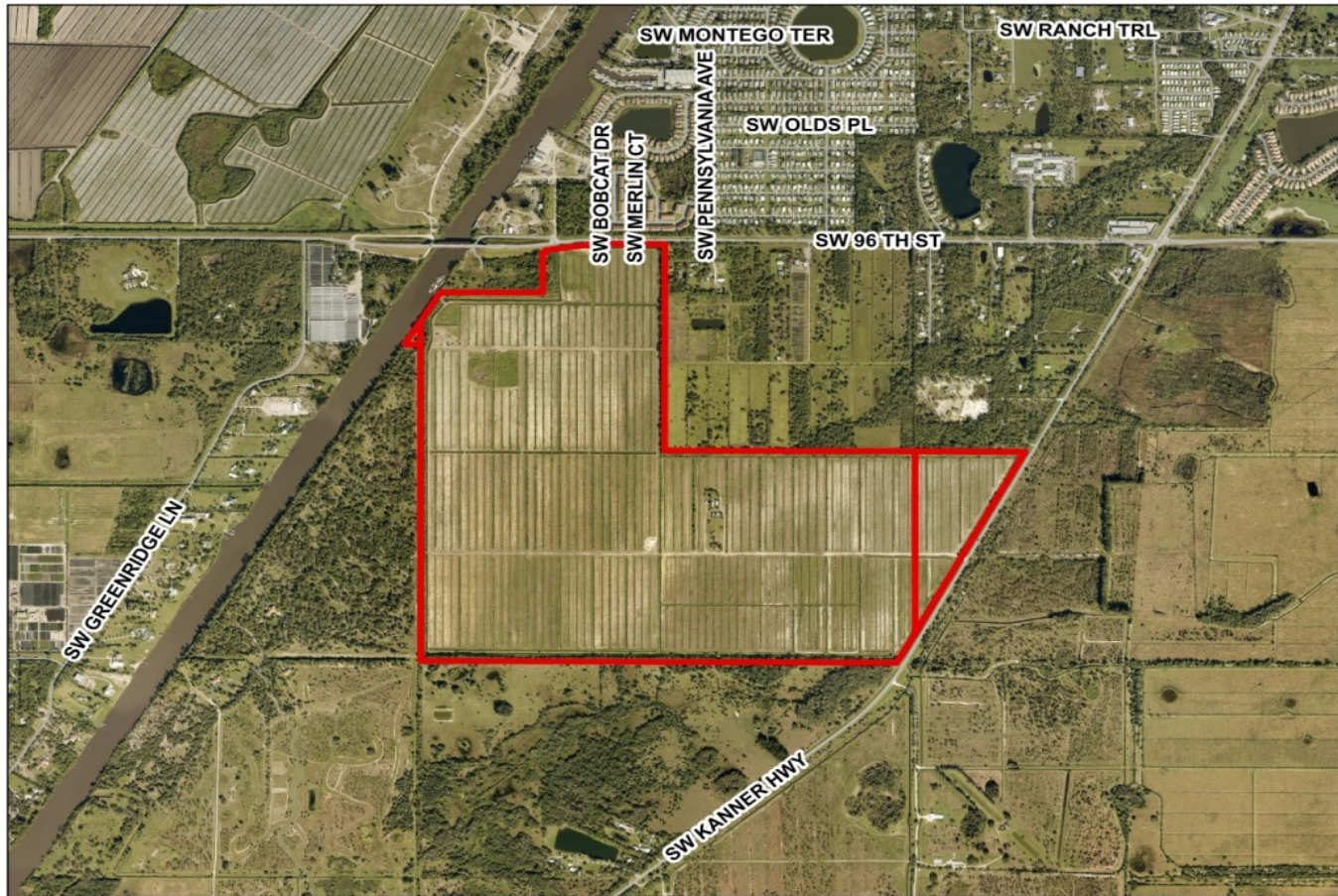


CPAs 19-5 and 6 KL Waterside

January 12, 2021



Location



Proposed Text Change

- Applicant: KL Waterside, LLC
 - Represented by Lucido and Associates.
- Contract the PUSD, 250 acres.
- Establish a Free Standing Urban Service District on 250 acres.

**Figure 4-2 showing the PUSD and
the Freestanding**

Proposed Text Change

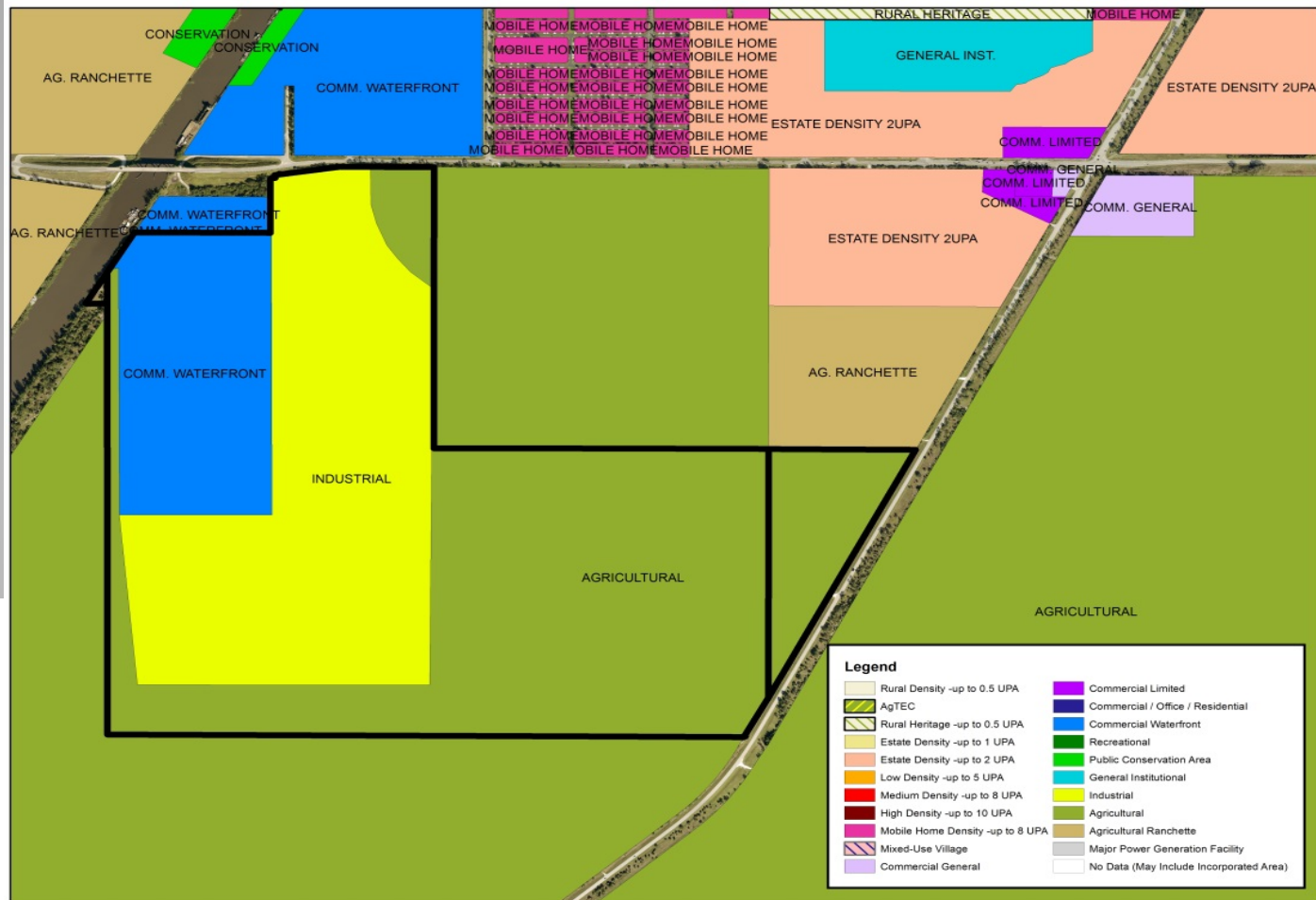
- Amend Figures 4-2, 11-1 and 11-2. Figures 11-1 and 11-2
- Amend the text of the plan consistent with creating the Freestanding Urban Service District

Proposed Text Change

- Amend sub-area policies applicable to this property that were adopted in 2010.
- Staff recommends additional refinement of the text. No substantive change from the transmittal hearing.

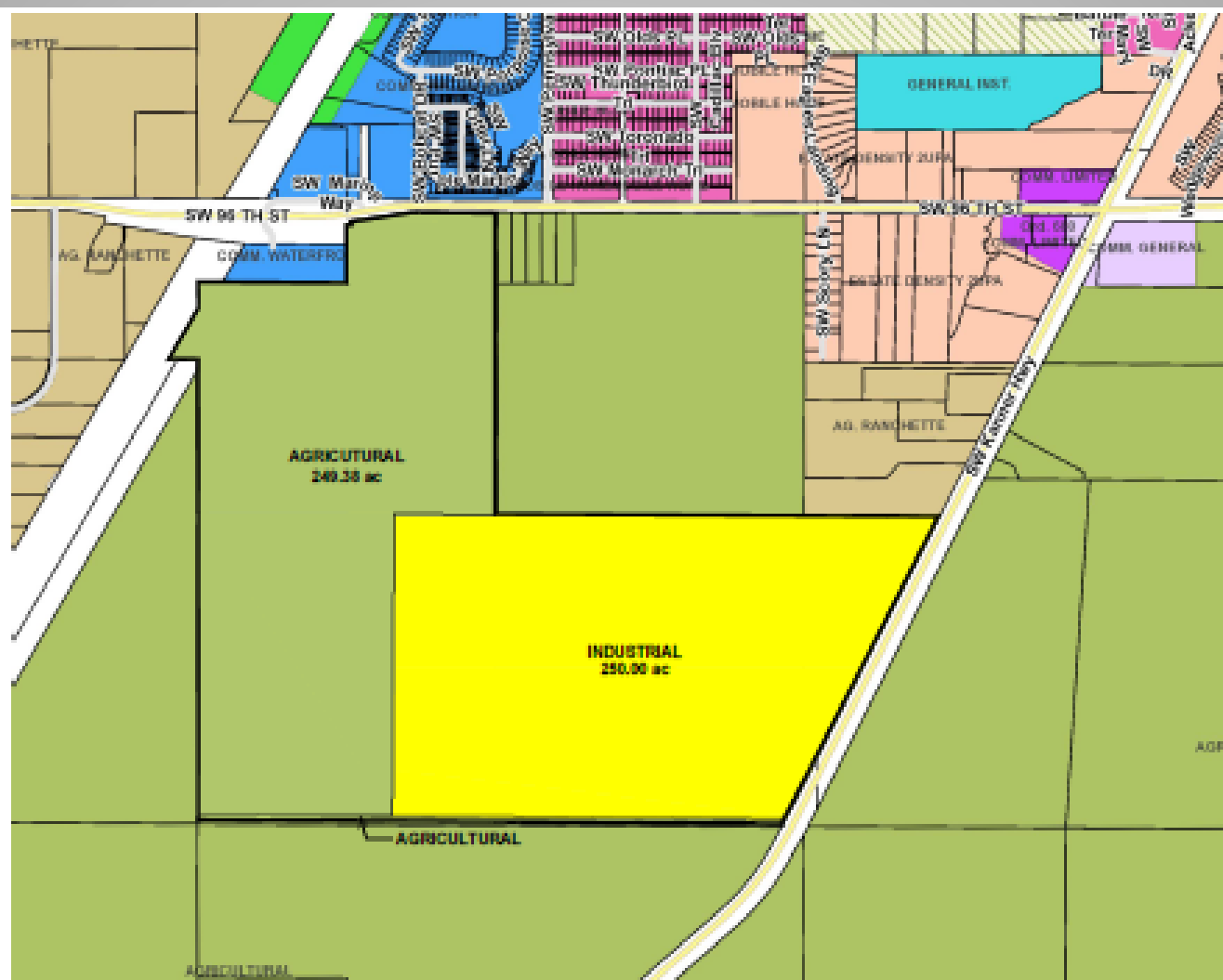
Proposed FLUM Change

- 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



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

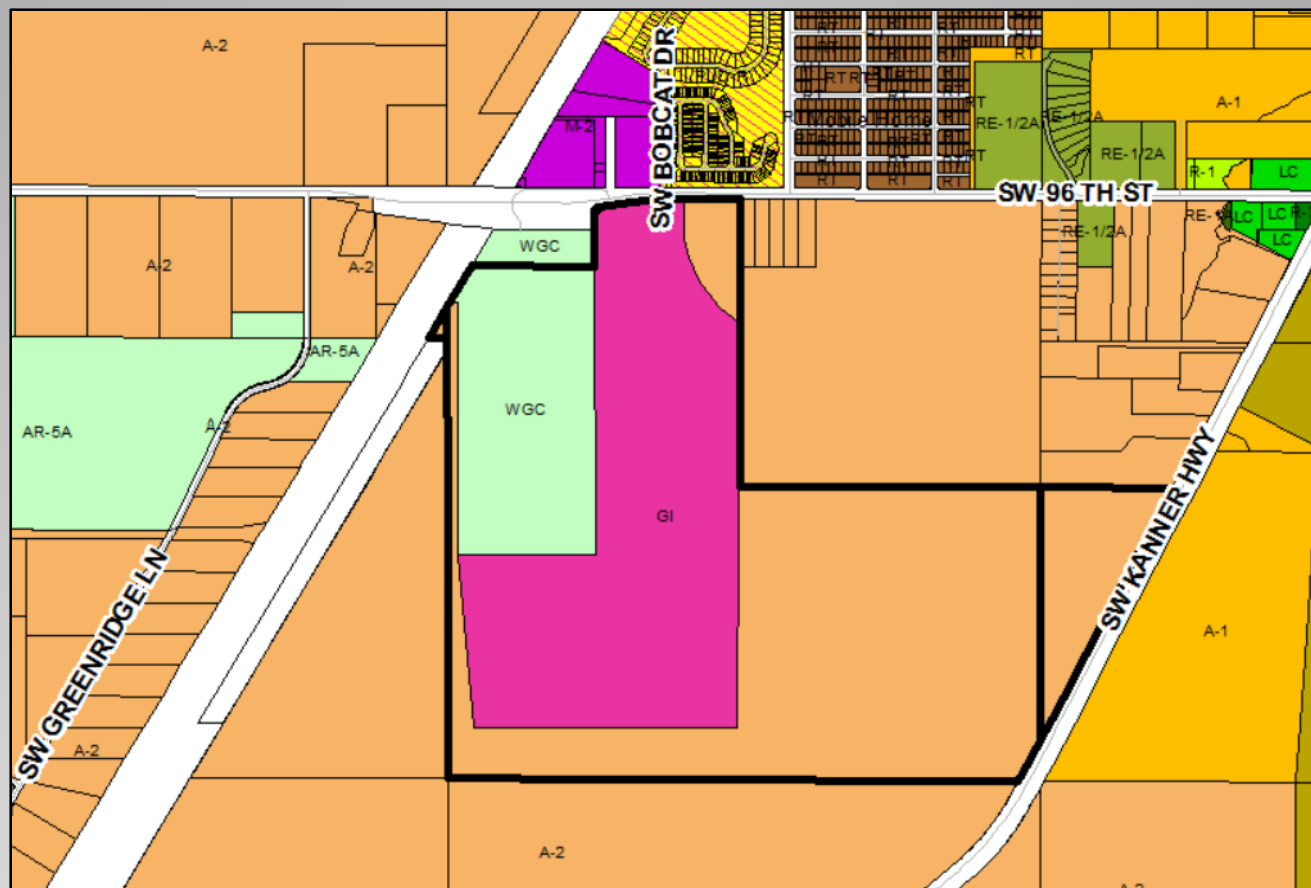
- No net loss of Agricultural
- No increase in urban land
- Kanner Hwy is a major arterial better suited for Industrial uses
- Takes future industrial traffic off SW 96th Street, a minor arterial

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

Staff Recommendation: Approval

- Concurrent to CPA 19-6
- Remove all GI
- Remove all WGC
- Add 243.4 acres of AG-20A (1 unit per 20 ac)
- Add to 250 acres of LI to same part of the property in CPA19-6



Existing: 74.9 acres WGC
175.4 acres LI
249.1 acres A-2

Proposed Zoning Map

Proposed: 243.4 acres AG-20A
250 acres LI

Questions?