



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6718, **Version:** 2

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 Local Planning Agency conduct a public hearing to consider 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:

The applicant is requesting an amendment to 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). The subject parcel is currently undeveloped and has frontage only along Babcock Street. This segment of Babcock St. is county-maintained roadway.

The applicant has voluntarily limited the density to 3 dwelling units to the acre (3,246 single-family units). At this time until the PUD zoning receives approval, the maximum density allowed would be 4 units to the acre.

The subject property is not adjacent to any existing Residential 4 land use designation. The closest Res 4 is approximately 5 miles to the east in the County's jurisdiction.

Analysis indicates the Comprehensive Plan Policies identifies several deficiencies. Staff recognizes that there maybe multiple potential solutions to the concerns listed below:

- Compatibility with the surrounding area
- 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.

This request will transmit this application to the Department of Commerce under the State Coordinated review process for Large-Scale Comprehensive Plan Amendments. The adoption hearing date will be scheduled at future date which will allow time for the applicant to address any comments or responses from any of the state reviewing agencies, prior to adoption.

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 transmitting this request to the Department of Commerce for their review and comments.

Clerk to the Board Instructions:

None