

**Rosser Residential
Rezoning
P24-151**



SUMMARY

Applicant’s Request:	A request to rezone 17.24 acres of the overall subject property from the General Use (GU) Zoning District to the Single-Family Residential (RS-2) Zoning District.
Applicant:	Brad Currie, Engineering Design & Construction
Property Owners:	Rosser Lakes, LLC
Location:	East of Interstate-95 and south of SW Open View Drive
Address:	SW Rosser Boulevard
Project Planner:	Sofia Trail, Planner I

Project Description

The City of Port St. Lucie has received a request from Brad Currie, acting as the agent for the property owner., Rosser Lakes, LLC, to rezone the subject property from the General Use (GU) Zoning District to the Single-Family Residential (RS-2 Zoning District. There is a concurrent application (P24-150) for a future land use designation change from Open Space Conservation (OSC), Open Space Recreation (OSR), and Utility (U) to Low Density Residential (RL).

The applicant held a neighborhood meeting on December 12, 2024 and discussed key topics such as the project’s location, scope and size, zoning, land use, traffic impacts, and environmental concerns, and related issues.

Public Notice Requirements

Public notice was mailed to owners within 750 feet of the property and the item was included in the ad for the December 3, 2024, Planning & Zoning Board meeting.

Location and Site Information

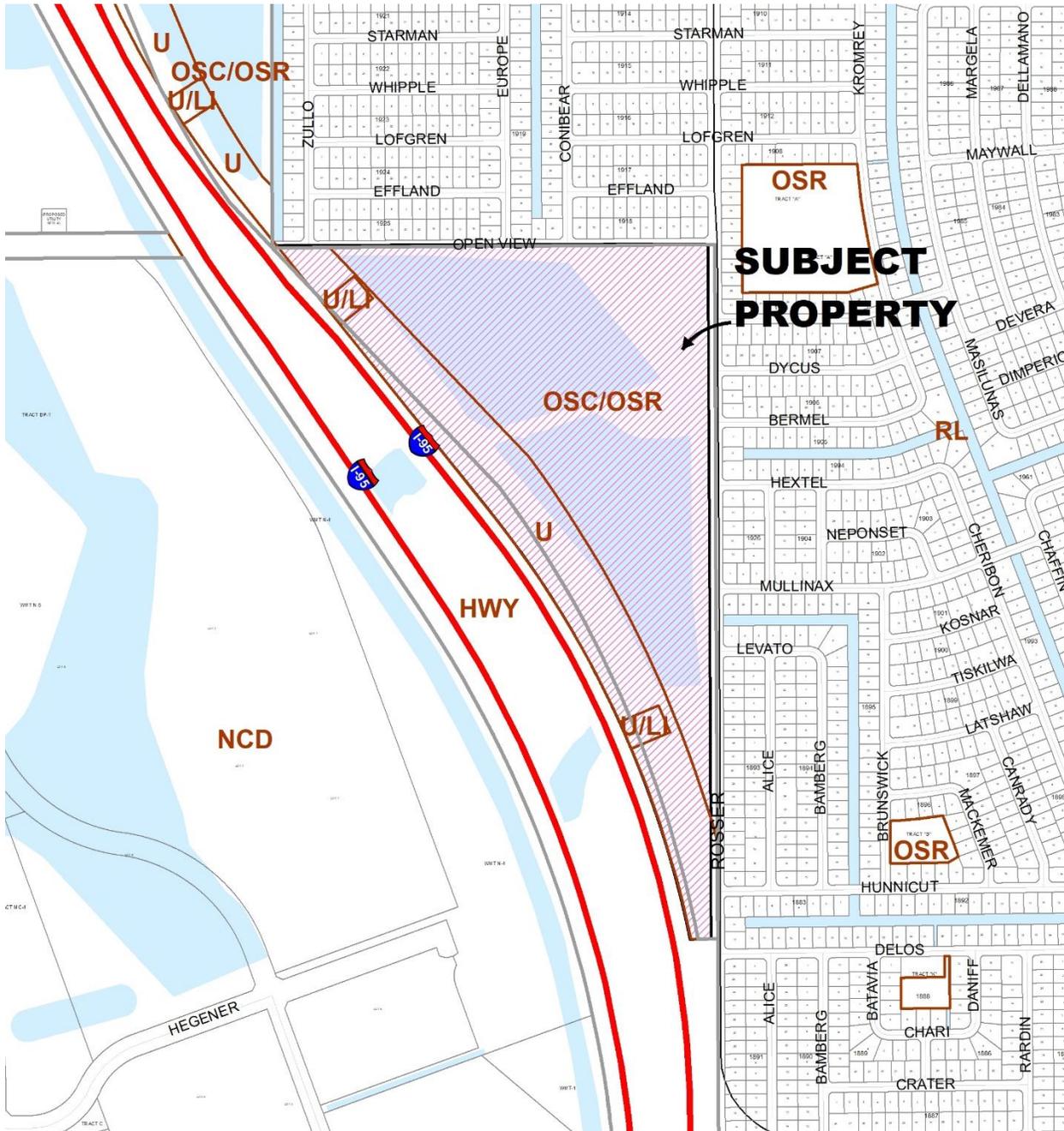
Parcel Number(s):	4326-111-0001-000-1
Property Size:	+/- 17.24 acres
Legal Description:	See attached legal description.
Existing Future Land Use:	Open Space Conservation (OSC), Open Space Recreation (OSR), Utility (U)
Proposed Future Land Use/Concurrent:	Low Density Residential (RL)
Existing Zoning:	General Use (GU)
Existing Use:	Vacant
Requested Zoning:	Single-Family Residential (RS-2)
Proposed Use:	71 single-family residential parcels

Surrounding Uses

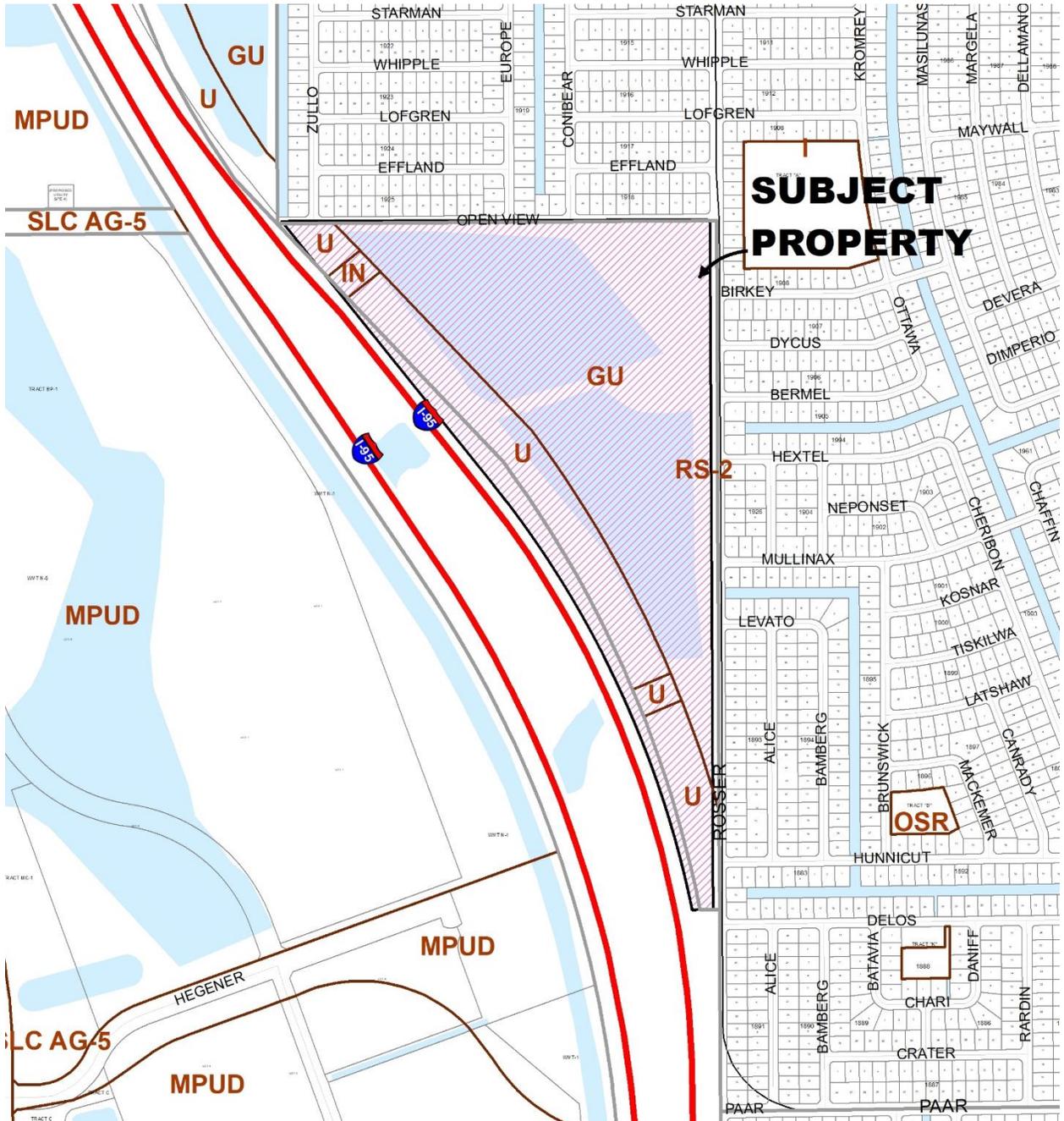
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-Family Residences
South	N/A	N/A	I-95 Right-of-Way
East	RL	RS-2	Single-Family Residences
West	U/LI	U	Lake – Reclaimed Mining Site

LI – Light-Industrial, RL – Low-Density Residential, RS-2 - Single-Family Residential, U – Utilities

Future Land Use



Zoning



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed zoning of Single-Family Residential (RS-2) is compatible with Policy 1.1.4.13 and the proposed/concurrent future land use designation of Low Density Residential (RL).

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
Low Density Residential (RL)	GU, RE, RS-1 through RM-5 , RMH

ZONING REVIEW

Applicant's Justification Statement: The applicant's request to rezone a portion of the subject property from General Use (GU) Zoning District to the Single-Family Residential (RS-2) Zoning District is necessary for their proposed 71 single-family residential parcels.

Staff Analysis: The proposed rezoning to RS-2 is consistent with the proposed/concurrent future land use RL and surrounding zoning designations.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed rezoning.

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.