



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2421, **Version:** 1

Subject:

Ag Ventures (Chad Genoni) requests a BDP limiting density to 4 units per acre for consistency with the Residential 4 Future Land Use designation in an RU-1-7 zoning classification. (20PZ00101) (Tax Accounts 2102924, 2102925, and 2112294) (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 BDP (Binding Development Plan) limiting density to 4 units per acre for consistency with the RES 4 (Residential 4) Future Land Use designation in an RU-1-7 (Single-Family Residential) zoning classification.

Summary Explanation and Background:

The applicant is requesting a BDP (Binding Development Plan) for the purpose of developing a single-family subdivision, Hamlin Grove, which will limit the density on the parcels to four units per acre, 440 units on 110 acres, for the zoning classification to be consistent with the RES 4 FLU designation. The property is located on the north side of Wiley Avenue and the east side of Old Dixie Highway, approximately 0.047 mile east of U.S. Highway 1.

On December 4, 2014, the Board changed the zoning from RU-1-11 to RU-1-7. However, the companion BDP which limited the development to 370 residential units was not recorded. RU-1-7 is not considered to be consistent with the RES 4, since the lot standards will allow for more than 4 units per acre. The current RU-1-7 classification permits single family residences on minimum 5,000 square foot lots with minimum widths of 50 feet and depth of 100 feet, and a minimum house size of 700 square feet. Pursuant to Section 62-1157(b)(2), the Board may approve an application if the applicant limits the project to a density equal to or less than the maximum density threshold for the subject property.

The parcels and proposed subdivision will be serviced by Brevard County water and sewer.

The character of the surrounding area is a mixture of single-family residential, agricultural residential, commercial, industrial, and government managed lands. The parcel to the west directly across Old Dixie Highway has BU-1 (General Retail Commercial) zoning, RU-1-11 and RU-1-7 zoning. This parcel is also owned by the applicant and the BU-1 and RU-1-7 portions will be used for ingress to the proposed Hamlin Grove subdivision along with stormwater retention for the subdivision and future commercial uses on the remainder

of the BU-1. The abutting parcels to the north are an undeveloped 2.12 acre parcel with GML (Government Managed Lands) and an undeveloped 10 acre parcel with RU-1-11 (Single-Family Residential) zoning.

The Board may wish to consider whether this request is consistent and compatible with the surrounding area and whether the proposed Binding Development Plan mitigates the potential impacts of the request.

The applicant has provided a conceptual plan showing the anticipated location, lot configuration, ingress/egress access, and stormwater tracts for the proposed new subdivision and plat. Please note the concept plan does not meet the minimum requirements of the County's subdivision code and cannot be used to satisfy that requirement. Also, interdepartmental departmental reviews have not been conducted, and feasibility of the layout cannot be confirmed without a formal subdivision review.

On January 11, 2021, the Planning and Zoning Board heard the request and voted 4:2 to recommend denial.

Clerk to the Board Instructions:

Once resolution is received, please execute and return Planning and Development.