



# Future Land Use Atlas Amendment Petition Summary

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<b>Amendment Name</b>	<b>Cresswind PUD</b>	<b>Round Number</b>	<b>23-A</b>
<b>Amendment No.</b>	LGA 2023-009	<b>Intake Date</b>	5/11/2022
<b>Acres</b>	446.14	<b>Control No.</b>	2022-00058
<b>Location</b>	North side of Southern Boulevard, approx. 1.75 miles west of Seminole Pratt Whitney Road	<b>Zoning App No.</b>	
<b>Status</b>	In Process		
<b>Type</b>	Large Scale Privately Initiated		
<b>Project Manager</b>	Bryce Van Horn		

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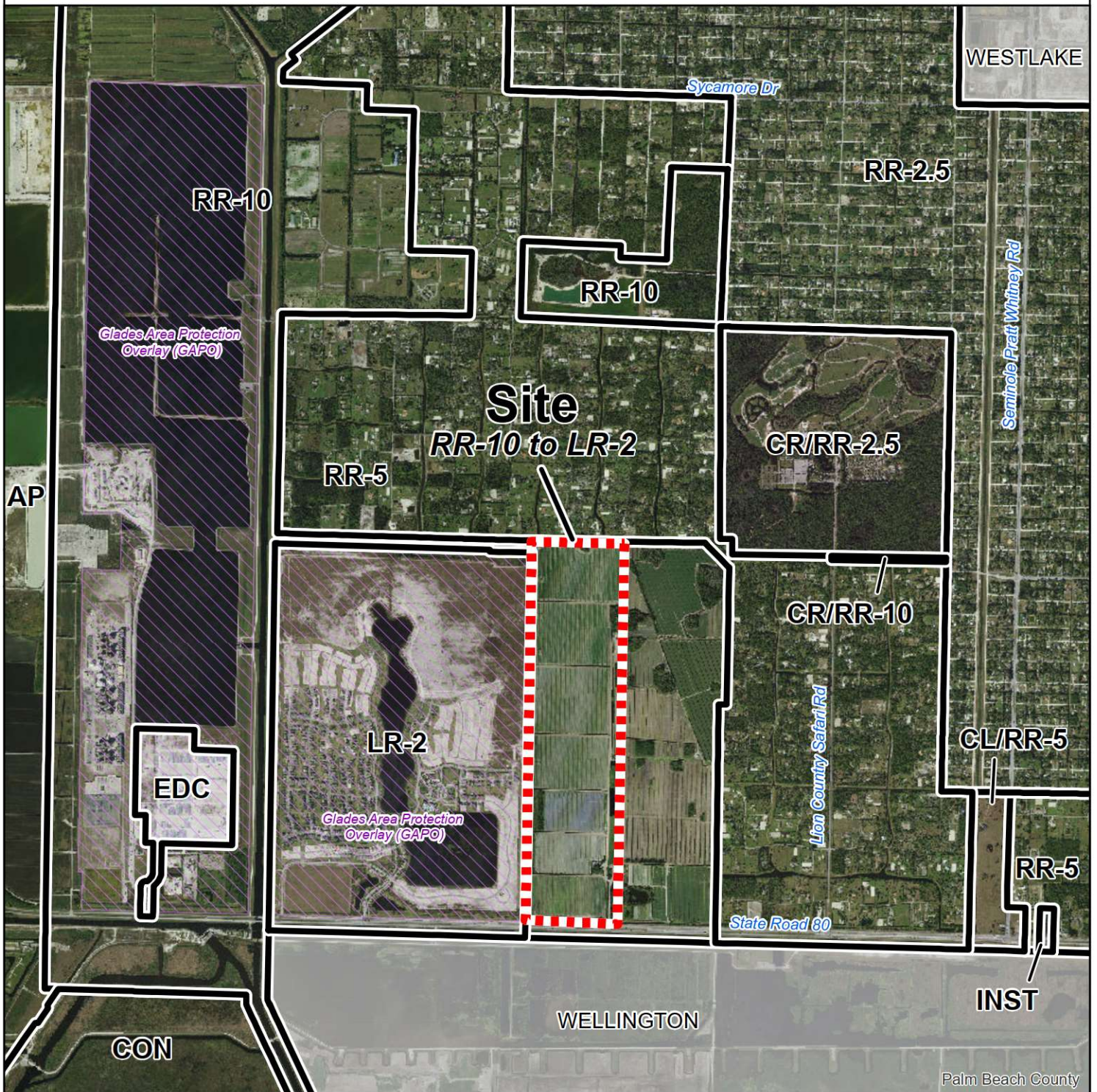
<b>Agent</b>	Ken Tuma & Tyler Woolsey, Urban Design Studio
<b>Applicant</b>	Kolter Group Acquisitions, LLC (John Csapo)
<b>Owner</b>	Fleming Properties, LLC (John Christopher Fleming), Lornco Farms, LLC (Donald Stevenson) & Robin Fleming
<b>Existing Use</b>	Agricultural
<b>Current FLU</b>	Rural Residential, 1 unit per 10 acres (RR-10)
<b>Current Zoning</b>	Agricultural Residential (AR)
<b>Current Potential</b>	Residential, up to 45 units
<b>Proposed FLU</b>	Low Residential, 2 units per acre (LR-2)
<b>Proposed Zoning</b>	Planned Unit Development (PUD)
<b>Proposed Potential</b>	Residential, up to 892 units (age-restricted)
<b>Utility Service Area</b>	Palm Beach County Water Utilities
<b>Annexation Area</b>	None
<b>Plans/Overlays</b>	None
<b>Tier</b>	Rural - No change
<b>Commissioner</b>	Melissa McKinlay, District 6

<b>Parcel Control Number(s)</b>	<b>Comments:</b>
00-40-43-27-00-000-3010	Includes text amendment to expand the Glades Area Protection Overlay to this site.
00-40-43-22-00-000-5000	
00-40-43-22-00-000-7010	
00-40-43-27-00-000-1010	



# Future Land Use Atlas Amendment

Cresswind PUD (LGA 2023-009)



## Site Data

Size: 446.13 acres  
 Existing Use: Agriculture  
 Proposed Use: Residential  
 Current FLU: RR-10  
 Proposed FLU: LR-2

## Future Land Use Designations

RR-10	Rural Residential, 1 unit/10 acres	CL/RR-5	Commercial Low, underlying RR-5
RR-5	Rural Residential, 1 unit/5 acres	CR/RR-10	Commercial Recreation, underlying RR-10
RR-2.5	Rural Residential, 1 unit/2.5 acres	CR/RR-2.5	Commercial Recreation, underlying RR-2.5
LR-2	Low Residential, 2 units/acre	EDC	Economic Development Center
AP	Agricultural Production	INST	Institutional
CON	Conservation		

Date: 6/13/2022  
 Contact: PBC Planning  
 Filename: AMEND/23-A/SiteSpecific  
 Note: Map is not official, for presentation purposes only.



Planning, Zoning & Building  
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