



BOARD OF COUNTY COMMISSIONERS

Planning and Development Department

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<https://www.brevardfl.gov/PlanningDev>

STAFF COMMENTS 25Z00039

Strada Development, LLC. (Kim Rezanka)

**AU (Agricultural Residential) & RR-1(Rural Residential) to SR (Suburban Residential)
W/BDP**

Tax Account Number: 2316605, 2316606, 2316607, 2316617
Parcel I.D.: 23-36-24-00-500
23-36-24-00-501
23-36-24-00-502
23-36-24-00-513
Location: North side of E. Crisafulli Rd. approximately 90 feet east of Josephs Ct. (District 2)
Acreage: 142.13 acres
NMI Special District Board: 1/08/2026
Planning and Zoning Board: 1/12/2026
Board of County Commissioners: 2/05/2026

Consistency with Land Use Regulations

- Current zoning can be considered under the Future Land Use Designation, Section 62-1255.
- The proposal cannot be considered under the Future Land Use Designation, Section 62-1255.
- The proposal would maintain acceptable Levels of Service (LOS) (XIII 1.6.C)

	CURRENT	PROPOSED
Zoning	AU, RR-1	SR w/ BDP
Potential*	70 single-family residences	61 single-family residences
Can be Considered under the Future Land Use Map	Yes RES 1	No** RES 1

* Zoning potential for concurrency analysis purposes only, subject to applicable land development regulations.

** The proposed BDP would limit the density of the property to one (1) unit per acre (as provided for under Section 62-1255(2), Brevard County Code of Ordinances), to provide consistency between the SR zoning classification and the Future Land Use (FLU) of RES1.

Background and Purpose of Request

The applicant is requesting a change of zoning classification from AU (Agricultural Residential) and RR-1 (Rural Residential) on 142.13 acres to SR (Suburban Residential) with a Binding Development Plan (BDP) to allow for the development of 61 single-family residences on the subject property. The subject parcel has access to E. Crisafulli Rd., a county-maintained roadway. The subject parcel is currently undeveloped and is located on the north side of E. Crisafulli Rd., approximately 90 feet east of Josephs Ct.

The property's current configuration has remained the same since the earliest recorded deed available from February 05, 1962.

AU zoning classification encompasses lands devoted to agricultural pursuits and single-family residential development of spacious character on 2.5-acre lots, with a minimum lot width and depth of 150 feet. The minimum house size in AU is 750 square feet. The AU classification also permits the raising/grazing of animals, fowl, and beekeeping.

RR-1 classification encompasses lands devoted to single-family residential development of spacious character, together with such accessory uses as may be necessary or are normally compatible with residential surroundings on a minimum one-acre lot, with a minimum lot width and depth of 125 feet. The RR-1 classification permits horses, barns, and horticulture as accessory uses to a single-family residence. The minimum house size is 1,200 square feet. Keeping of horses are accessory to a principal residence within the RR-1 zoning district.

SR classification encompasses lands devoted to single-family residential development of relatively spacious character, together with such accessory uses as may be necessary or are normally compatible with residential surroundings on minimum half-acre lots, with a minimum width of 100 feet and a depth of 150 feet. The minimum house size in SR is 1,300 square feet.

The subject property is within the septic moratorium area. Any proposed development requiring a septic permit could potentially be affected by this moratorium. For further information regarding the septic moratorium, the property owner would need to reach out to the Department of Environmental Health, which issues septic permits.

A portion of the subject property retains its original zoning classification of AU when the Brevard County zoning code was adopted on May 22, 1958.

The portion of the property zoned RR-1 was approved under resolution **Z-4894**, on May 10, 1979, which changed the zoning classification from AU to RR-1.

The RES 1 FLU designation is the original from the adoption of the Brevard County Comprehensive Plan on September 8, 1988.

The subject property is located within both the 1992 and 2018 North Merritt Island (NMI) Small Area Studies, situated approximately 0.5 miles south of N. Courtenay Pkwy. The 1992 study notes that residential density should be reduced from two (2) units per acre to one (1) unit per acre, which applies to 65% of the NMI area. 92B.5.13 affected the subject parcel by changing the residential density from Suburban 2 to Suburban 1 on a total of 6500± acres.

The subject property is also located within the 2018 NMI Small Area Study also wanted a reduction in density by a Future Land Use (FLU) change. This Future Land Use change from Residential 1 to Residential 1:2.5 (RES 1:2.5) would apply to 2,486.14 acres, which could potentially reduce the number of dwelling units that can be built in the Study Area by a maximum of 1,492 dwelling units. This NMI study did not impact the subject property, due to the owner at submitting a letter to the Brevard County Commissioners requesting that this property be removed from the small area study.

Brevard County Utility Service comments state: Please be aware that the North Indian River Lagoon Basin Management Action Plan Injunction prohibits septic tanks in this area. In the context of onsite sewage treatment and disposal systems, "Available" is defined in F.S. 381.0065 (2)(a) and the requirements to connect to an existing onsite sewage treatment and disposal system to central sewerage system are defined in F.S. 381.00655 (1)(a). Brevard County has the exclusive right to furnish the sewer service per Section 110-181, Brevard County Code of Ordinances, because this is within the Brevard County Utility Services Department Service Area. Please note that a Brevard County force main abuts Tax ID 2316607 on Crisafulli Road.

The parcel is located on North Merritt Island (NMI), north of Hall Road. Section 62-3724(4) contains additional criteria including compensatory storage and written certification from the engineer of record that there will be no adverse flooding impacts upon properties resulting from the proposed development. **The applicant is encouraged to continue communication with Natural Resources Management prior to any plan or permit submittal or performing any land clearing activities.**

This property is located within an area mapped as FEMA Special Flood Hazard Area (SFHA) AE. The parcel is subject to the development criteria in Conservation Element Objective 4, its subsequent policies, and the Floodplain Ordinance, including compensatory storage. Most of this property is located within the Coastal High Hazard Area (CHHA) as defined by Florida Statute 163.3178(2)(h), and as shown on the CHHA Map. The Coastal Management Element of the Comprehensive Plan, Policy 6.1, designates Coastal High Hazard Areas to be those areas below the elevation of the Category 1 storm surge elevation as defined in Chapter 163, Florida Statutes. Objective 7 of the Coastal Management Element aims to limit densities within the coastal high-hazard area and direct development outside of this area.

There are no current code enforcement complaints on the property.

Surrounding Area

	Existing Land Use	Zoning	Future Land Use
North	Single-family residence, single-family residence with grazing land	AU	RES 1
South	Undeveloped, single-family residence	RR-1	RES 1

East	Nursery, conservation tract	AU, SR	RES 1
West	Undeveloped, single-family residence	AU	RES 1

North of the subject property are three (3) parcels, all zoned AU with RES 1 FLU. First parcel is 10.32 acres, developed with the agricultural pursuit of mixed tropical fruits. The second parcel is 10.32 acres, developed with a single-family residence. Finally, the third parcel is 20 acres, developed with a single-family residence along with grazing land.

South of the subject property are five (5) parcels, all zoned RR-1 with RES 1 FLU. One parcel is 1.0 acres developed with a single-family residence. Next are two (2) parcels, both are 1.69 acres, developed with single-family residences. There is an additional parcel, 1.69 acres, that is undeveloped. Lastly, there is a 0.37-acre parcel, developed with a single-family residence.

South and west of the subject property is a 1.69-acre parcel, zoned RR-1 with RES 1 FLU, developed with a single-family residence.

South and east of the subject property is a 2.93-acre parcel, zoned RR-1 with RES 1, developed with a single-family residence.

East of the subject property are two (2) parcels: First parcel is 70.73 acres, zoned AU with RES 1 FLU, developed as a nursery. The second parcel is 56.38 acres, zoned SR w/ BDP and RES 1 FLU, undeveloped as a conservation tract for the Indian Forest Preserve Subdivision. The BDP limited development to 110 units in the subdivision, which encompassed a total of 110.97 acres (as is proposed in the subject property, the inconsistency between the zoning classification and the land use designation was cured through this BDP, pursuant to Section 62-1255(2)).

West of the subject property are three (3) parcels, all zoned AU with RES 1. The first parcel is 4.39 acres, developed with a single-family residence. The final two (2) parcels are 7.59 acres and 26.57 acres, which are both undeveloped.

AU zoning classification encompasses lands devoted to agricultural pursuits and single-family residential development of spacious character on 2.5-acre lots, with a minimum lot width and depth of 150 feet. The minimum house size in AU is 750 square feet. The AU classification also permits the raising/grazing of animals, fowl, and beekeeping.

RR-1 classification encompasses lands devoted to single-family residential development of spacious character, together with such accessory uses as may be necessary or are normally compatible with residential surroundings on a minimum one-acre lot, with a minimum lot width and depth of 125 feet. The RR-1 classification permits horses, barns, and horticulture as accessory uses to a single-family residence. The minimum house size is 1,200 square feet. Keeping of horses and agricultural uses are accessory to a principal residence within the RR-1 zoning district.

SR classification encompasses lands devoted to single-family residential development of relatively spacious character, together with such accessory uses as may be necessary or are normally compatible with residential surroundings on minimum **half-acre** lots, with a minimum width of 100 feet and a depth of 150 feet. The minimum house size in SR is 1,300 square feet.

Future Land Use

The subject property's AU zoning classification is consistent with the RES 1 Future Land Use designation provided on the FLUM series contained within Chapter XI – Future Land Use Element of Brevard County's Comprehensive Plan. The subject properties' other current RR-1 zoning classification can be considered consistent with the RES 1 Future Land Use. The applicants' request for SR zoning classification cannot be considered consistent under the RES 1 Future Land Use. However, pursuant to Section 62-1255(2), “. . . Where an application for a change of residential zoning classification is not consistent with the residential future land use map designation . . . the rezoning may be considered if the applicant limits the project to a density equal to or less than the maximum density threshold for the subject property.”

Applicable Land Use Policies

The Board should evaluate the compatibility of this application within the context of Administrative Policies 2 – 8 of the Future Land Use Element.

Analysis of Administrative Policy #3 - Compatibility between this site and the existing or proposed land uses in the area.

Compatibility shall be evaluated by considering the following factors, at a minimum:

Criteria:

- A. Whether the proposed use(s) would have hours of operation, lighting, odor, noise levels, traffic, or site activity that would significantly diminish the enjoyment of, safety or quality of life in existing neighborhoods within the area which could foreseeably be affected by the proposed use;

The applicant's request is not anticipated to significantly diminish the enjoyment of, safety, or quality of life.

In addition, the performance standards within Sections 62-2251 through 62-2272 will be reviewed at the subdivision stage should the zoning change be approved.

Traffic from the proposed development will impact the surrounding area, however, the corridor is anticipated to operate within the Maximum Acceptable Volume (MAV). The maximum development potential from the proposed FLUM amendment increases the percentage of MAV utilization by 1.63%. The corridor is anticipated to operate at 48.56% of capacity daily. Specific concurrency issues will be addressed at the time of subdivision review.

- B. Whether the proposed use(s) would cause a material reduction (five per cent or more) in the value of existing abutting lands or approved development.

Only a certified MAI (Member Appraisal Institute) appraisal can determine if material reduction has or will occur due to the proposed request.

- C. Whether the proposed use(s) is/are consistent with an emerging or existing pattern of surrounding development as determined through an analysis of:
1. historical land use patterns;

Within the 0.5-mile radius of the subject property, there are two (2) FLU designations: RES 1 and Residential 1:2.5 (RES 1:2.5). RES 1 is the predominant FLU in the area.

The existing pattern is a mixture of single-family detached homes and vacant land on properties predominantly approximately 1 acre in size, with two lots ranging from 0.3 to 0.5 acres. Several properties, approximately 10 acres or more in size, are developed with agricultural uses. There is one subdivision in the area, Island Forest Preserve, which is approved for 110 single-family detached homes and is currently built out at 65%. Lot sizes in the development are approximately one-quarter of an acre.

There has been one FLUM amendment within one-half mile of the subject property in the past three years.

There are several zoning classifications: RR-1, SR, and AU within the 0.5-mile radius of the subject property, with the predominant zoning classification being AU.

2. actual development over the immediately preceding three years; and

Development of the Island Forest Preserve subdivision has occurred within 0.5 miles of the subject property within the last three years. It is located abutting the subject property to the northeast. From 2023 to 2025, a total of 72 single-family detached dwellings have been developed, which is 65% of the total maximum development of the property.

Additionally, one single-family detached dwelling was built in 2023, and two more were built in 2022, on three properties that abut the subject property to the south.

3. development approved within the past three years but not yet constructed.

It appears no development has been approved and not yet constructed in the immediate area within the last three years. However, there has been one zoning action:

- **21Z00020: On 9/2/2021, approved rezoning from Planned Industrial Park (PIP) to RR-1 on 8.25 acres. This rezoning had an approved companion application 21PZ00033, changing the FLU from Planned Industrial (PI) to RES 1.**

D. Whether the proposed use(s) would result in a material violation of relevant policies in any elements of the Comprehensive Plan.

Only a certified MAI (Member Appraisal Institute) appraisal can determine if material reduction has or will occur due to the proposed request.

Analysis of Administrative Policy #4 - Character of a neighborhood or area.

Character of a neighborhood or area shall be a factor for consideration whenever a rezoning or any application involving a specific proposed use is reviewed. The character of the area must not be materially or adversely affected by the proposed rezoning or land use application. In evaluating the character of an area, the following factors shall be considered:

Criteria:

- A. The proposed use must not materially and adversely impact an established residential neighborhood by introducing types or intensity of traffic, parking, trip generation, commercial activity or industrial activity that is not already present within the identified boundaries of the neighborhood.

Staff analysis of a preliminary traffic concurrency indicates the proposed use will not materially and adversely impact the established residential areas, agricultural lands, and a residential subdivision by introducing types or intensity of traffic, parking, or trip generation. This is not an introduction of commercial activity within the identified boundaries of a neighborhood.

- B. In determining whether an established residential neighborhood exists, the following factors must be present:

1. The area must have clearly established boundaries, such as roads, open spaces, rivers, lakes, lagoons, or similar features.

The area is not considered an established residential neighborhood. However, there are clearly established boundaries, such as roads and open spaces.

2. Sporadic or occasional neighborhood commercial uses shall not preclude the existence of an existing residential neighborhood, particularly if the commercial use is non-conforming or pre-dates the surrounding residential use.

The surrounding is considered a residential area, not a residential neighborhood. The proposed use would not preclude the existence of the existing residential area.

3. An area shall be presumed not to be primarily residential but shall be deemed transitional where multiple commercial, industrial or other non-residential uses have been applied for and approved during the previous five (5) years.

This area is presumed to be predominantly residential. However, there are agricultural uses within the area of the subject property, along with large lot undeveloped properties.

FLUE Administrative Policy 7

Proposed use(s) shall not cause or substantially aggravate any (a) substantial drainage problem on surrounding properties; or (b) significant, adverse and unmitigable impact on significant natural wetlands, water bodies or habitat for listed species.

The subject parcel contains mapped National Wetlands Inventory (NWI) and St. Johns River Water Management District (SJRWMD) wetlands and hydric soils. Most of this property is located within the Coastal High Hazard Area (CHHA) as defined by Florida Statute 163.3178(2)(h), and as shown on the CHHA Map. This property is mapped as FEMA Special Flood Hazard Area (SFHA) AE.

The parcel is also located on North Merritt Island (NMI), north of Hall Road. Section 62-3724(4) contains additional criteria including compensatory storage and written certification from the engineer of record that there will be no adverse flooding impacts upon properties resulting from the proposed development. The applicant is encouraged to continue communication with NRM prior to any plan or permit submittal or performing any land clearing activities. The entire property is mapped within the Indian River Lagoon Nitrogen Reduction Overlay. Approximately 1,700 feet east of the subject property is a large area of mapped Florida Scrub Jay occupancy.

Please refer to all comments provided by the Natural Resource Management Department at the end of this report.

Preliminary Concurrency

The closest concurrency management segment to the subject property is N. Courtenay Pkwy., between Hall Rd. and N. Tropical Trail, which has a Maximum Acceptable Volume (MAV) of 39,170 trips per day, a Level of Service (LOS) of D, and currently operates at 46.92% of capacity daily. The maximum development potential from the proposed rezoning increases the percentage of MAV utilization by 1.63%. The corridor is anticipated to operate at 48.56% of capacity daily. The maximum development potential of the proposal is not anticipated to create a deficiency in LOS. Specific concurrency issues will be addressed at the time of site plan review. This is only a preliminary review and is subject to change. Preliminary concurrency was

conducted using traffic counts from N. Courtenay Pkwy., since E. Crisafulli Rd. currently has no traffic counts from SCTPO.

School concurrency indicates there is enough capacity at Lewis Carroll Elementary School, Jefferson Middle School, and Merritt Island High School for the total of projected and potential students from this development. This was a non-binding review; a Concurrency Determination must be performed by the School District prior to a Final Development Order and the issuance of a Concurrency Evaluation Finding of No Deficiency by the Local Government.

The subject property is within access to centralized sewer from Brevard County Utilities and centralized water from the City of Cocoa.

Environmental Constraints

Summary of Mapped Resources and Noteworthy Land Use Issues:

- Wetlands and Hydric Soils
- Coastal High Hazard Area
- Floodplain Protection in North Merritt Island
- Indian River Lagoon Nitrogen Reduction Septic Overlay
- Land Clearing and Landscape Requirements
- Protected and Specimen Trees
- Protected Species

Please refer to all comments provided by the Natural Resource Management Department at the end of this report.

For Board Consideration

The Board should consider whether the proposed zoning request is consistent and compatible with the surrounding area. The Board may also consider whether the proposed BDP is sufficient and appropriate to cure the inconsistency between the proposed SR zoning and the land use designation of RES 1, and whether an effective density of two units per acre (through clustering of one-half acre lots, which is the minimum lot size of SR zoning) is consistent and compatible with the area despite the land use designation.

**NATURAL RESOURCES MANAGEMENT DEPARTMENT
Zoning Review & Summary
Item No. 25Z00039**

Applicant: Kimberly Rezanka (Owner: Strada Development, LLC)

Zoning Request: AU and RR to SR with a BDP

Note: to develop 61 single family residential units

Advisory Board: 01/07/2026; **Zoning Hearing:** 01/12/2026; **BCC Hearing:** 02/05/2026

Tax ID No.(s): 2316605, 2316606, 2316607, 2316617

- This is a preliminary review based on best available data maps reviewed by the Natural Resources Management Department (NRM) and does not include a site inspection to verify the accuracy of the mapped information.
- In that the rezoning process is not the appropriate venue for site plan review, specific site designs submitted with the rezoning request will be deemed conceptual. Board comments relative to specific site design do not provide vested rights or waivers from Federal, State or County regulations.
- **This review does not guarantee whether or not the proposed use, specific site design, or development of the property can be permitted under current Federal, State, or County Regulations.**

Summary of Mapped Resources and Noteworthy Land Use Issues:

- Wetlands and Hydric Soils
- Coastal High Hazard Area
- Floodplain Protection in North Merritt Island
- Indian River Lagoon Nitrogen Reduction Septic Overlay
- Land Clearing and Landscape Requirements
- Protected and Specimen Trees
- Protected Species

Land Use Comments:

Wetlands and Hydric Soils

The subject parcel contains mapped National Wetlands Inventory (NWI) and St. Johns River Water Management District (SJRWMD) wetlands and hydric soils (Copeland-Bradenton-Wabasso complex, limestone substratum; Bradenton fine sand, limestone substratum; Anclothe sand, frequently ponded, 0 to 1 percent slopes; Wabasso sand, 0 to 2 percent slopes; and Riviera sand, 0 to 2 percent slopes); indicators that wetlands may be present on the property. **A wetland delineation will be required prior to any land clearing activities, site plan design, or building permit submittal.**

Per Section 62-3694(c)(1), residential land uses within wetlands shall be limited to not more than one (1) dwelling unit per five (5) acres unless strict application of this policy renders a legally established parcel as of September 9, 1988, which is less than five (5) acres, as unbuildable. **This density may be applied as a maximum percentage limiting wetland impacts to not more than 1.8% of the total residential acreage as set forth in Section 62-3694(c)(6).** Any permitted wetland impacts must meet the requirements of Section 62-3694(e) including avoidance of impacts and will require no net loss mitigation in Brevard County in accordance with Section 62-3696. **The applicant is encouraged to contact NRM at 321-633-2016 prior to any plan or permit submittal.**

Coastal High Hazard Area

The majority of this property is located within the Coastal High Hazard Area (CHHA) as defined by Florida Statute 163.3178(2)(h), and as shown on the CHHA Map. The Coastal Management Element of the Comprehensive Plan, Policy 6.1, designates Coastal High Hazard Areas to be those areas below the elevation of the Category 1 storm surge elevation as defined in Chapter 163, Florida Statute. Objective 7 of the Coastal Management Element aims to limit densities within the coastal high hazard area and direct development outside of this area.

Floodplain Protection in North Merritt Island

This property is located within an area mapped as FEMA Special Flood Hazard Area (SFHA) AE, as identified by the Federal Emergency Management Agency, and as shown on the FEMA Flood Map. The parcel is subject to the development criteria in Conservation Element Objective 4, its subsequent policies, and the Floodplain Ordinance, including compensatory storage. Chapter 62, Article X, Division 6 states, "No site alteration shall adversely affect the existing surface water flow pattern." Chapter 62, Article X, Division 5, Section 62-3723 (2) states, "Development within floodplain areas shall not have adverse impacts upon adjoining properties."

Additionally, the parcel is located on North Merritt Island (NMI), north of Hall Road. Section 62-3724(4) contains additional criteria including compensatory storage and written certification from the engineer of record that there will be no adverse flooding impacts upon properties resulting from the proposed development. **The applicant is encouraged to continue communication with NRM prior to any plan or permit submittal or performing any land clearing activities.**

Indian River Lagoon Nitrogen Reduction Septic Overlay

The property is mapped within the Indian River Lagoon Nitrogen Reduction Overlay. Per Chapter 46, Article II, Division IV - Nitrogen Reduction Overlay, if adequate sewer for the

development is not available, then the use of an alternative septic system, designed to provide at least 65% total nitrogen reduction through multi-stage treatment processes, shall be required. NRM requires a Septic Maintenance Notice be filed with the Brevard Clerk of Courts.

Protected and Specimen Trees

Protected and Specimen trees may exist on the parcel. The applicant shall perform a tree survey prior to any site plan design in order to incorporate valuable vegetative communities or robust trees into the design. Per Article XIII, Division 2, entitled Land Clearing, Landscaping, and Tree Protection, Section 62-4341(18), Specimen and Protected Trees shall be preserved or relocated on site to the Greatest Extent Feasible. Greatest Extent Feasible shall include, but not be limited to, relocation of roads, buildings, ponds, increasing building height to reduce building footprint or reducing Vehicular Use Areas. The applicant is advised to refer to Article XIII, Division 2, entitled Land Clearing, Landscaping, and Tree Protection, for specific requirements for preservation and canopy coverage requirements. **Applicant should contact NRM at 321-633-2016 prior to performing any land clearing activities.**

Protected Species

Information available to NRM indicates that federally and/or state protected species may be present on the property. There is a large area of mapped Florida Scrub Jay occupancy adjacent to the property, approximately 1,700 feet to the east. Prior to any plan, permit submittal, or development activity, including land clearing, the applicant should obtain any necessary permits or clearance letters from the U.S. Fish and Wildlife Service, as applicable.