

Local Planning Agency

November 6, 2025

Jenna Knobbe, Senior Planner
Growth Management Department

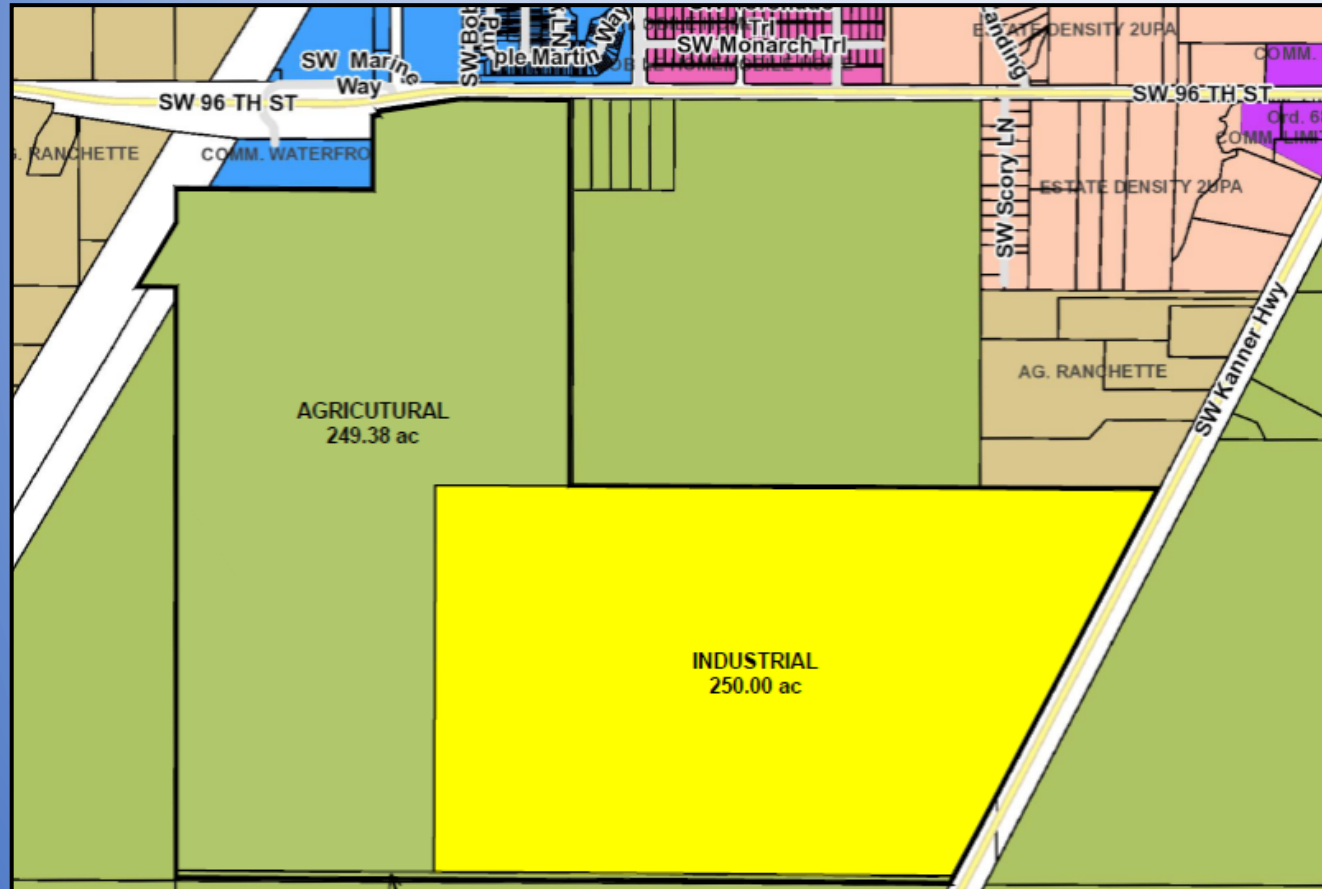
CPA 21-12

Waterside Future Land Use Map (FLUM) Amendment

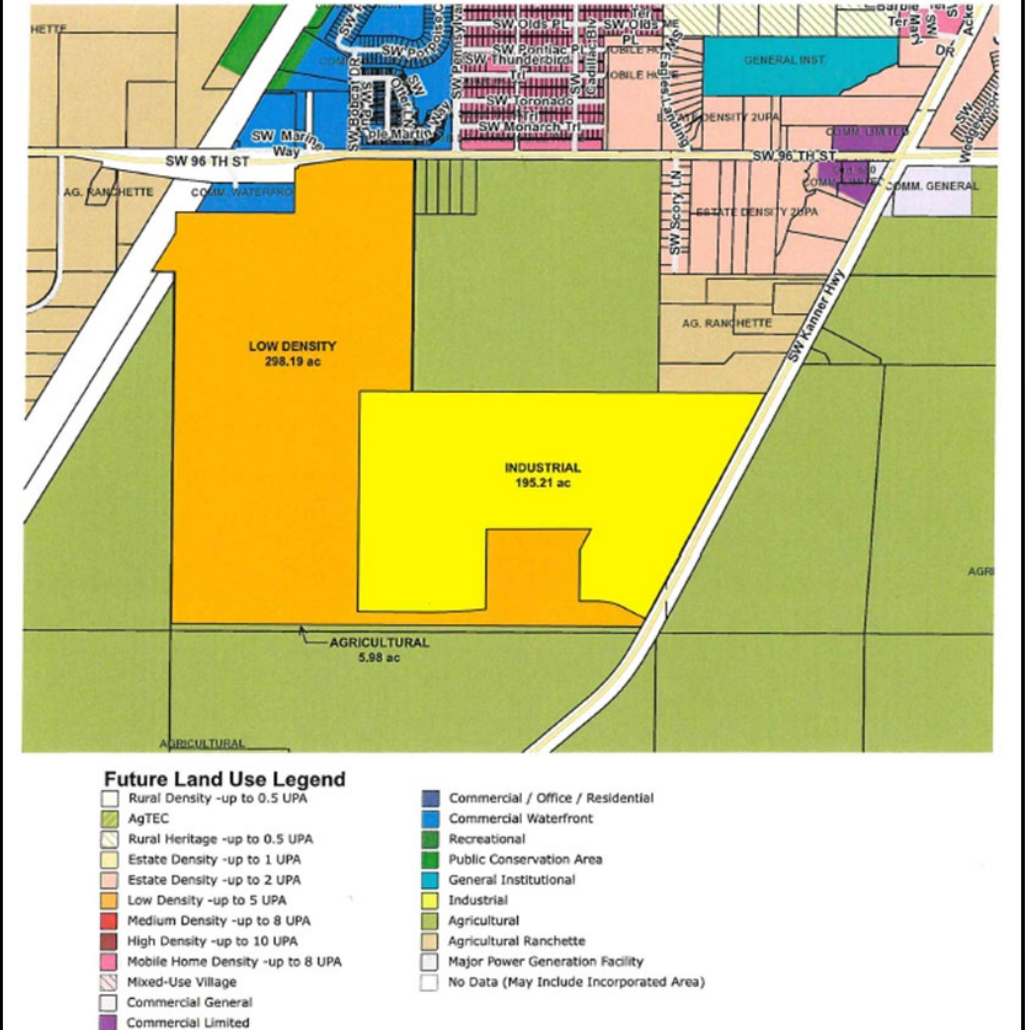
Requested by Lucido & Associates on behalf of the
owner, Kanner/96th St. Investments, LLC and South
Florida Gateway Industrial, LLC

CPA 21-12 Original Submittal 06/22/2021

Existing Future Land Use Map

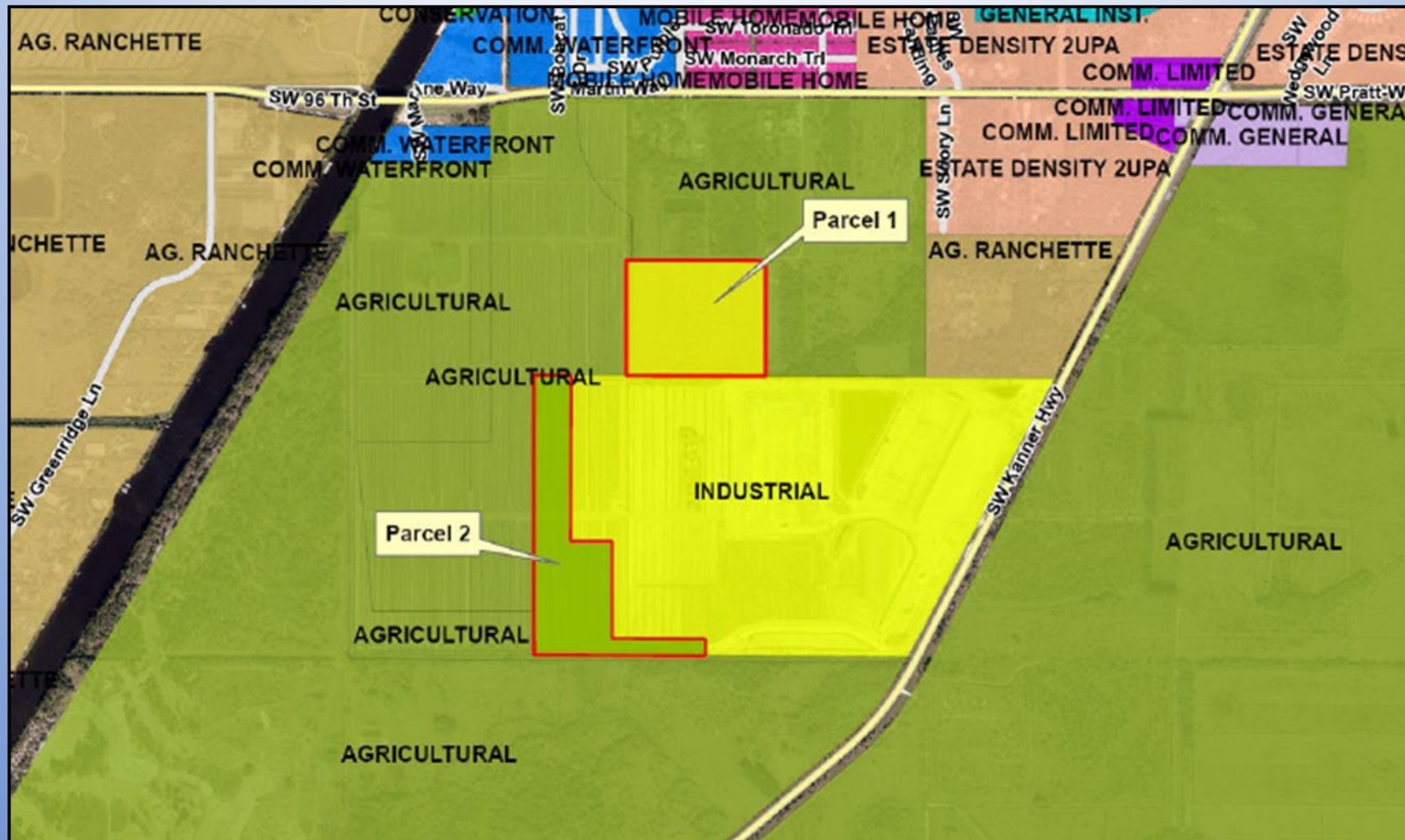


Proposed Future Land Use Map



Excerpt from application materials

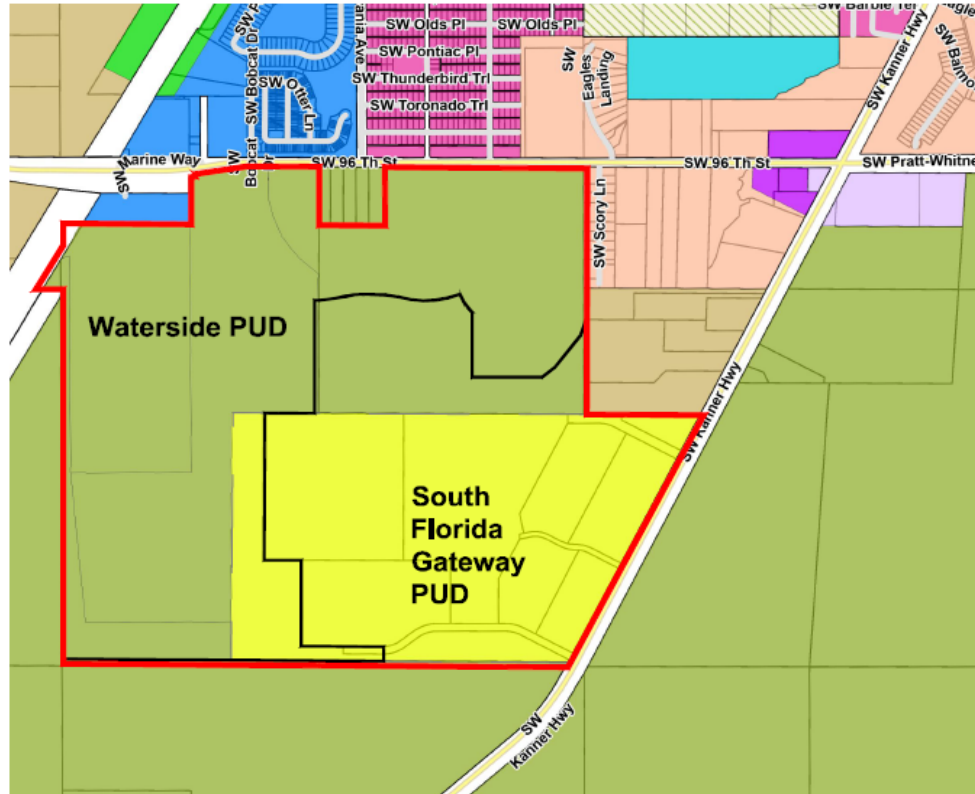
CPA 22-12 and 23-14, South FL Gateway Amendments



Excerpt from application materials

CPA 21-12 Submittal 04/03/2023

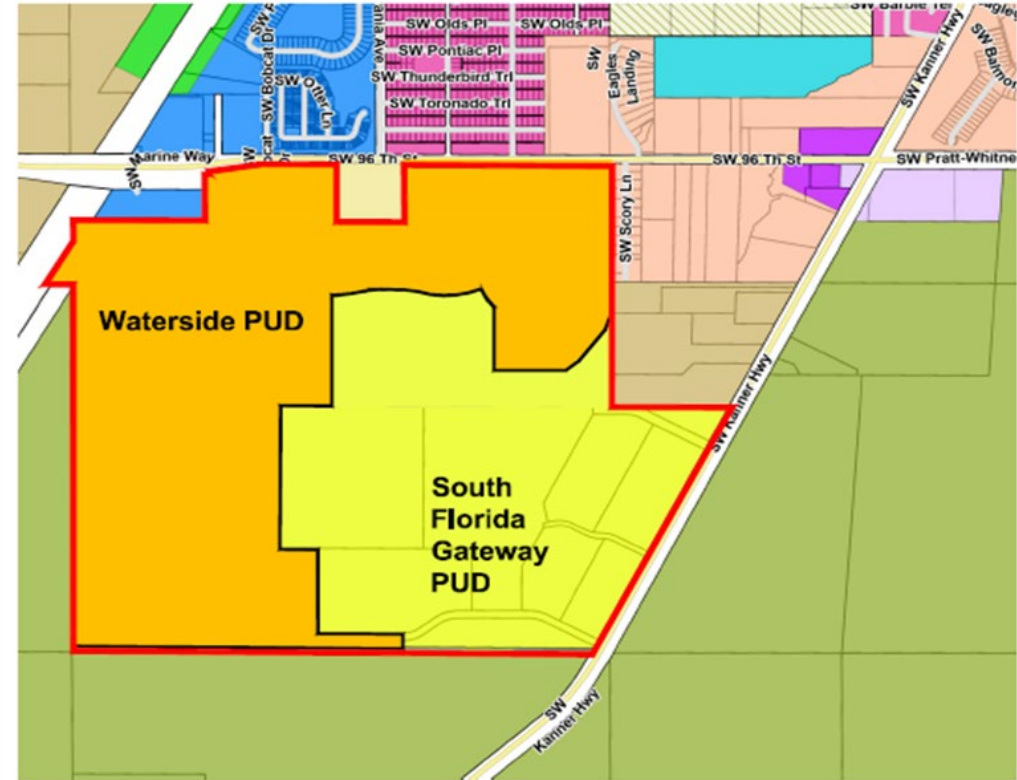
Existing Future Land Use Map



Future Land Use Legend

- | | |
|-----------------------------------|---|
| Rural Density - up to 0.5 UPA | Commercial / Office / Residential |
| AgTEC | Commercial Waterfront |
| Rural Heritage - up to 0.5 UPA | Recreational |
| Estate Density - up to 1 UPA | Public Conservation Area |
| Estate Density - up to 2 UPA | General Institutional |
| Low Density - up to 5 UPA | Industrial |
| Medium Density - up to 8 UPA | Agricultural |
| High Density - up to 10 UPA | Agricultural Ranchette |
| Mobile Home Density - up to 8 UPA | Major Power Generation Facility |
| Mixed-Use Village | No Data (May Include Incorporated Area) |
| Commercial General | |
| Commercial Limited | |

Proposed Future Land Use Map

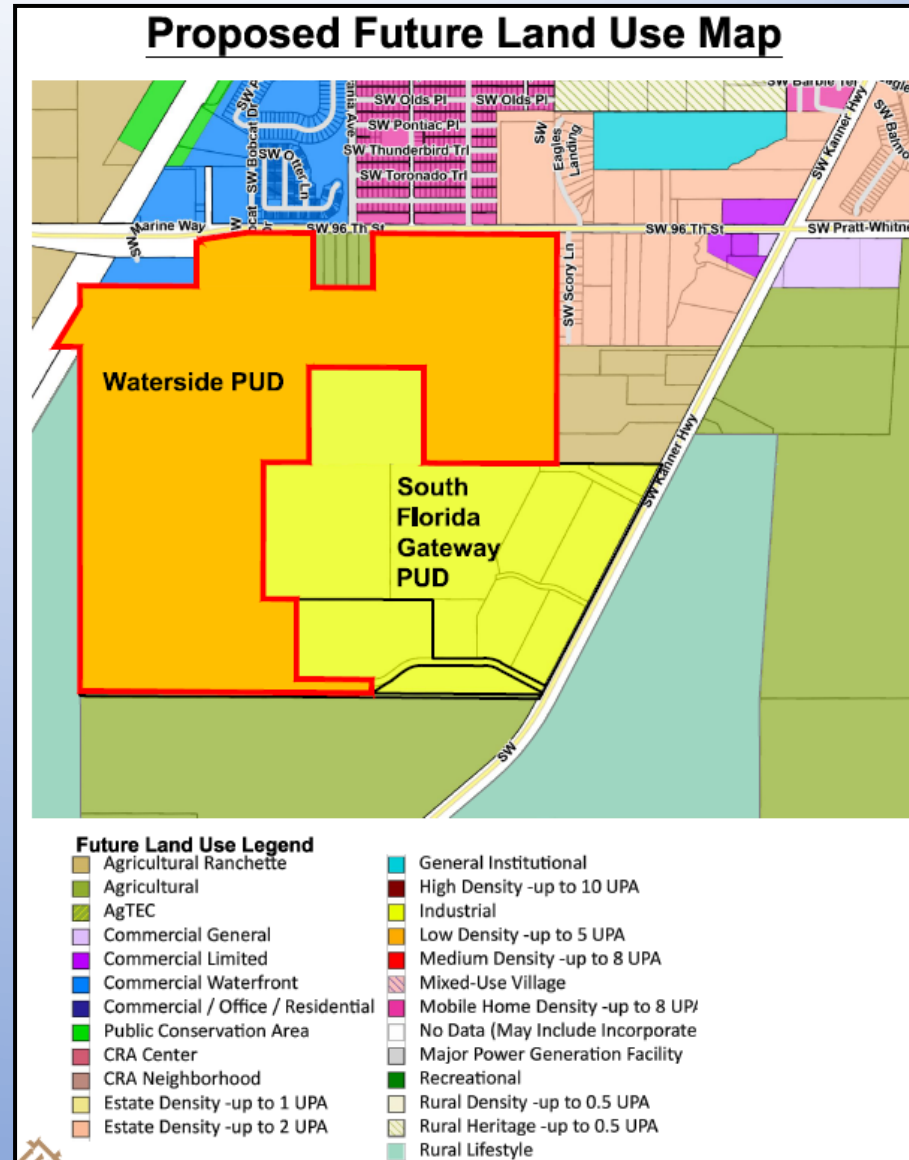
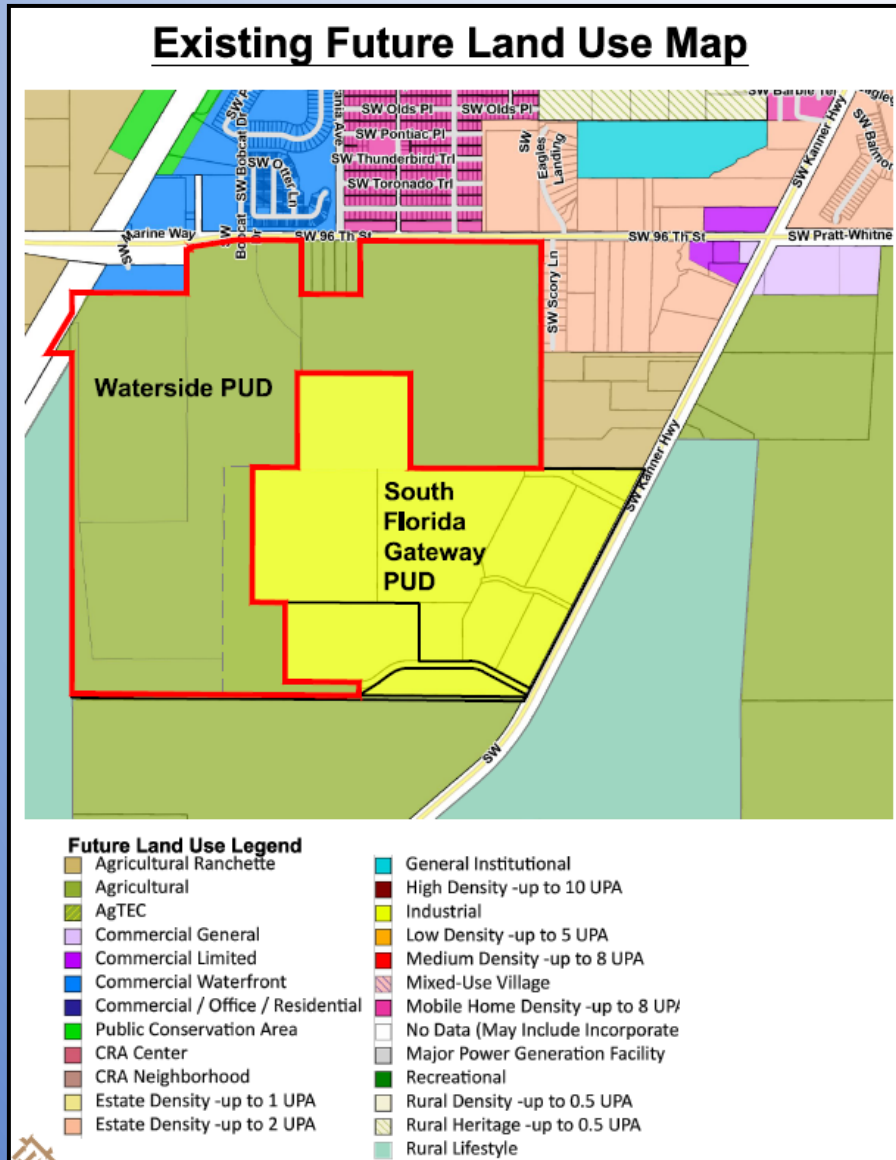


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Excerpt from application materials

CPA 21-12 Submittal 03/26/2024



Excerpt from application materials

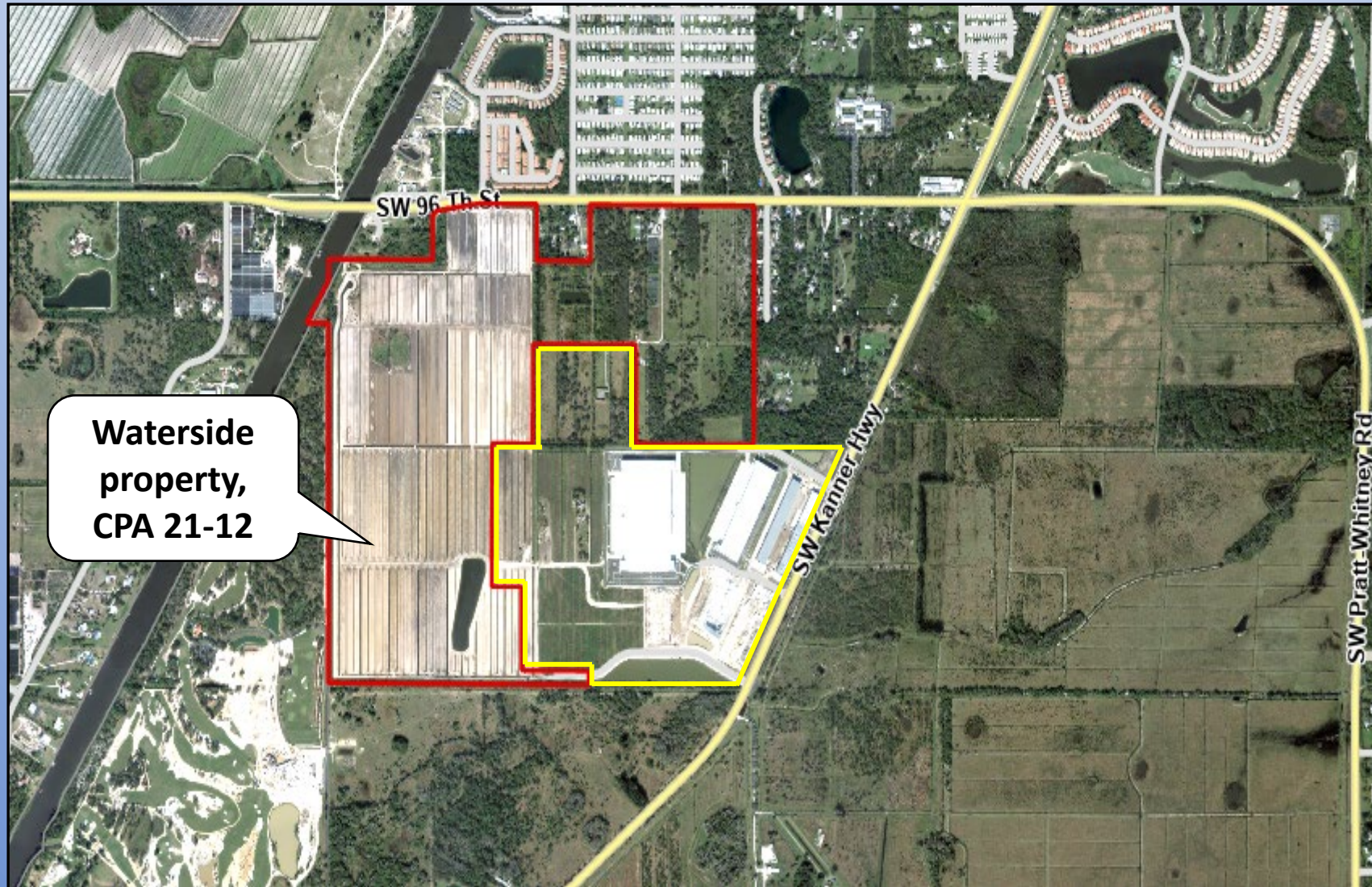
Amendment Request

- 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

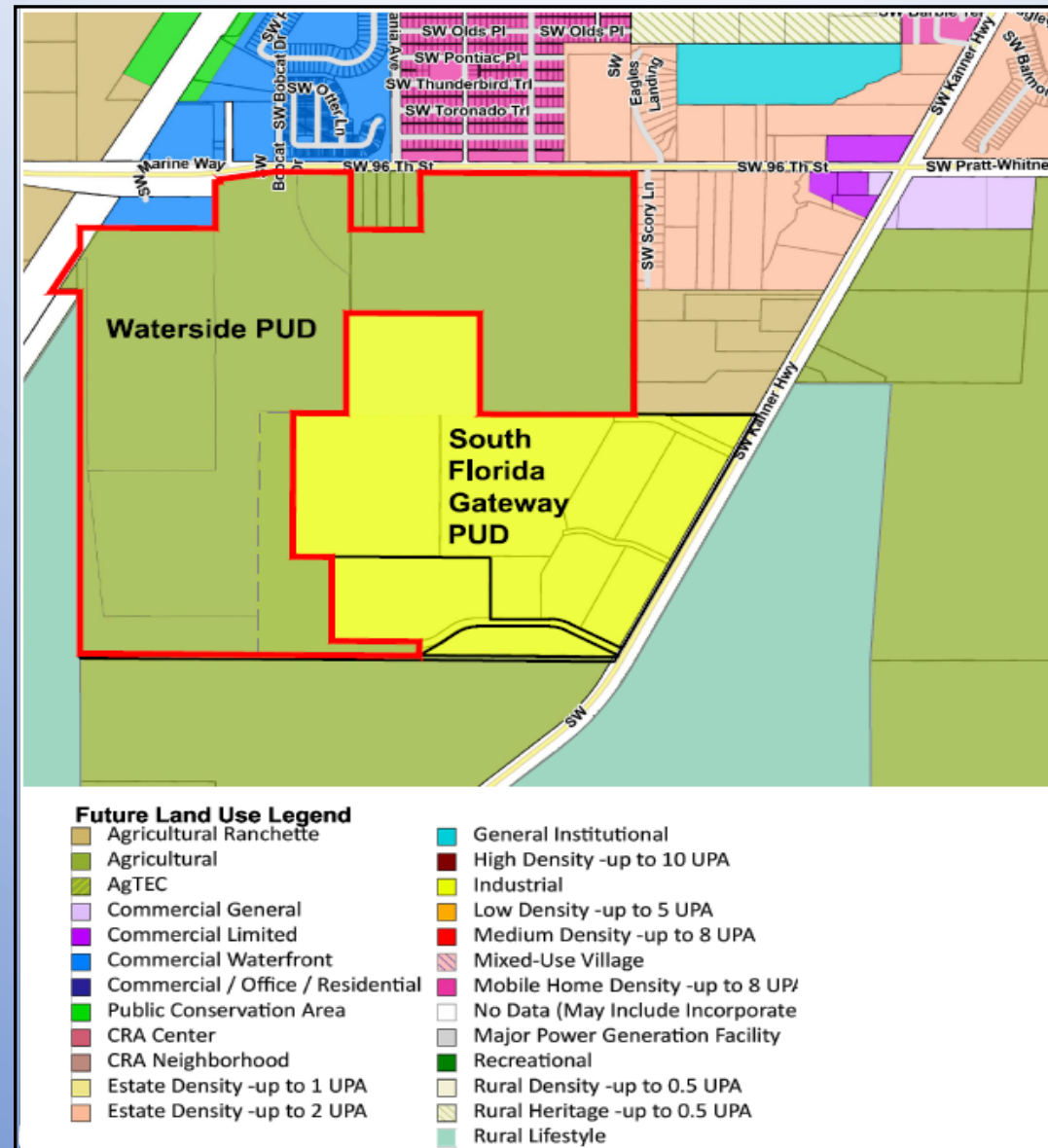
Table 1. Future Land Use Designations (Existing vs. Proposed) and Total Units

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

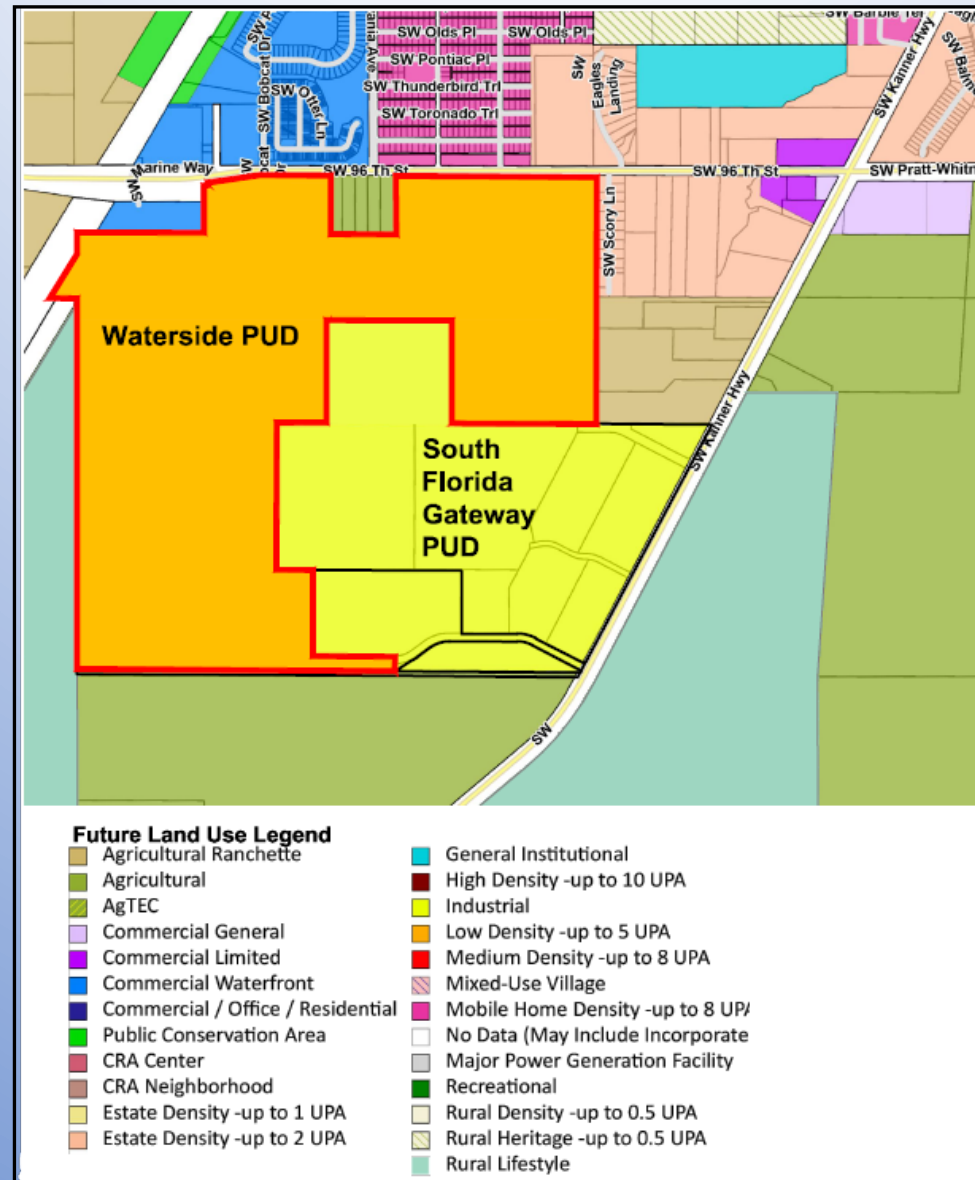


Existing Future Land Use Map



Excerpt from application materials

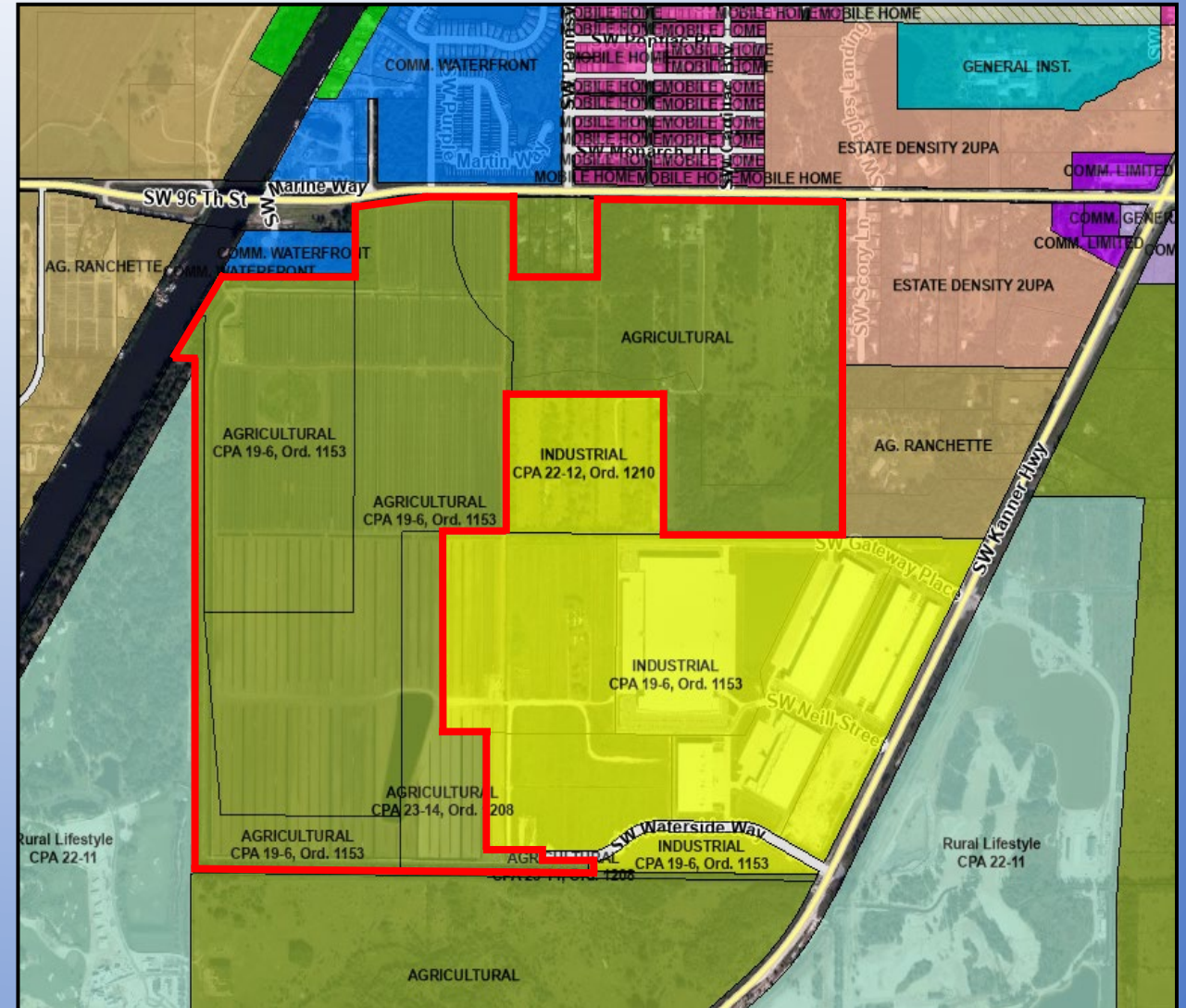
Proposed Future Land Use Map (CPA 21-12)



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