



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6762, **Version:** 1

Subject:

JEN Florida 48, LLC (Kim Rezanka) requests a Large-Scale Comprehensive Plan Amendment (2023-2), to change the Future Land Use designation from RES1:2.5 to RES 4 and CC. (23LS00001) (Tax Account 3000277, 3000368, 3000827, 3000829) (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 transmitting a Large-Scale Comprehensive Plan Amendment (2023-2) to change the Future Land Use designation from RES 1:2.5 (Residential 1 per 2.5 acres) to RES 4 (Residential 4) and CC (Community Commercial).

Summary Explanation and Background:

Large-Scale Comprehensive Plan Amendments are a multi-step process consisting of “transmittal and adoption ” Transmittal notifies Florida Commerce to conduct State Coordinated review of the proposed Comprehensive Plan Amendments. The State agencies have 60 days to review the proposal and make comments. Once the applicant has addressed any comments or responses from the state reviewing agencies, staff will schedule the adoption hearing. The adoption hearing will be scheduled for a future meeting, depending on the Board’s action. The proposed amendment would not be enacted until the future meeting date.

This request is seeking to amend the Future Land Use Map designation from RES 1:2.5 to RES 4 and a portion of CC on a 1,109.57 acre parcel. The RES 4 designation would allow up to 4,329 single-family homes and 27.33 acres of Community Commercial (CC). However, the applicant has indicated the intent to voluntarily limit the density to 3 dwelling units to the acre (3,246 single-family units) with their PUD (Planned Unit Development). The zoning application will be presented to the Board at a future date at the adoption hearing. The subject parcel is currently undeveloped and has access only along Babcock Street. This segment of Babcock St. is county-maintained roadway.

The subject property is adjacent to Res 1:2.5 to the south, west, and north (with a portion of Res 2). The closest RES 4 is approximately 5 miles to the east in the County’s jurisdiction.

Staff analysis of the requested RES 4, as well as the Local Planning Agency’s (LPA) recommended RES 2, identifies level of service impacts on several facilities. Staff recognizes that there may be multiple potential solutions to the concerns, and staff has advised the applicant that the capacity improvements for the facilities

need to be addressed with their zoning application.

- Transportation network infrastructure
- Availability of central water and sewer
- Level of Service (LOS) for fire rescue
- Public schools

There are no planned improvements in the Capital Improvement Program (CIP). Impact fees alone will not cover the cost of the needed infrastructure to support the proposed uses. An alternative funding source will be needed. At this time, there have not been any resolutions identified.

A companion rezoning application has been submitted accompanying this request to change the zoning classification from GU (General Use) and AU (Agricultural Residential) to PUD (Planned Unit Development) on the entire 1,109.57-acre subject property (23PUD00005). This application will be heard at a future adoption meeting.

The Board may consider if the requested RES 4 or recommended RES 2 is consistent and compatible with the surrounding area and whether to direct staff to transmit this request to the Florida Commerce for their review and comments.

On April 15, 2024, the LPA heard the request and unanimously recommended approval of RES 2 (Residential 2) and CC (Community Commercial). Staff has prepared an addendum which clarifies the statements made during that meeting.

Clerk to the Board Instructions:

None