

February 1st, 2022

To Brevard County Commissioner's

Reference: February 2022 Zoning Meeting – Item 21Z00042

Items for consideration from the owner's of the property to rezone to RU-2-4 , RES 4 (4 units per acre):

Compatible with surrounding areas –

Directly across N. Courtenay Pkwy – Island Lakes Mobile Home Park – 4 units per acre (71.35 Acres / 304 mobile homes)

To the north 0.3 miles - North Island Villas is zoned RA-2-4 – 4 units per acre (12.22 acres/48 townhomes)

To the south 1.9 miles is zoned RU-2-10 Medium-Density Multiple Family

Along N. Courtenay Pkwy between north of the barge canal and south of the Porcher Road intersection the properties fronting Courtenay Pkwy are zoned RU-2-4, BU-1-A, BU-1, BU-2, AU, TR-3, PIP and IU. Each of these lots share a property line to the east or west depending which side of Courtenay Pkwy you are looking at with a residential single family home property with very minimal exceptions like Mitchell Ellington Park for example.

The majority of the homes that share a property line with those properties fronting Courtenay has a 6' privacy fence on the property line. We have no plan to touch the wetlands on the west part of our property and runs to the west property line. This will provide a natural buffer of approximately a 150' between our property fronting Courtenay and the residential property to the west. The wetlands were demarked in 2013 by the DEP, US Army Corp of Engineers in conjunction with St John's Water Management District and Brevard County Natural Resources. We will be having the wetlands markings updated prior to our site plan development.

Storm water management for our property will be addressed and submitted for approval during the process of site plan approval.

There are two existing entrances off of Courtenay to the property.

This property no longer meets the minimum lot size to be zoned AU.

Consistent with the comprehensive plan –

Attractive housing for Space Center workers, our folks that are not ready to purchase and our residents that wish to downsize is very needed in the community. This type of product fits well with the comprehensive plan.

As noted in the North Merritt Island Small Area Study conducted in 2018 by Brevard Planning Development Department, multi-family housing exists in the community and there is more room for growth in this housing area.



