



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 3067, **Version:** 1

Subject:

Timothy and Diane Lystlund request a Small Scale Comprehensive Plan Amendment (21S.03) to change the Future Land Use designation from RES 1 to RES 2. (21PZ00026) (Tax Account 30009665) (District 3)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Planning & Zoning Board conduct a public hearing to consider a Small Scale Comprehensive Plan Amendment (21S.03) to change the Future Land Use designation from RES 1 (Residential 1) to RES 2 (Residential 2).

Summary Explanation and Background:

The applicant is requesting to amend the FLU (Future Land Use) designation on 0.55 acres of vacant, undeveloped land from RES 1 (Residential 1) to RES 2 (Residential 2). A companion rezoning application has been submitted for a zoning change from RU-1-7 (Single-Family Residential) to SR (Suburban Residential).

Existing development of the surrounding area is generally described as single-family homes on lots that are undersized to meet the one dwelling unit per acre density allowed by RES 1. The applicant intends to build one, single-family home, and a FLU designation of RES 2 is necessary to legitimize the parcel to meet development requirements.

The general area is residential in character with single-family homes on one-half acre lots or smaller along both the east and west sides of Hibiscus Avenue. Although all of the lots along Hibiscus Avenue have RES 1 FLU and are undersized to meet requirements for development, all have been developed as single-family residential with the exception of the subject parcel.

The parcel is not serviced by public water or sewer. The closest available Brevard County potable water line is approximately 0.7 miles northeast of the subject property. The closest available Brevard County sewer line is approximately 1.4 miles northwest of the subject property.

The Board may wish to consider if the request to introduce RES 2 is consistent with the Comprehensive Plan and compatible with the surrounding area.

The Board of County Commissioners will consider the request on **Thursday, August 5, 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: