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Kings Highway Commerce Park
Amended Site Plan Justification Statement
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Kings Highway Commerce Park (KHCP) is a proposed 107.41 ac Commercial development located between Kings Highway, Peters Rd and White Road approximately 1-mile north of Okeechobee Road (SR-70).

This project site plan was approved with the ultimate buildout of 92 ksf of office and 1,416 ksf of warehouse totaling 1,508 ksf of building coverage and was to be developed in 3 phases

The site is zoned CP-1 with a CG/MXD future land use.

It's now proposed to subdivide the site into 3 parcels and amend the site plan.

Parcel-I is for a 26.82 ac RV sales and service development with a 78,100-sf building and 16,840 sf of Mezzanine. This parcel is in the southeast corner of the site with the main access to Peters Road and optional access to King's Highway (SR-713).

This development requires conditional use approval by the city.

Parcel-II is 21.18 ac located on the southeast corner of the site w/ future development of 200 ksf of Office/warehouse.

Parcel-III is the same as previously approved as KHCP PH-II with a minor decrease in ultimate buildout being reduced by 22 ksf . The parking and loading layout remain the same as KHCP PH-II layout with minor changes being trailer storage area along the south side of the building eliminated.

The proposed development meets all the zoning requirements of CP-1, with conditional use for Parcel-I, and provides an attractive and proper development for this location. Attractive landscaping, Bioswales and fountains in the lake are proposed to enhance the project esthetics. Building architecture is attractive and shall comply with city design review requirements as applicable.

This development provided partial funding of Peters Road reconstruction along its entire frontage which is approximately 2,000 ft.