

## LETTER OF JUSTIFICATION / COVER LETTER

Rosser Residential  
Rezone Application  
August 27, 2024

### REQUEST

*On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of an amendment to the Zoning Designation of approximately 17.24 acres, which includes the north and western portion of parcel 4326-111-0001-000-1 from General Use (GU) to Single-Family Residential Zoning District (RS-2). This parcel is located east of I-95 and south of SW Open View Drive in Port St. Lucie, Florida.*

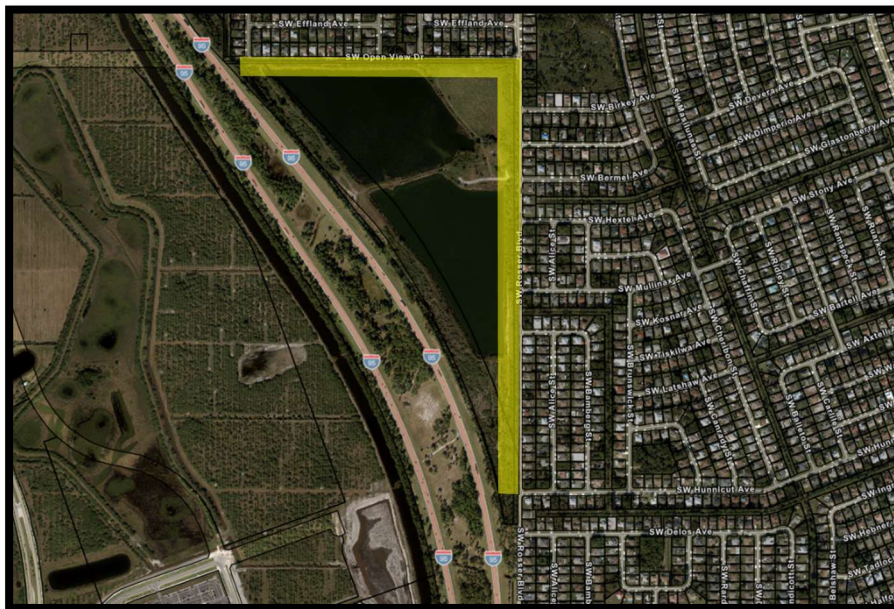
### SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located on the east of I-95 and south of SW Open View Drive in Port St. Lucie, Florida. The parcel information is noted in the below table:

| Parcel ID           | Address         | FLU                | Zoning    |
|---------------------|-----------------|--------------------|-----------|
| 4326-111-0001-000-1 | SW Rosser Blvd. | OSC / OSR / U / LI | U / I, GU |

The area affected by this application totals 17.24 acres +/- . The site was previously a mining operation. A rezone application is being submitted concurrently with this request.

### Exhibit "A" Aerial Map



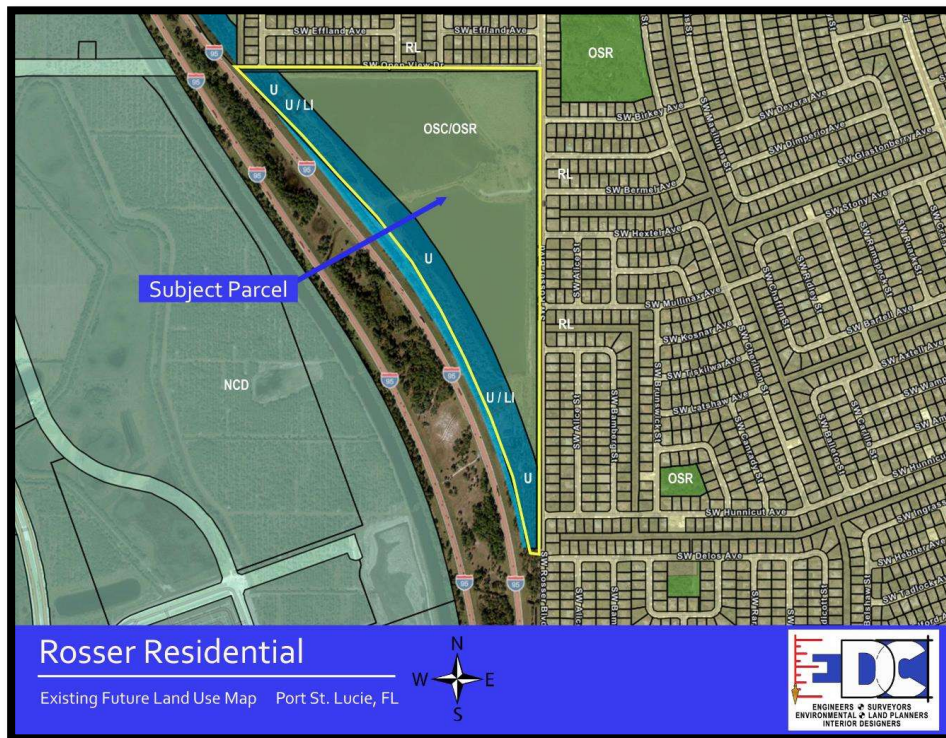
To the north of the subject area lies the right-of-way of SW Open View Drive followed by single-family residential lots. These parcels have a Future Land Use designation of Residential Low (RL) and an underlying Zoning designation of Single-Family Residential Zoning District (RS-2).

To the south of the subject parcel lies the right-of-way of I-95.

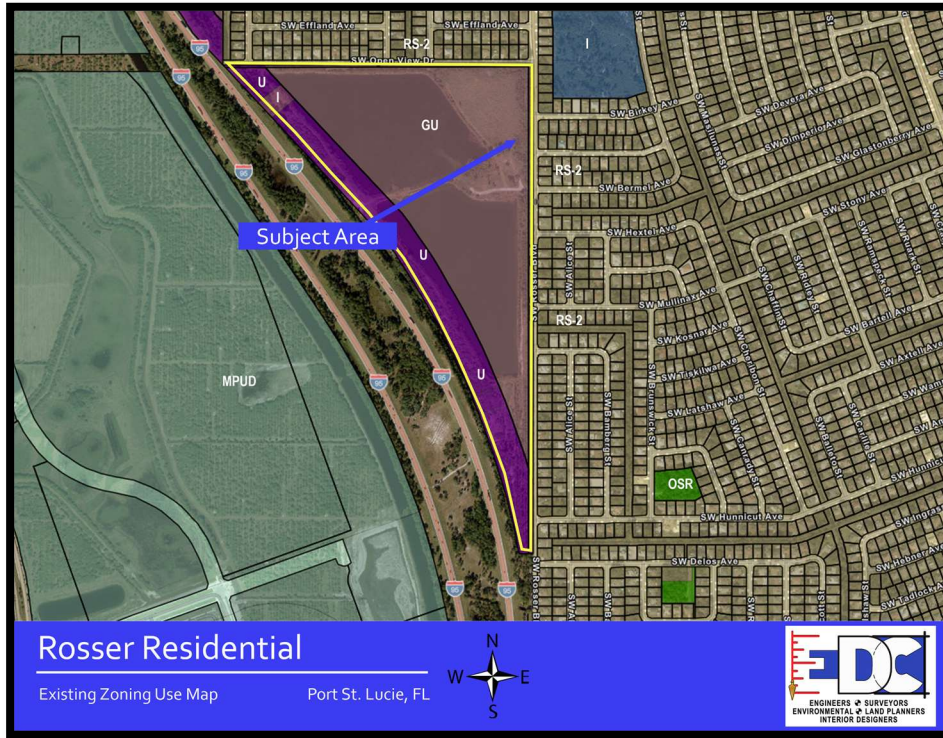
East of the subject parcel lies the right-of-way of SW Rosser Blvd followed by single-family residential lots. These parcels have a Future Land Use designation of Residential Low (RL) and an underlying Zoning designation of Single-Family Residential Zoning District (RS-2).

West of the area proposed for this land use change is an existing lake currently owned by the applicant. This area has a Future Land Use design of Open Space Conservation / Open Space Recreational (OSC / OSR) and an underlying Zoning designation of General Use (GU).

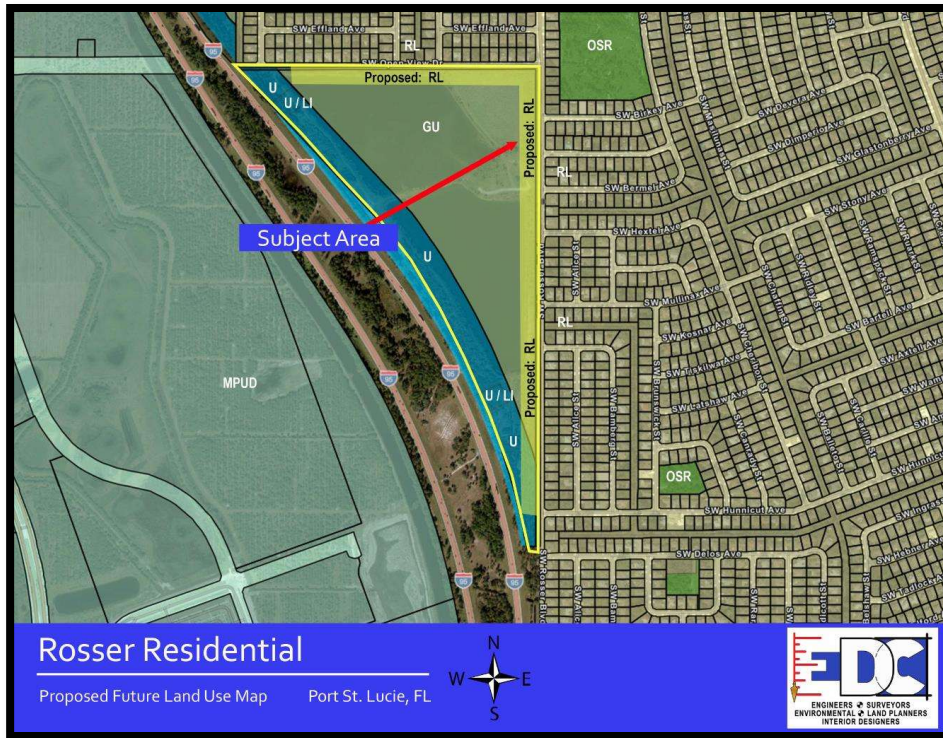
### Exhibit "B" Existing Future Land Use Map



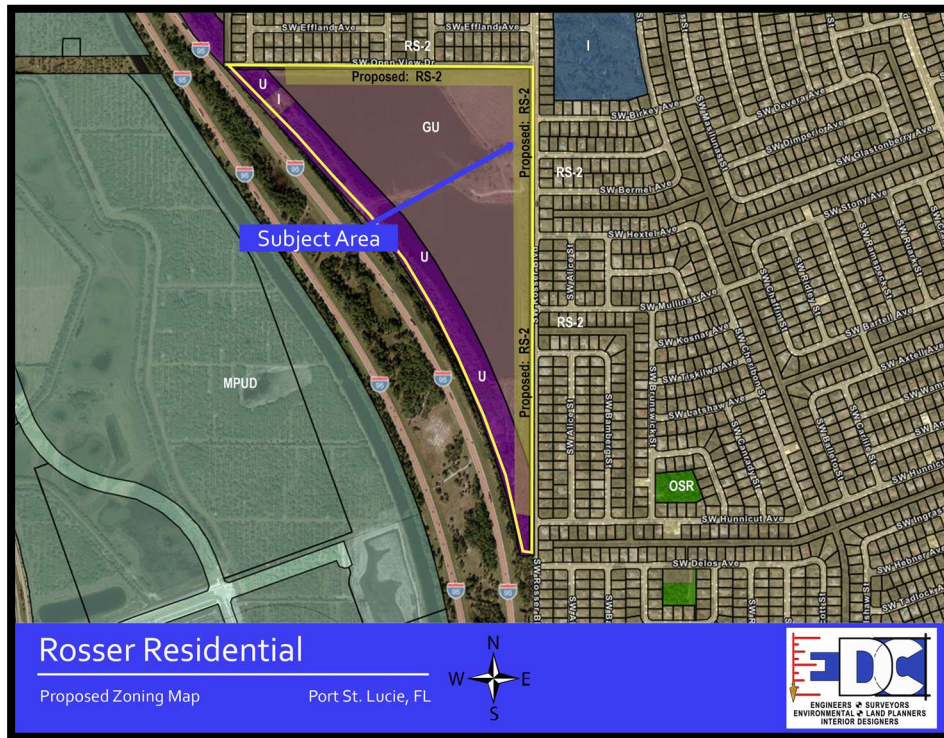
## Exhibit "C" Existing Zoning Map



## Exhibit "D" Proposed Future Land Use Map



## Exhibit "E" Proposed Zoning Map



The applicant is proposing to develop 71 single-family residential parcels.

### Concurrency Review

#### Utilities

Rosser Blvd. located north of the subject PSLUSD will be the service provider for water and wastewater to serve the proposed residential parcel. There is an existing 12" water main located on the east side of SW Rosser Blvd. that will serve this project. This development would require the construction of a lift station along with a force main expansion on the west side of SW area. The City calculates single family residential lots at one (1) ERC x 71 lots = 71 ERC's.

#### Police / Fire Protection

The Port St. Lucie Police Department will provide police protection for the proposed development. Their address is 121 SW Port St. Lucie Boulevard, Bldg. C., Port St. Lucie, Florida. Fire Protection and Emergency Services are provided by the St. Lucie County. Below are the stations that would serve this area:

- 2.93 miles and 6 minutes travel time for station 16
- 4.51 miles and 7 minutes travel time station 10
- 4.93 miles and 9 minutes travel time for station 17

#### Solid Waste

The proposed residential lots would be served by FEC for solid waste. Typical rates of generation per residential home = 8.1 lb / unit / day.

### Parks

Park impact fees will be paid to the City of Port St. Lucie and St. Lucie County at the time of building permit issuance.

### Schools

Approval of the FLUMA & Rezone applications as request could result in a maximum of 71 single-family dwelling units. This development is located in the Red Zone. Elementary schools within this zone include:

Bayshore Elementary  
Windmill Point Elementary  
Frances K. Sweet Elementary  
Manatee Academy K-8  
Allapattah Flats K-8  
Oak Hammock K-8  
St. Lucie West K-8  
Westgate K-8

The high school that serves the Red Zone is Treasure Coast High School

*(du x 0.405 = students / 70% K – 8 / 30% High)*

71 x 0.405 = 29 students (20 Students K – 8, 9 Students High)

***Based on the above and attached information, the applicant respectfully requests approval of the proposed application.***

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