



Rosser Residential (P24-150)

Small-Scale Comprehensive Plan Future Land Use Map Amendment

Planning and Zoning Board

January 7, 2025

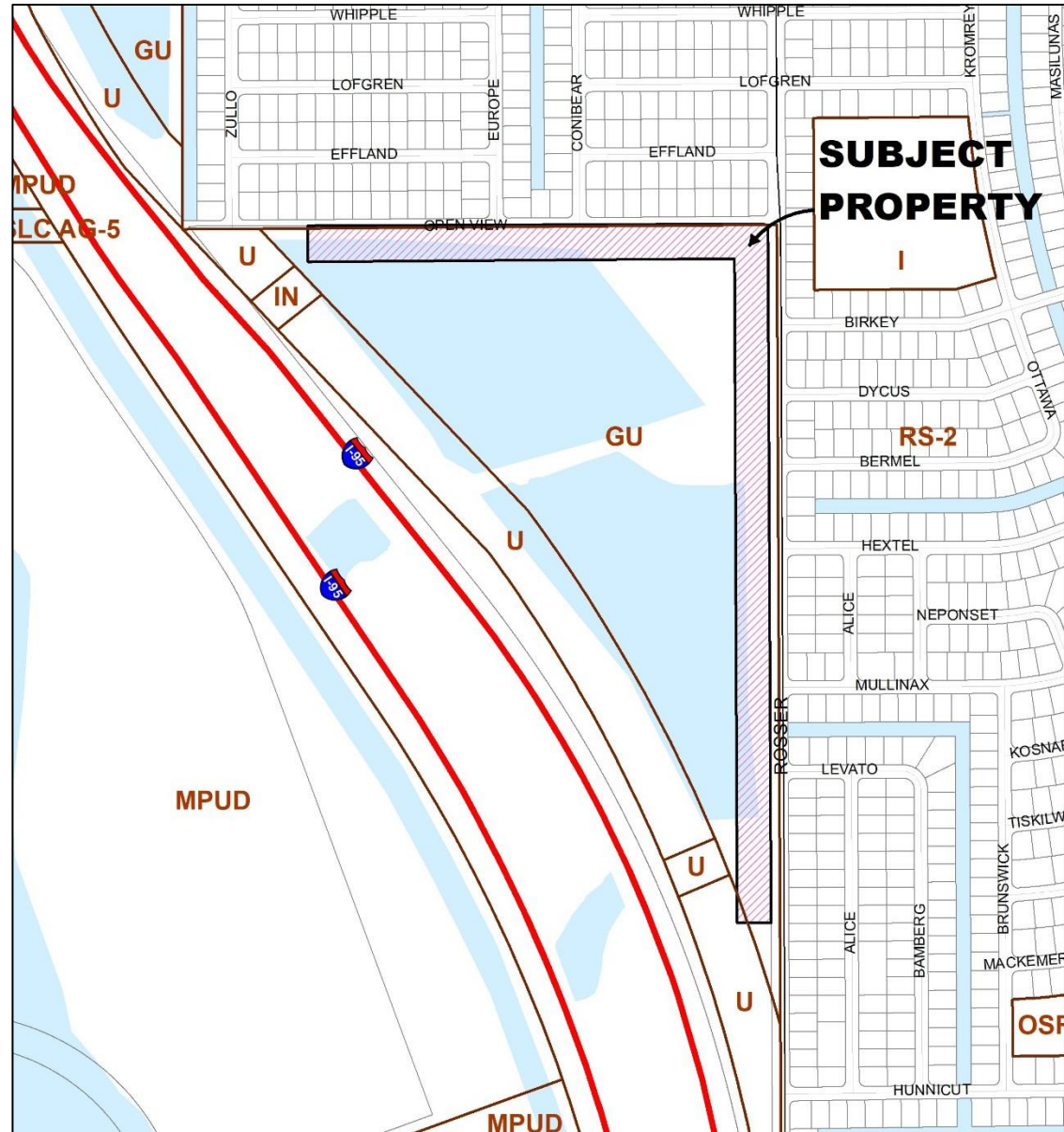
Bethany Grubbs, Senior Planner, AICP

Request Summary

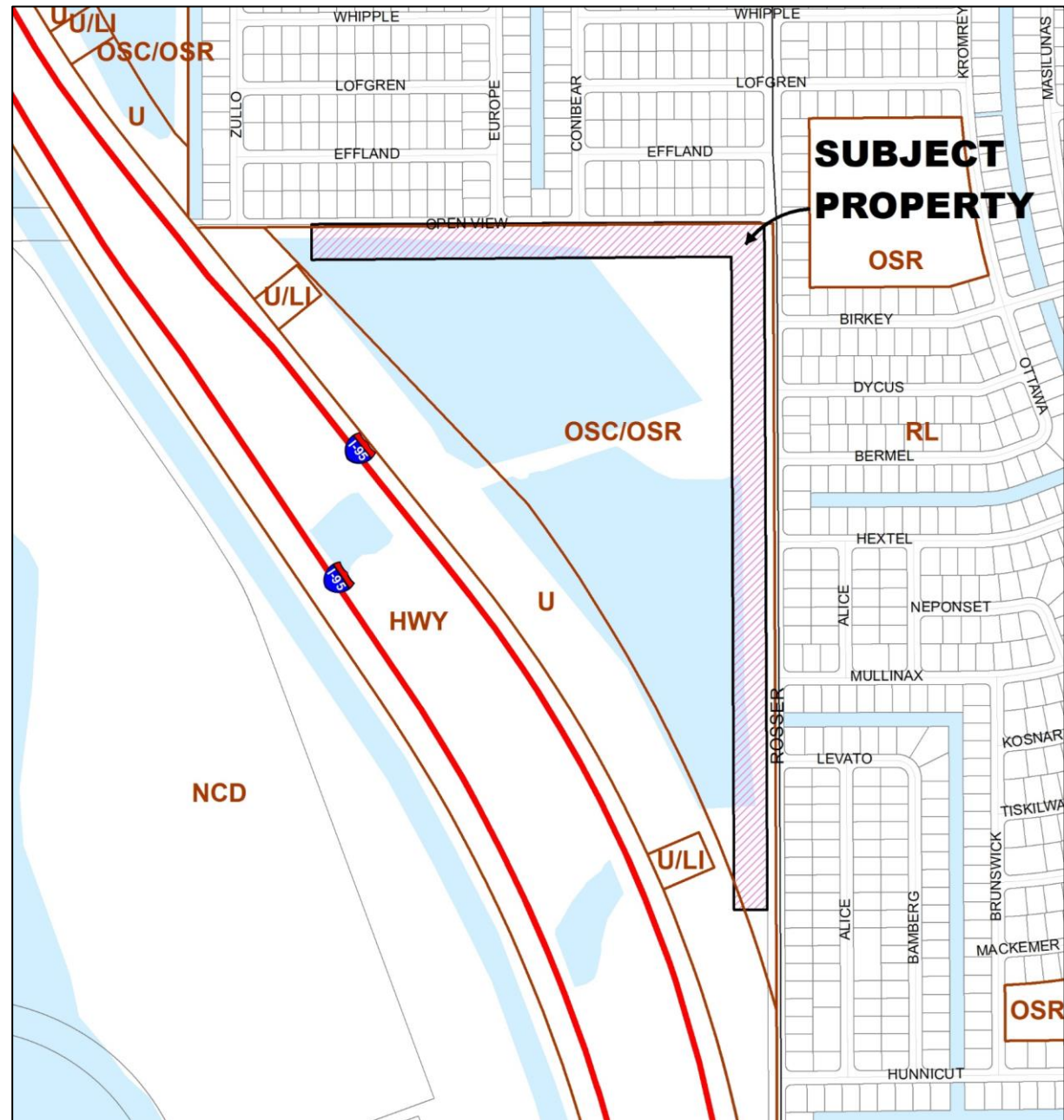
Applicant's Request:	Small-Scale Future Land Use Map Amendment from Open Space Conservation (OSC), Open Space Recreation (OSR), and Utility (U) to Low Density Residential (RL).
Applicant/Property Owner:	Rosser Lakes, LLC
Agent:	Brad Currie, Haley Ward, Inc.
Location:	The 17.24-acre property is located generally located at SW Rosser Boulevard, generally located south of SW Open View Drive, and east of I-95.

Surrounding Uses

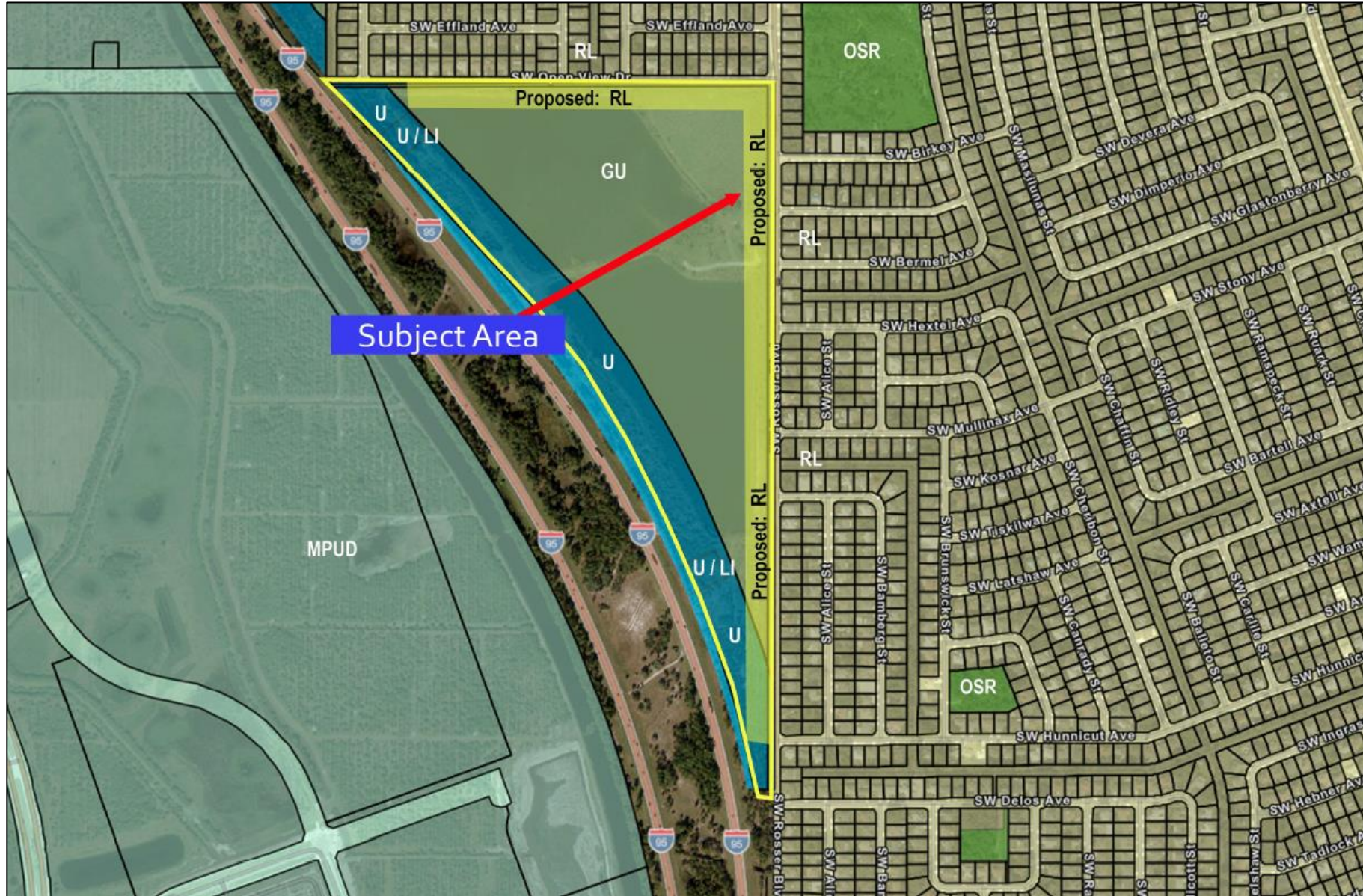
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-Family Residences
South	N/A	N/A	I-95 Right-of-Way
East	RL	RS-2	Single-Family Residences
West	U, LI	U	Lake – Reclaimed Mining Site



Existing Land Use



Proposed Land Use



Justification

Below is a list of the comprehensive plan objectives and policies that are relevant to this application:

- Objective 1.1.4 of the future land use amendment states that future growth, development and redevelopment should be directed to appropriate areas as depicted on the Future Land Use Map. The land use map should be consistent with sound planning principles including the prevention of sprawl; energy efficiency, natural limitations; the goals, objectives, and policies contained within this Comprehensive Plan; and the desired community character, and to ensure availability of land for future demand and utility facilities.
- Per Policy 1.1.4.6 of the City's comprehensive plan, the Future Land Use Map allocates an open space designation for recreational areas, conservation areas and preservation areas. It identifies the Open Space Recreation (OSR) land use designation as a land use for existing or future parks. It identifies the Open Space Conservation (OSC) land use designations for conservation areas that are comprised of lands that should, to the maximum reasonable extent, maintain the natural character of the land.
- Per Policy 1.1.4.1, the Low Density Residential (RL) land use will allow a maximum density of 5.0 DUs per gross acre.

Adequate Public Facilities

Policy 1.1.3.1 states, “The development of residential, commercial and industrial land shall be timed and staged in conjunction with provisions of supporting community facilities and services identified as being required such as:

- a. Potable water;
- b. Sanitary sewers;
- c. Solid waste disposal;
- d. Vehicular and pedestrian circulation;
- e. Public safety;
- f. Recreation;
- g. Public schools;
- h. Electricity; and
- i. Drainage.”

Adequate Public Facilities Analysis

- The proposed future land use amendment is expected to increase the demand for potable water by 21,617 gallons per day and the demand for wastewater by 18,375 per day based on the maximum amount of development allowed per the comprehensive plan. There is adequate capacity to accommodate the proposed land use amendment.
- The proposed future land use amendment is expected to result in a decrease of 7 PM Peak Hour Trips.
- 86 dwelling units would require 0.71 acres of developed park and recreation land. There is adequate capacity.
- The subject property is located in Zone X, the area of minimal flood risk on the Florida Insurance Rate Map.
- The site has previously been cleared and there is no native upland habitat or state jurisdictional wetlands on site. Over time, native and exotic vegetation has grown on site.

Traffic Impact Analysis

- Change in Future Land Use designation results in a DECREASE of PM Peak hour trips.

Existing Future Land Use	Acreage	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
OSR/OSC	15.15	Public Park 15.15 Acres	411	33	5
U	2.09	Government Office Building 27,312 SF (30%)	730	617	87
Proposed Future Land Use	Acreage	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
RL	17.24	Single-Family Residences 86 DU	210	811	85
			Total Trips	(+) 161	(-) 7

Staff Recommendation

The Planning & Zoning (P&Z) Department staff finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.