

Board of County Commissioners Meeting

October 24, 2023

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Senior Planner

CPA 22-02  
95 RIVERSIDE PUD/PULTE I-95

7601 SW Lost River Road

- Proposed FLUM amendment to change 12.402 acres from General Commercial to Commercial Office/Residential (10 upa)





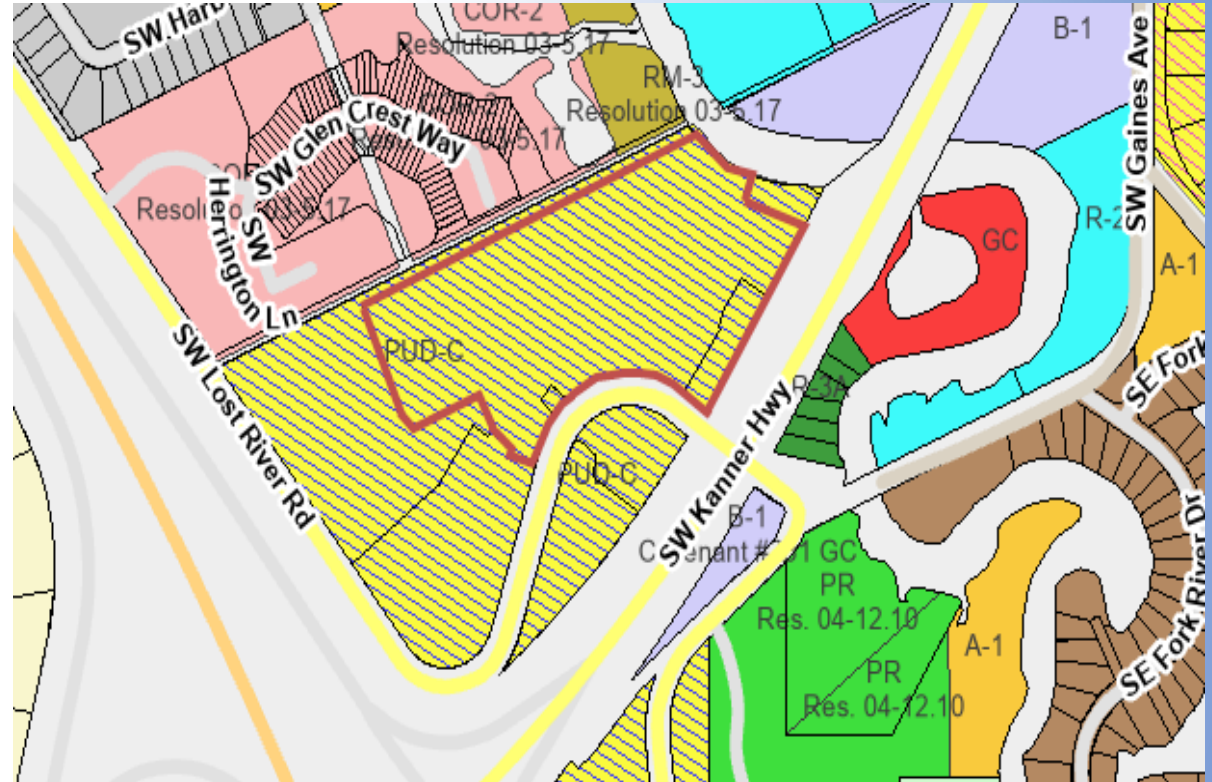
# FUTURE LAND USE

- **North:** Commercial Office/Residential, Low Density Residential, Marine Waterfront Commercial
- **South:** SW Lost River Road and General Commercial
- **East:** SW Kanner Highway, General Commercial and Low Density Residential
- **West:** General Commercial



# ZONING ATLAS

- **North:** Commercial Office/Residential (COR-2), Low Density Residential (RM-3)
- **South:** 95 Riverside PUD-C
- **East:** Liberal Multi-Family (R-3A), General Commercial (GC)
- **West:** 95 Riverside PUD-C



# Future Land Use Designation

**Existing General Commercial**

Proposed Commercial Office/Residential

**Principally located in highly accessible parts of the USD**

Allocated to accessible sites adjacent to major thoroughfares and serves as a transitional use separating more intensive commercial uses from residential

**Live Local FL Statute: 15 upa  
Floor Area Ratio: Governed by Parking Standards**

Maximum Density: 10 residential upa (Live Local FL Statute 15 upa)

**Maximum Building Height: 40'**

Maximum Building Height: 30'

**Minimum Open Space: 20%**

Minimum Open Space: 40%

**Maximum Building Coverage: 60%**

Maximum Building Coverage: 40%



# Staff Recommendation:      Approval

Proposed land use designation is:

1. Allocated to accessible sites adjacent to major thoroughfares
  2. Serves as a transitional use separating more intensive commercial uses from residential
  3. Office and residential development may be allocated along the outer fringe of core commercial areas
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- Meets 13 out of 13 criteria that discourages urban sprawl and meets 8 out of the 8 additional criteria that discourages the proliferation of urban sprawl (Section 2.2 of staff report)
  - Already contains necessary infrastructure such as water and sewer provisions and is located within the PUSD
  - Provides effective transition between the General Commercial uses to the west and south and the low and medium residential use to the east and north