



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 2292, **Version:** 1

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### **Subject:**

Clarence Coomer requests a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from AG to RES 1:2.5. (20PZ00080) (Tax Accounts 2001246 and 2001250) (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 AG (Agriculture) to RES 1:2.5 (Residential 1:2.5)

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

The applicant is requesting to amend the FLU (Future Land Use) designation from AGRIC (Agricultural) to RES 1:2.5 (Residential 1:2.5) on two parcels totaling 3.56 acres located on the south side of Lloyd Street, approximately 0.42 mile west of Meadow Green Road. The subject property is currently undeveloped and has retained the FLU designation of AGRIC since the adoption of the FLU map in 1988. The applicant intends to combine the two subject parcels in order to place a mobile home on the property. The subject property has direct access to Lloyd Street.

The AGRIC FLU requires residential densities not to exceed one dwelling unit per five acres.

A companion rezoning application was submitted accompanying this FLU amendment request to change the zoning classification of the 3.56-acre subject property from GU (General Use) to RRMH-2.5 (Rural Residential Mobile Home).

The subject property and surrounding properties are within an approximately 25 square-mile area mostly designated as AGRIC. The closest residential FLU designation is Residential 1 located approximately 1,650 feet to the south of the subject property on a 1.17 acre parcel on Pine Needle Street (adopted in 2008 as FLUM amendment 08S.18). Additional RES 1 Future Land Use is located approximately 0.31 mile east of the subject property, on Meadow Green Road.

The Board may wish to consider Policy 1.1 and whether the request is consistent and compatible with the surrounding neighborhood given the fact of the surrounding future land use, the introduction of a new future land use, and whether the request meets the goal of the recommendations of the 2007 Mims Small Area

Study to preserve the “minimal development heritage” of this area.

The Board may also wish to consider the environmental constraints such as hydric soils and the presence of wetlands and floodplains on the subject parcel.

On November 23, 2020, the Local Planning Agency heard the request and unanimously recommended approval.

**Clerk to the Board Instructions:**

When resolutions are received, please execute and return to Planning and Development.