



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2384, **Version:** 1

Subject:

5971 Cedar Lake Drive Revocable Land Trust and U.S. Highway No. 1 Commercial Land Trust (Kim Rezanka) requests a change of classification from RU-1-11, TR-2, and BU-1, with a BDP, to TR-2 with a BDP limited to 200 units. This item will be tabled to the February 22, 2021, Local Planning Agency/Planning and Zoning Board meeting.

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 RU-1-11 (Single-Family Residential), TR-2 (Single-Family Mobile Home), and BU-1 (General Retail Commercial), with a BDP (Binding Development Plan), to TR-1 (Single-Family Mobile Home) with a BDP limited to 200 units.

Summary Explanation and Background:

The applicant is requesting a change of zoning classification from RU-1-11 (Single-Family Residential) with a BDP (Binding Development Plan, BU-1 (General Retail Commercial) and TR-2 (Single-family Mobile Home) to all TR-1 (Single-Family Residential) with removal of the existing BDP and the creation of a new BDP for the purpose of creating a 200-unit manufactured home subdivision. This request may be considered to be consistent with the Residential 8 Directive and the Community Commercial Future Land Use designations.

The subject property abuts the Port St. John development to its north which is developed to a residential density of 3.4 units per acre. To the south is the Cedar Lake mobile home community developed at a density of 2.0 units per acre. To the east is the FPL electric utility provider and the Clearview Terrace mobile home community developed at a density of 3.7 units per acre. To the west lies the FEC railroad right-of-way. High-tension FPL power lines bisect this central region of the property.

The proposed replacement BDP conditions identify the following limitations/criteria:

- Developer/owner shall provide a 6-foot high opaque buffer on the southern boundary of the Property.
- The Developer/owner shall limit density to a total of 200 units.
- Vehicular access to Vineland Street from the Property is prohibited.

Access to the south through the existing Cedar Lake residential development has not been identified within the proposed BDP. The emergency vehicle access identified within the current BDP is not proposed to be

retained. County code requires residential projects of 201-plus units to provide a second access.

The change in zoning from TR-2 to TR-1 will amend the required minimum side yard setbacks of the primary/accessory structure from 10-feet to 7.5-feet.

The Board may wish to consider whether the request is consistent and compatible with the surrounding neighborhoods. The Board may also wish to consider whether the proposed BDP conditions mitigate potential impacts to the surrounding area.

The Port St. John Dependent Special District Board tabled the request to the February 10, 2021, meeting.

The Board of County Commissioners will consider the request on **Thursday, February 4, 2021, at 5:00 p.m.** at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Building C, 1st Floor, Viera, Florida.

Clerk to the Board Instructions:

None