



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 1739, **Version:** 1

Subject:

Theodore Goodenow (Chad Genoni) requests a Small Scale Comprehensive Plan Amendment from Planned Industrial to Residential 2. (20PZ00024) (Tax Account 2105262 - part of) (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 Comprehensive Plan Amendment to change the Future Land Use designation from PI (Planned Industrial) to RES 2 (Residential 2).

Summary Explanation and Background:

The applicant is seeking to change the FLU (Future Land Use) designation from PI (Planned Industrial) to RES 2 (Residential 2) on 4.85 acres of a larger 31.43-acre parcel for the purpose of developing a single-family subdivision. The subject property is located on the east side of Hammock Road, approximately 650 feet south of Parrish Road. The applicant has submitted a companion rezoning application to change the zoning classification from AU (Agricultural Residential) to RU-1-9 (Single-Family Residential).

To the north of the subject property are single-family residences with a FLU designation of PI. To the east and south is undeveloped land with a FLU designation of PI. To the west (across Hammock Road) is agricultural land with a FLU designation of RES 2.

The Residential 2 land use designation permits lower density residential development with a maximum density of up to two (2) units per acre, except as otherwise may be provided for within the Future Land Use element.

The Board may wish to consider whether the proposed RES 2 FLU is consistent with the surrounding area which primarily retains a FLU designation of PI that was adopted with the Comprehensive Plan in September 1988. The applicant has submitted a draft BDP (Binding Development Plan) that states the project will connect to Titusville Water and Sewer which are currently provided approximately 900 feet and 2,800 feet south of the property, respectively.

On June 15, 2020, the Local Planning Agency heard the request and recommended approval by an 8:1 vote.

Clerk to the Board Instructions:

Upon receipt of ordinance, please file with the State and return a certified copy to Planning and Development.