



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4683, **Version:** 1

Subject:

Preliminary Development Plan Amendments, Re: Tranquility Estates Planned Unit Development (PUD) Minor Amendment #1 (District 2)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

Staff is seeking the Board's confirmation on proposed amendments to the Preliminary Development Plan for the Tranquility Estates PUD that are within the administrative approval authority provided to the Zoning Official by Section 62-1448(c) Brevard County Code of Ordinances.

Summary Explanation and Background:

Section 62-1448 (c) grants the Zoning Official the administrative authority to approve minor (non-substantial) changes or deviations to the Board approved preliminary development plan for PUD zoning. This section defines substantial changes "as any change which increases the density or intensity of the project or decreases the amount of buffer areas from adjacent property or decreases the amount of common open space" and stipulates these require the Board's approval.

Staff is seeking the Board's concurrence that the following proposed amendments are not substantial and are within staff's administrative authority. The Tranquility Estates PUD Amendment #1 proposes to:

- Reduces wetland impacts by 3.99 acres to preserve 98.59 acres of undisturbed wetlands, and the overall conservation and preservation increase by 7.36 acres.
- Relocates the recreation tract from the interior of the development to a tract along the southeastern perimeter of the project.
- Provides second access to Hall Rd. to satisfy public safety emergency access requirements.
- Increases the total overall open space (active/passive) from 123.87 to 124.11 acres which is above the minimum required for single-family residential.

- Reconfigures residential lot configurations to provide greater flexibility.

Clerk to the Board Instructions:

None