



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6909, **Version:** 1

Subject:

JEN FLORIDA 48, LLC (Kim Rezanka) requests a Small-Scale Comprehensive Plan Amendment (23S.22), to change the Future Land Use Designation from RES 1:2.5 and RES 1 to RES 4. (23SS00022) (Tax Account 3000365 & 3000569) (District 5)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a Small-Scale Comprehensive Plan Amendment (23S.22) to change the Future Land Use designation from RES 1:2.5 (Residential 1 per 2.5 acres) and RES 1 (Residential 1) to RES 4 (Residential 4).

Summary Explanation and Background:

The applicant is requesting to amend the Future Land Use Map (FLUM) designation from Residential 1 (RES 1) and Residential 1:2.5 (RES 1:2.5) to Residential 4 (RES 4) on a 41.39 acres parcel for the purposes of developing a residential subdivision.

This request is a Small-Scale Comprehensive Plan amendment since it is less than 50 acres and is not located in an Area of Critical State Concern. Small-scale amendments follow a different process whereby it may be approved with a single public hearing before the local government's governing body and does not require review by Florida Commerce.

The RES 4 designation would allow up to 165 residential units. However, the applicant has submitted a companion Planned Unit Development zoning application that proposed a project consisting of 124 single-family residential units with an overall gross density of three (3) dwelling units per acre. The companion rezoning application (23PUD00002) will affect the entire 41.3 acres property from GU (General Use) to PUD (Planned Unit Development). The subject parcel is currently undeveloped and has access on Babcock St. which is maintained by the City of Palm Bay. The property is approximately a quarter mile, south of St. Johns Heritage Pkwy SE.

The Board may wish to consider if the request is consistent with the Comprehensive Plan and compatible with the surrounding area.

On June 10, 2024, the Local Planning Agency heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Once filed with the State, please return a copy of the ordinance to Planning and Development.