest: Agricultural acreage, separated by SW Pratt Whitney Rd

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 7 out the 8 additional criteria that discourages the proliferation of urban sprawl (Section 2.2 of staff report)
- ▶ No change to the SUSL necessary



Staff Recommendation: Approval

- ▶ Proposed designation/density complies with CGMP policies (Obj. 4.7B) regarding land uses/density allowed in SUSL.
- ▶ Already contains necessary infrastructure such as water and sewer provisions and is near major roads (Kanner Hwy)
- ▶ Considering all these factors, staff recommends approval of the proposed change from Rural Density Residential (up to 1 unit per 2 acres) to Residential Estate Density (up to 1 unit per acre)