

CPA 19-6

KL Waterside FLUM

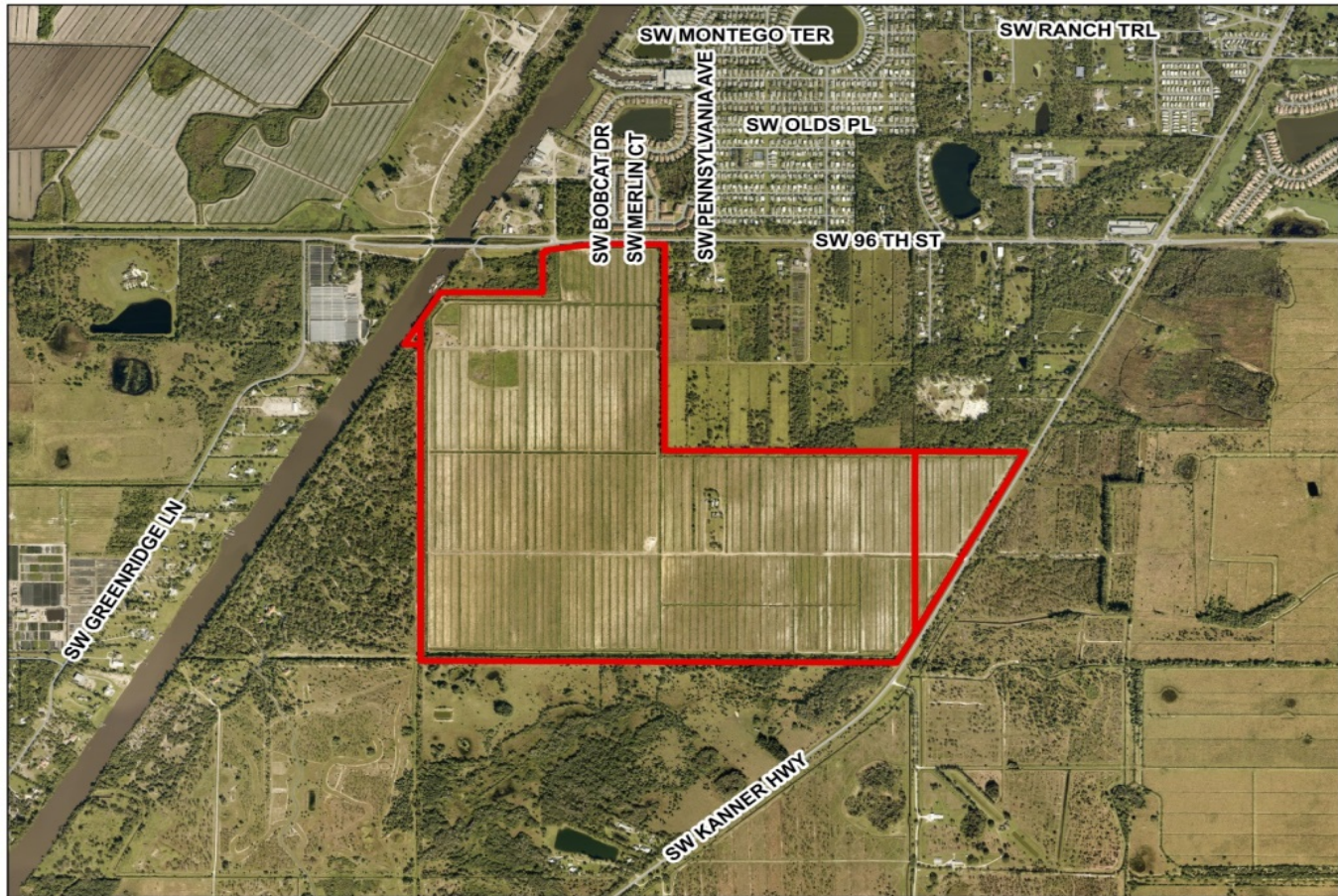
October 13, 2020

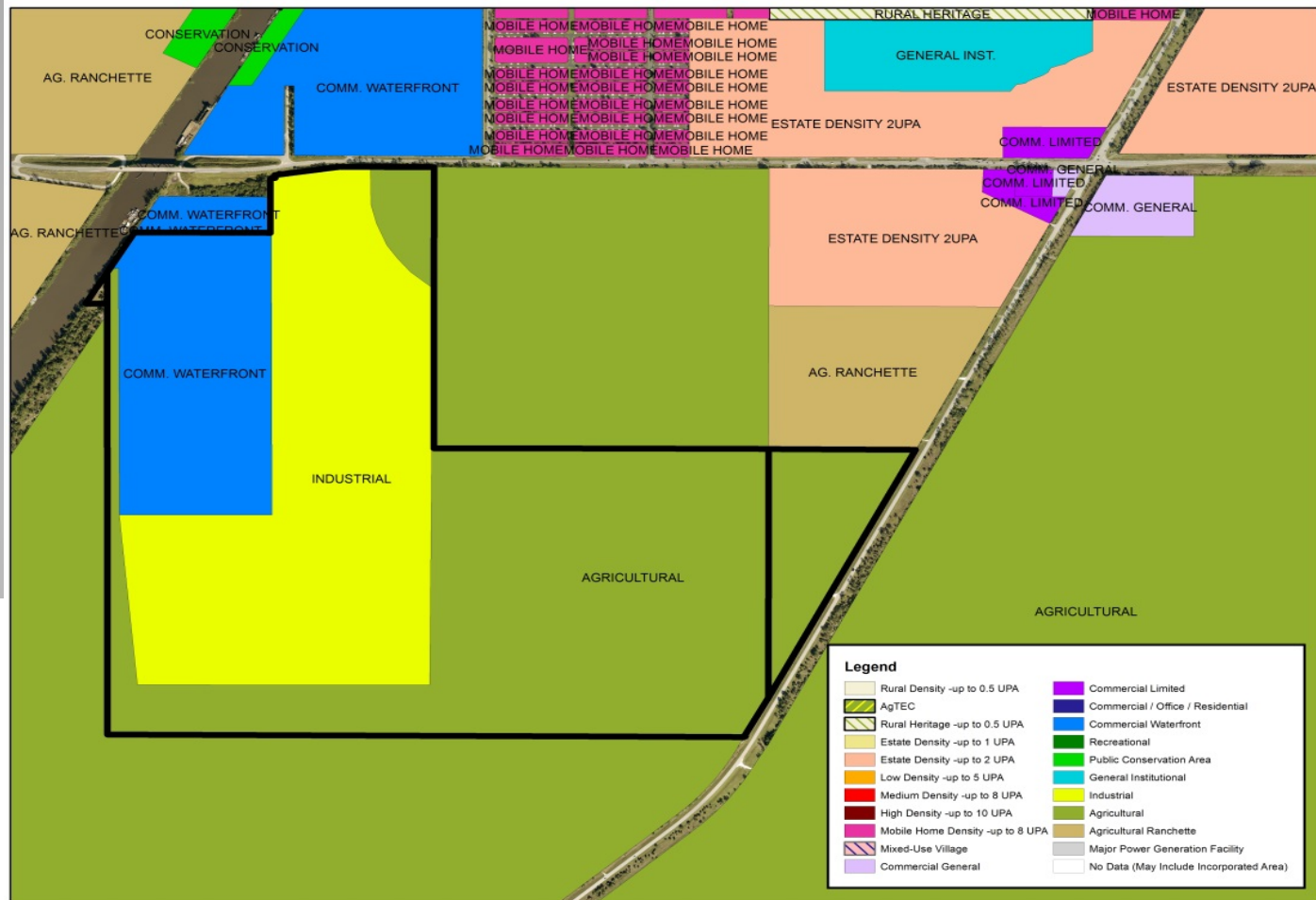


Proposed FLUM Change

- Applicant: KL Waterside, LLC
 - Represented by Lucido and Associates
- Subject site: 499.4 acres, located south of S.W. 96th St, between SW Kanner Hwy and the St. Lucie Canal

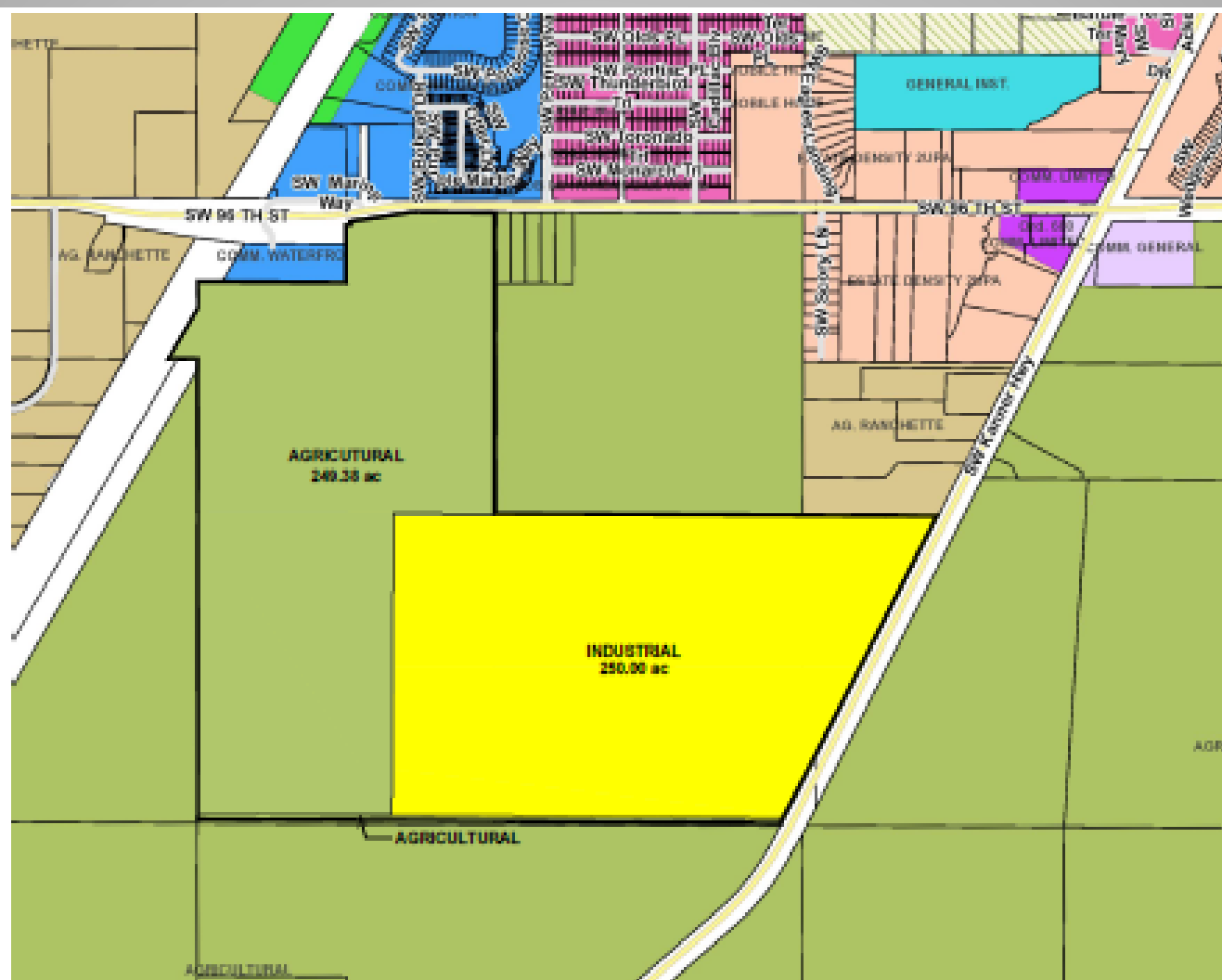
Location





Existing: 249.1 acres of Agriculture
 175.4 acres of Industrial
 74.9 acres of Commercial Waterfront

- Proposed
 - Eliminate Waterfront Commercial
 - Encumbered by ACOE perpetual easement
 - Relocate 175 acres of Industrial. Add 75 acres.
 - Return existing Waterfront Commercial and Industrial to Agriculture



Staff Recommendation: Approval

- No net loss of Agricultural
- No increase in urban land
- Kanner Hwy is a major arterial better suited for Industrial uses
- Takes future industrial traffic off SW 96th Street, a minor arterial

Staff Recommendation: Approval

- Meets all four criteria in Section 2.1 for a Future Land Use Amendment
- Section 2.2 and 2.2.1 – discourages the proliferation of sprawl

Questions?