



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 6849, **Version:** 2

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### **Subject:**

JEN FLORIDA 48, LLC (Kim Rezanka) requests a change of zoning classification from GU to PUD. (23PUD00002) (Tax Account 3000365 & 3000569) (District 5)

### **Fiscal Impact:**

None

### **Dept/Office:**

Planning and Development

### **Requested Action:**

It is requested that the Planning and Zoning Board conduct a public hearing to consider a change of zoning classification from GU (General Use) to PUD (Planned Unit Development).

### **Summary Explanation and Background:**

The applicant is requesting a change of zoning classification from General Use (GU) to Planned Unit Development (PUD) on approximately 41.39 acres. The applicant is proposing a project consisting of 124 single-family residential units with an overall gross density of 3 dwelling units per acre. The subject parcel is currently undeveloped and has access to Babcock St. and is approximately a quarter-mile south of St. Johns Heritage Pkwy SE. This segment of Babcock St. is maintained by the City of Palm Bay.

A companion Future Land Use Map (FLUM) amendment application (23SS00022) was submitted accompanying this request to change the Future Land Use designation of the entire 41.39 acre property from Residential 1 (RES 1) and Residential 1:2.5 (RES 1:2.5) to Residential 4 (RES 4). The RES 4 designation would allow up to 165 residential units.

Property to the north is developed as single-family home with AGR (Agricultural) zoning. To the south is area that was recorded under Plot Plans of Sunshine Grove in Plat Book 21 and Page 78, agricultural plats restricted to agricultural use only, noting all lots depicted are substandard for residential purposes. Six (6) lots are zoned AU (Agricultural Residential) and the remainder retains the original GU zoning. To the east across Babcock St. are two lots with GU zoning. One is developed with single-family residence. The other property is a horse boarding ranch. To the immediate west are two undeveloped lots with GU zoning.

The Planned Unit Development (PUD), as provided in Sec. 62-1442, is a concept which encourages and permits variation in development by allowing deviation in development standards such as, but not limited to, lot size, bulk or type of dwellings, density, lot coverage and open space from that required in any one residential zoning classification under this article.

Board should consider if the request is consistent and compatible with the surrounding area and whether the following conditions mitigate any potential impacts:

- 1) The total number of units shall not exceed 124 single-family units;
- 2) Approval of the requested waiver of Section 62-1446 to omit the storage area for campers, travel trailers, recreational trailers and vehicles, boats and boat trailers, and other similar vehicles. On the single-family lots as allowed by Brevard County Code Sec. 62-2117 regarding location and setback requirements;
- 3) Approval of requested waiver from Section 62-1446(d)(3)(b) to allow residential structures, two stories or less, a minimum building separation of 10', rather than 15' shall be accompanied by usable open spaces for recreation with more than a tot lot;
- 4) Prior to County approval of a construction plan and Preliminary Plat the Developer shall:
  - a. Provide documentation that the City of Palm Bay will approve the project access/connection to Babcock Street.
  - b. Determine that adequate water and sewer services will be available to the development, and will be available prior to issuance of Certificate of Occupancy.

The Board of County Commissioners will consider the request on Thursday, July 11, 2024. Beginning at 5:00 p.m. The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Commission Room, Viera, Florida.

### **Clerk to the Board Instructions:**

None