Local Planning Agency

November 6, 2025

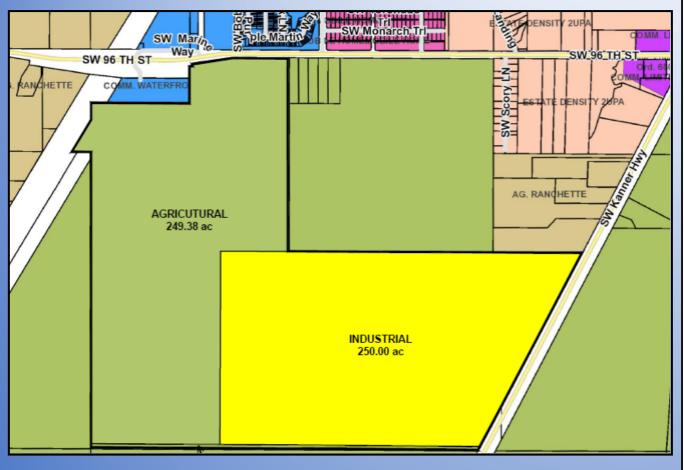
Jenna Knobbe, Senior Planner Growth Management Department

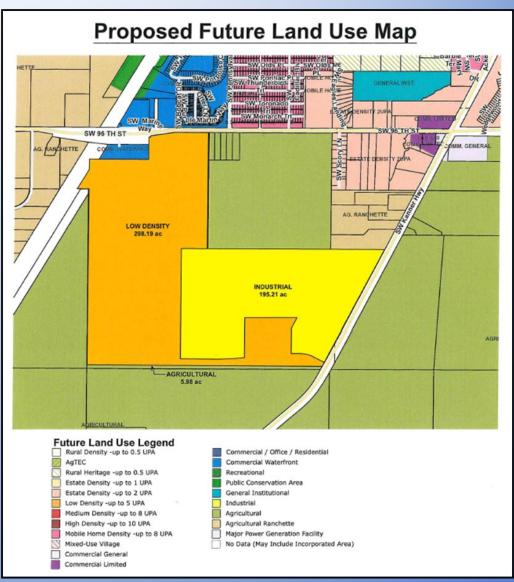
CPA 21-12 Waterside Future Land Use Map (FLUM) Amendment

Requested by Lucido & Associates on behalf of the owner, Kanner/96th St. Investments, LLC and South Florida Gateway Industrial, LLC

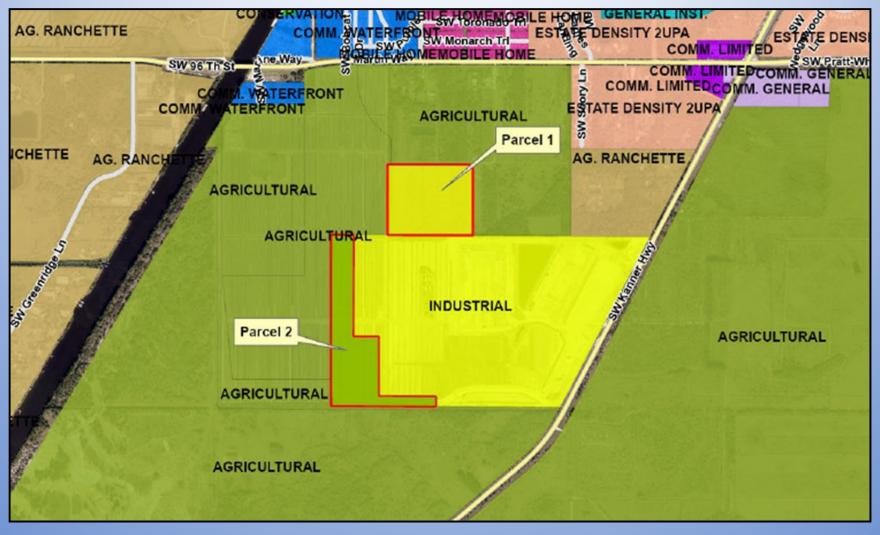
CPA 21-12 Original Submittal 06/22/2021

Existing Future Land Use Map



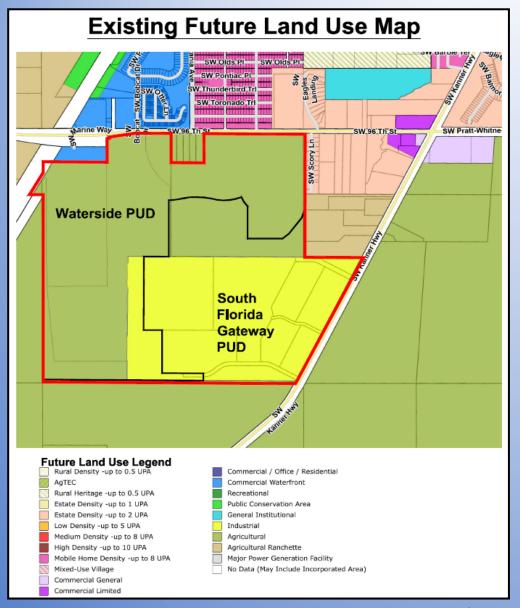


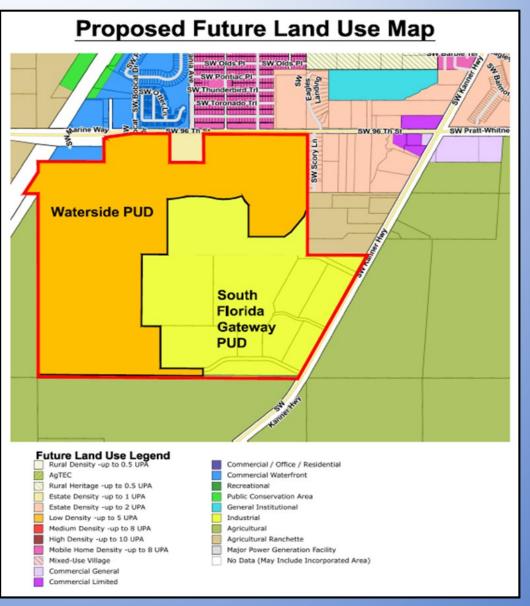
CPA 22-12 and 23-14, South FL Gateway Amendments



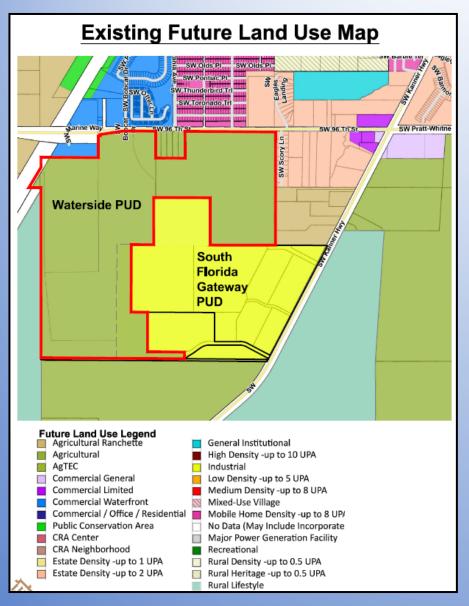
Excerpt from application materials

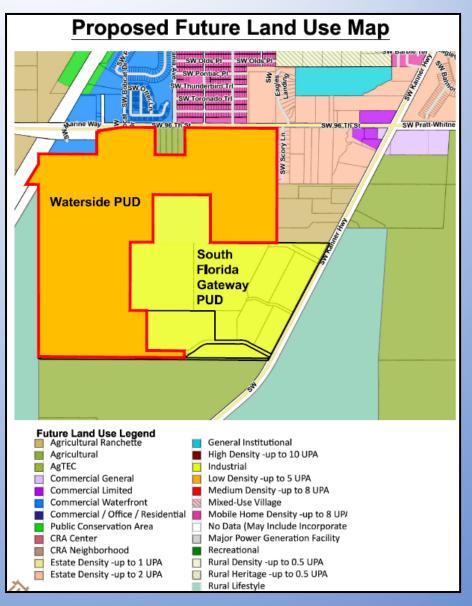
CPA 21-12 Submittal 04/03/2023





CPA 21-12 Submittal 03/26/2024





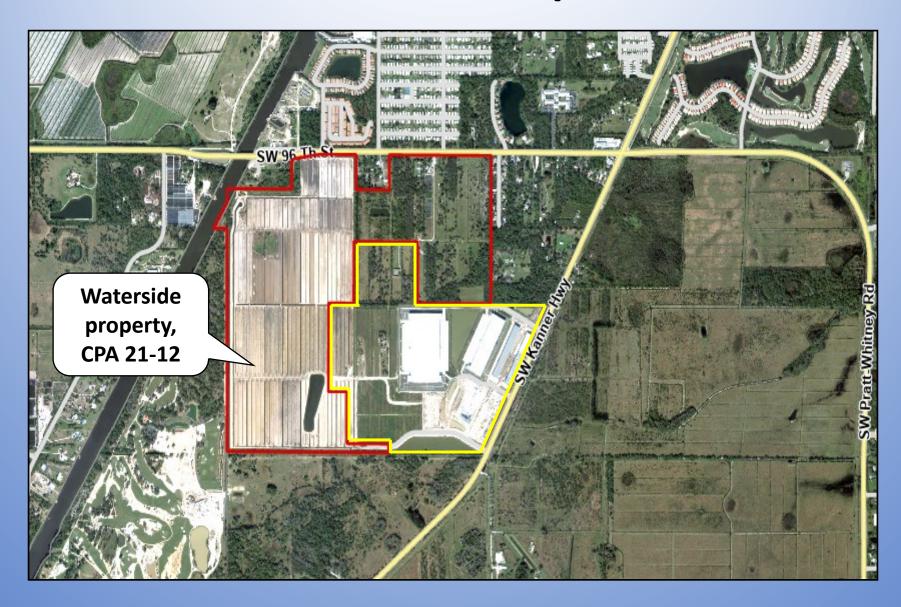
Amendment Request

- Request to amend the Future Land Use Map (FLUM) of the subject property from *Agricultural* to *Low Density Residential*.
- This FLUM amendment application is concurrent with a request for text amendments to the CGMP, CPA 21-11 (Waterside Text).
- Subject property = 396.06 acres

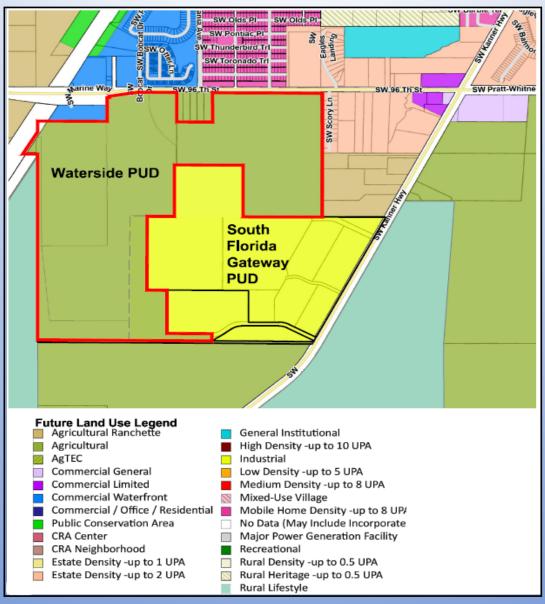
Table 1. Future Land Use Designations (Existing vs. Proposed) and Total Units

Future Land Use	Project Acreage	Density	Potential Units	Proposed Maximum Units CPA 21-11
Agricultural	396.06	1 unit / 20 acres	19	N/A
Low Density Residential	396.06	5 units / 1 acre	1,980	1,050

Location Map

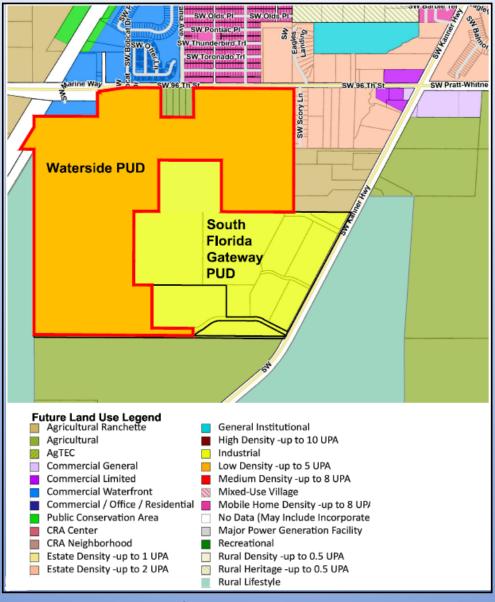


Existing Future Land Use Map



Excerpt from application materials

Proposed Future Land Use Map (CPA 21-12)



Excerpt from application materials

Future Land Use in the Immediate Area

> Subject: Agricultural (outlined in red)

> North: Commercial Waterfront,

Agricultural, Mobile Home,

Residential Estate Density

2UPA

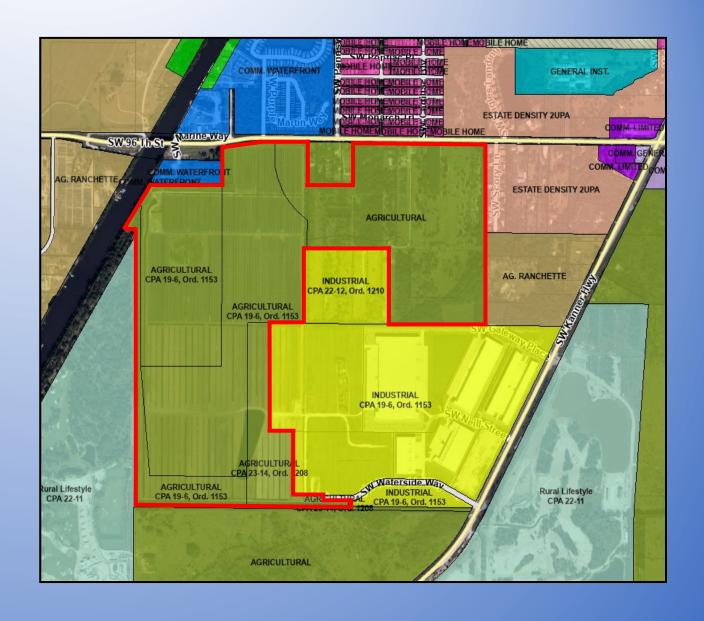
> South: Agricultural

East: Residential Estate Density

2UPA, Agricultural Ranchette,

Industrial

➤ West: Rural Lifestyle, St. Lucie Canal



Urban Sprawl Criteria

- Section 2.1 One out of the four criteria for Future Land Use Map amendment have been met (criteria b).
- Section 2.2 Florida Statutes §163.3177(6)(a)9.a provides thirteen indicators ("criteria") to judge whether a future land use amendment discourages the proliferation of urban sprawl.
 - Staff finds that this amendments discourages the proliferation of urban sprawl under six of the 13 criteria found in F.S.
- Section 2.2.1 Florida Statutes §163.3177(3)(a)9.b provides eight additional criteria for evaluating if a future land use amendment discourages the proliferation of urban sprawl.
 - Staff finds that this amendment discourages the proliferation of urban sprawl under three of the eight criteria found in F.S.

Conclusion

- Staff recommends denial of the applicant's proposed FLUM amendment.
 - Compatibility
 - Sprawl criteria
 - Current lack of public facilities to serve an additional 1,050 residential units