



## Planning and Development Department

2725 Judge Fran Jamieson Way  
Building A  
Viera, Florida 32940

BOARD OF COUNTY COMMISSIONERS

## Inter-Office Memo

**TO:** Planning and Zoning Board/Local Planning Agency

**FROM:** Jeffrey Ball, AICP, Planning and Zoning Manager *JB*

**Cc:** Tad Calkins, Director

**DATE:** April 8, 2022

**SUBJECT:** 22PZ00003 Rushing Wind LLC Addendum to Staff Comments

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This addendum is to provide an update with recent Board of County Commissioner actions on the above referenced applications and provide a clarification in regards to Policy 1.2 of the Future Land Use element of the Comprehensive Plan and the requirement for central sewer.

Since the Applicant amended their application to a lower density (Res 2) during the March 14, 2022, LPA meeting, the Board of County Commissioners cannot consider Res 4 as previously requested. The applicant requested the Board of County Commissioners remand 22PZ00003, (Rushing Wind LLC) Small Scale Comprehensive Plan Amendment (SSCPA) and the 22Z00001 Rezoning back to the Local Planning Agency (LPA) & Planning and Zoning Board's April 18, 2022 meeting. This will allow the boards to reconsider a density of up to four units to the acre.

During the March 14, 2022, LPA meeting, the discussion focused on Policy 1.2 of the Future Land Use element of the Comprehensive Plan which establishes minimum criteria for public facilities and services associated with increases to residential density allowances. Criteria C and D relate to the requirement for central sewer:

- Criterion C - In the Residential 30 Directive, Residential 15, Residential 10, Residential 6 and Residential 4 land use designations, centralized potable water and wastewater treatment shall be available concurrent with the impact of the development.
- Criterion D - Where public water service is available, residential development proposals with densities greater than four units per acre shall be required to connect to a centralized sewer system.

Criterion C requires centralized potable water and wastewater treatment are available concurrent with the impact of the development for the aforementioned land use categories. The "impact of the development" will occur with the construction of the homes within the subdivision. This allows the developers to extend service to the project sites as part of the development infrastructure. The

developer has indicated they will connect to the water service in the area. While Criterion D further clarifies the requirements of Criterion C which stipulates that densities greater than four units per acre shall be required to connect to a centralized sewer system when public water service is available. This would align with FDOH requirements to allow ¼ acre lots when centralized potable water is available.