

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 change the future land use designation for a 17.24-acre property. The property is located north of SW Rosser Boulevard, south of SW Open View Drive, and east of I-95. The existing Future Land Use designation is Open Space Conservation (OSC)/Open Space Recreation (OSR) with a General Use (GU) Zoning for 15.15 acres and Utilities (U) Future Land Use with Utilities (U) Zoning for 2.09 acres. The proposed Low Density Residential (RL) land use allows a maximum density of 5.0 dwelling units per gross acre. The proposed application would allow for the development of up to 86 single-family residential lots on the site. The application materials state that the applicant is proposing to 71 single-family lots.

The site was previously used as a mining operation, and a concurrent application (P24-151) has been submitted for the rezoning of the 17.24-acre property.

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 sent to owners within 750 feet; and the file was included in the advertisement for the November 21, 2024, Planning & Zoning Board.

Location and Site Information

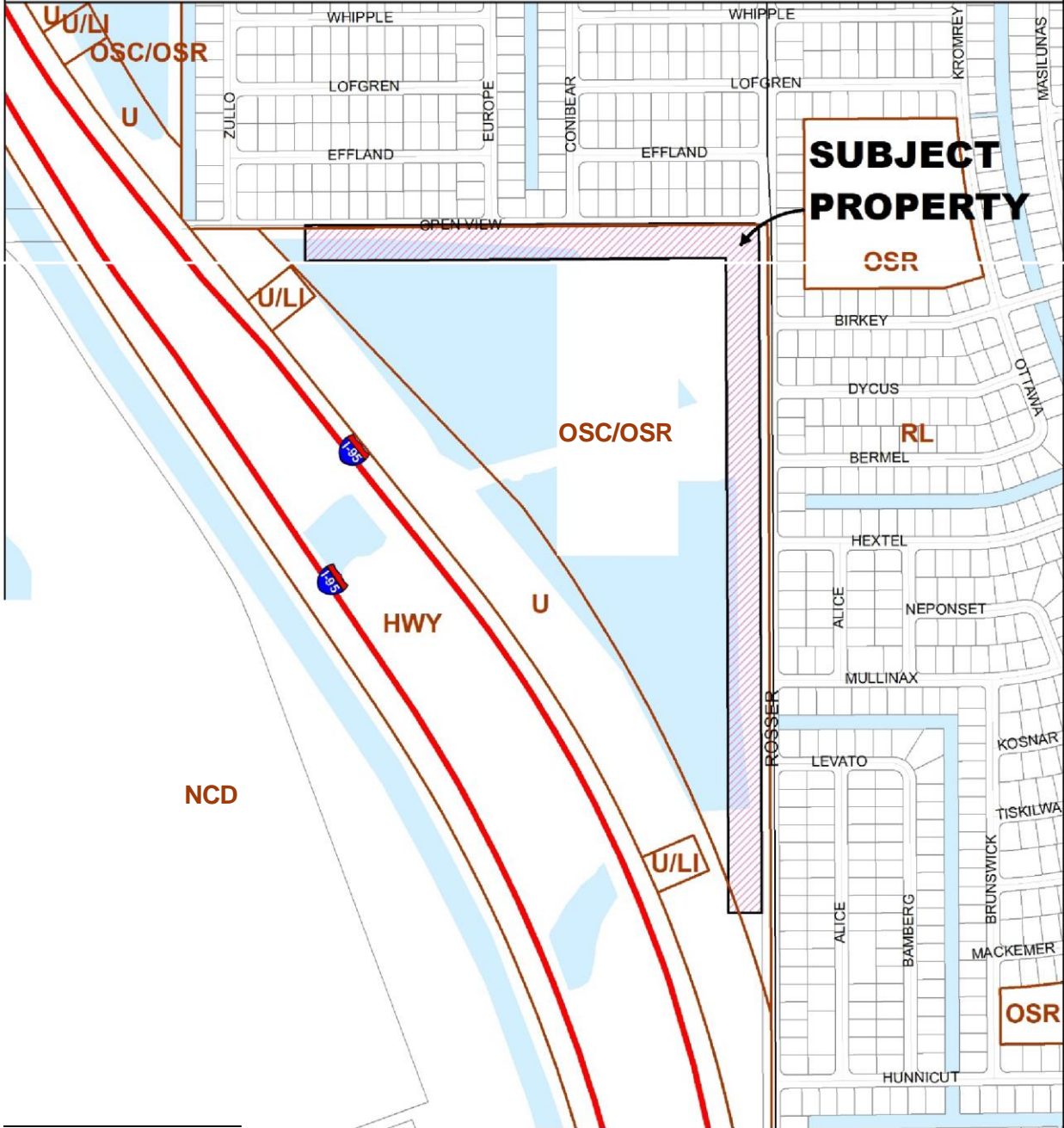
Parcel Number:	4326-111-0001-000-1
Property Size:	17.24-acres (area of impact)
Legal Description:	See attached survey for the full legal description.
Current Future Land Use:	Open Space Conservation (OSC)/Open Space Recreation (OSR) and Utility (U)
Existing Zoning:	General Use (GU)
Existing Use:	Vacant
Requested Future Land Use:	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

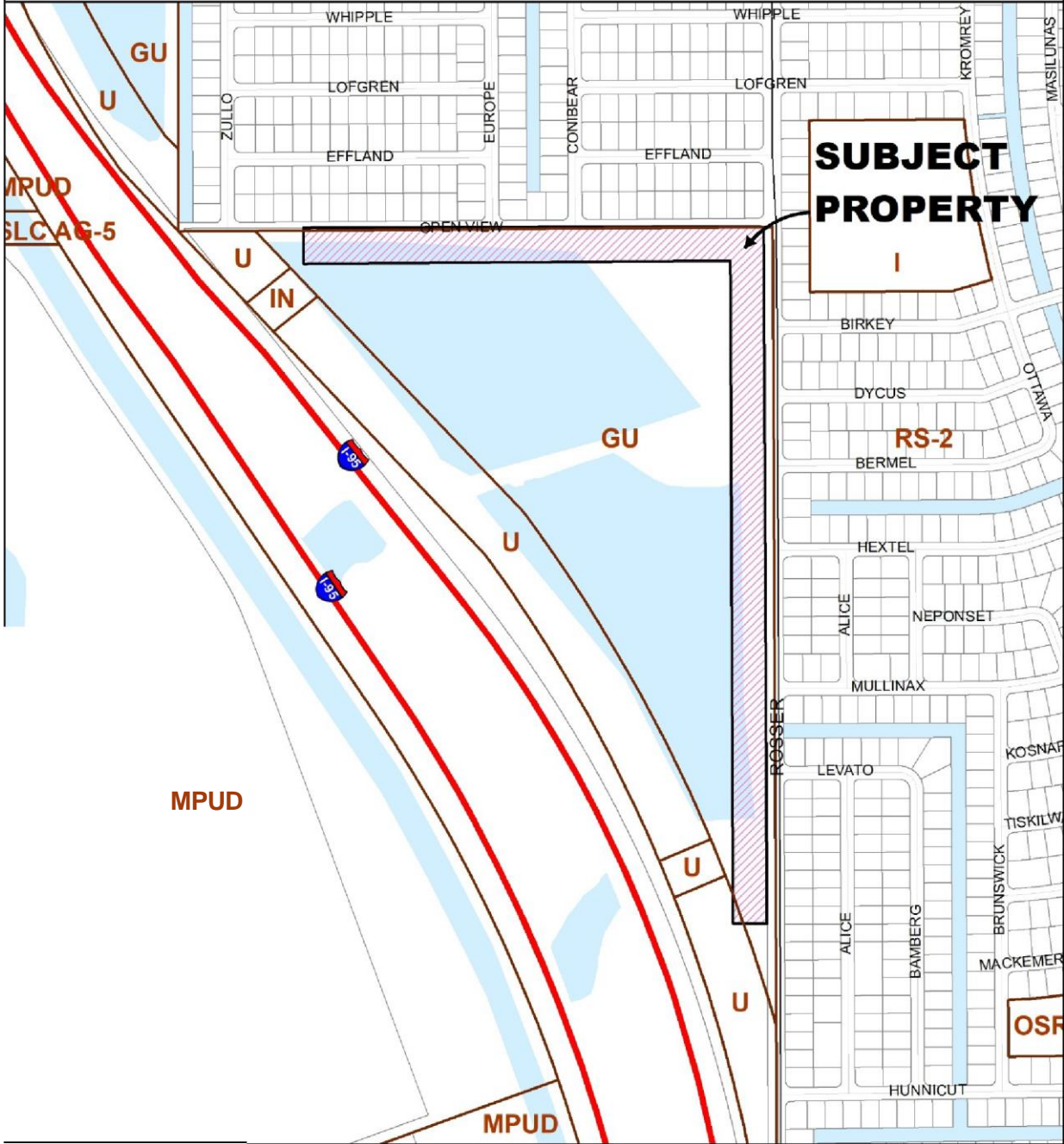
RL- Low Density Residential, RS-2- Single-Family Residential, U- Utility, LI- Light Industrial

FUTURE LAND USE



Existing Land Use Map

EXISTING ZONING



Existing Zoning Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Justification: The applicant is proposing a small-scale Future Land Use Map to develop 71 single-family residential parcels by converting 15.15 acres of OSC/OSR land use and 2.09 acres of U land use to 17.24 acres of RL land use.

Staff Analysis: 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 to: 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.
- Policy 1.1.7.1: Future Land Use Map Amendment will be reviewed based on consistency with the goals, objectives, and policies of all elements of the comprehensive plan and other considerations such as:

Criteria	Consistent with criteria (Y/N or N/A)
Satisfy a deficiency or mix of uses in the Plan map	<i>N</i>
Accommodate projected population or economic growth	<i>Y</i>
Diversify the housing choices	<i>N</i>
Enhance or impede provision of services at adopted LOS Standards	<i>N</i>
Compatibility with abutting and nearby land uses	<i>Y</i>
Enhance or degrade environmental resources	<i>N</i>
Job creation within the targeted industry list	<i>N</i>

The applicant has provided a justification letter that identifies there are adequate public facilities to serve the development of the site. Below is staff’s analysis of impacts:

Adequate Public Facilities Review (Objective 1.1.3):

The project has been reviewed for consistency with the adopted level of service standards in the Comprehensive Plan and documented as follows:

Potable Water/Sanitary Sewer: With the change in the future land use designation from open space and utility to residential, potable water demand is expected to increase in gallons per day (gpd) and wastewater demand. There is adequate capacity to accommodate the proposed land use amendment. This comparison considers the most intense proposed land use based on the existing and proposed land uses and the total building coverage permitted per use as show below:

Existing Future Land Use	Acreage	Maximum Coverage	Level of Service	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85%)
OSR/OSC	15.15	(10%)	There are no standards for open space.	N/A	N/A
U	2.09	27,312 (30%)	150 gpd (per 1000 sq ft)	4,097	3,482
Proposed Future Land Use					
Proposed Future Land Use	Acreage	Maximum Coverage	Level of Service	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85%)
RL	17.24	86 DU	115 gpd x 2.6 (pph)	25,714	21,857
GPD (Increase)				(+) 21,617	(+) 18,375

Transportation: A traffic impact statement was performed by JFO Group, Inc. and reviewed by the City's 3rd party traffic consultant. This segment of Rosser Boulevard is classified as a major collector and operates at a Level of Service (LOS) C. The proposed development will have no impact on the LOS of Rosser Boulevard which will remain a LOS C. Per Policy 9.1.2.1 of the city's comprehensive plan, collector roadways shall have a minimum level of service standards of LOS D.

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					
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	86
Total Trips (Decrease)				(+) 161	(-) 7

The proposed amendment is not expected to have an adverse impact on traffic impact, since the proposed land use will generate less PM Peak Hour (PM) Traffic. There are not expected to be any adverse impacts on the transportation level of service for the adjacent roads.

Parks/Open Space: Residential development at 86 dwelling units (2 DUPA x 17.24 acres) would require 0.71 acres of developed park and recreation land, per Policy 7.1.1.3 of the Comprehensive Plan: 5 acres per 1,000 population. There is adequate capacity.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Public School Concurrency Analysis: The project can generate no more than 86 single-family residential lots. The increase is de minimus. The amendment will not have a significant impact on school capacity.

Environmental: The subject property was cleared, graded, and mined circa 2003. There is no upland habitat on site or state jurisdictional wetlands on site. A tree survey and gopher tortoise survey will be required as part of the building approval process

Flood Zone: The flood map for the selected area is number 12111C00400J and is located in Zone X and Zone X is determined to be located outside the 100-year and 500-year floodplains.

Fire District: St. Lucie County Fire District stated that Station 16 at 3910 SW Port St Lucie Blvd will be the responding fire station. The fire district does not list response times for each individual station because of the necessity of responding with another station.

Police: The department's response time is approximately seven (7) minutes for emergency calls. This proposed comprehensive plan is not expected to adversely impact that response time.

STAFF RECOMMENDATION

The project has been reviewed for consistency 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
- Motion to table

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.