



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 3276, **Version:** 1

Subject:

William D. and Elizabeth Anne Elliott, Trustees (Joe Mayer) request a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from PI to RES 1. (21PZ00033) (Tax Accounts 2316601 & 2323951) (District 2)

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 (21S.05) to change the Future Land Use designation from PI (Planned Industrial) to RES 1 (Residential 1).

Summary Explanation and Background:

The applicant is requesting to amend the Future Land Use designation from Planned Industrial (PI) to Residential 1 (RES 1) on 8.25 acres parcel of land. The subject property is currently developed with one (1) single-family residence that was built in 2003 and has a Future Land Use designation of PI that was adopted with the Comprehensive Plan in September of 1988. The applicant intends to create two (2) flag lots for two (2) single family homes.

Existing development of the surrounding area is generally described as single-family homes on lots ranging in size from approximately one (1) to four (4) acres. To the north and east of the subject property are single-family residences. To the south and west of the subject property is vacant, undeveloped land. The closest developed industrial parcel (Air Liquide) is located approximately 575 feet to the northeast of the subject property, on the north side of North Courtenay Parkway. Air Liquide purchased the property in 1968. Staff is in the process of reviewing a Vested Rights determination. There have been numerous noise complaints regarding the activities performed at the property.

A companion rezoning application (21Z00020) was submitted accompanying this request for a Zoning change from Planned Industrial Park (PIP) to Rural Residential (RR-1).

The Board may wish to consider if the request is consistent with the Comprehensive Plan and compatible with the surrounding area, recognizing the existing development trends.

On August 12, 2021, the North Merritt Island Dependent Special District Board heard the request and

unanimously recommended approval.

On August 23, 2021, the Local Planning Agency heard the request and unanimously recommended approval.

Please note this application was received and deemed complete on May 10, 2021, which was before the July 2nd cutoff date of House Bill 59 (Chapter 2021-195). According to correspondence from DEO on August 5, 2021, applications initiated before July 2, 2021, may continue through the public hearing process.

Clerk to the Board Instructions:

Please execute the ordinance and file with the State. Once filed with the State, please return a copy to Planning and Development.