



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 1201, **Version:** 1

Subject:

Timothy D. and Rebecca F. Reaves request a Small Scale Comprehensive Plan Amendment from Residential 1:2.5 to Residential 1 (19PZ00126) (Tax Account 2000310) (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 Plan Amendment to change the Future Land Use designation from RES 1:2.5 (Residential 1:2.5) to RES 1 (Residential 1).

Summary Explanation and Background:

The applicants are seeking to change the Future Land Use designation from RES 1:2.5 to RES 1 on 2 acres, located on the south side of Richy Road, approximately 0.12 mile west of U.S. Highway 1 in Mims. The applicants intend on building a single-family residence.

The lot currently does not meet the minimum acreage of 2.5 acres, required by the current FLU designation. The subject property is bound to the north, east, south, and west, by single-family residences all with RES 1:2.5. This request is accompanied by a companion request for a change the zoning classification from AU (Agricultural Residential) to RR-1 (Rural Residential).

The RES 1 land use designation permits low density residential development with a maximum density of up to one unit per acre, except as otherwise may be provided for within the Future Land Use Element.

The Mims Small Area Study adopted in April 2007 reduced the residential density in the northern and western areas of Mims. The change resulted in a total of 25.61 acres on the south side of Richy Road being reduced from RES 1 to RES 1:2.5. This property is located within this study area.

The Board may wish to consider preserving the larger lots in this residential neighborhood since the reduction in density occurred as a result of the Small Area Study.

On January 13, 2020, the Local Planning Agency heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Please return an executed copy of the adopted ordinance once it has been filed with the State.