



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6543, **Version:** 1

Subject:

Travis and Rebecca Pless request a Small Scale Comprehensive Plan Amendment (23S.23) to the Future Land Use designation from AGRIC to Res 1. (23SS00023) (Tax Account 2002077) (District 1)

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.23) to change the Future Land Use designation from AGRIC (Agricultural) to RES 1 (Residential 1).

Summary Explanation and Background:

The applicant is requesting to amend the Future Land Use (FLU) designation from Agricultural (AGRIC) to Residential 1 (RES 1) on 1.21 acres. The request would allow a the construction of a single-family residence.

The subject parcel cannot be considered a non-conforming lot of record because it was recorded into the current configuration per Official Records Book 2359, Page 55 on March 19, 1982 after the minimum lot size regulation changed. GU required 1 acre prior to May 20, 1975, afterwards GU required 5 acres. In 1988, the Comprehensive Plan was adopted establishing an Agricultural FLUM designation also requiring a minimum 5 acres.

A companion application, 23Z00080, if approved, would amend the zoning classification from GU (General Use) to RRMH-1 (Rural Residential Mobile Home). The requested zoning classification requires minimum one (1) acre lots and can be considered consistent with the requested RES 1 FLU designation.

There has been a pattern of residential development prior to the adoption of the FLUM in 1988. This area was originally platted in 1914 as 10-acre tracts. Many of the parcels have been further divided to mostly 1.25-acre lots prior to the 1988 Comprehensive Plan.

The Board may wish to consider if the request is consistent and compatible with the surrounding area recognizing existing development trends.

On January 8, 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.