



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 3739, **Version:** 1

Subject:

Jackson Family Trust; and C.B. Davis Family Trust (Kim Rezanka) request a Small Scale Comprehensive Plan Amendment (21S.10) to change the Future Land Use designation from RES 2 to RES 4. (No assigned address. In the Mims area.) (21PZ00089) (Tax Account 2100183) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Local Planning Agency conduct a public hearing to consider a Small Scale Comprehensive Plan Amendment (21S.10) to change the Future Land Use designation from RES 2 (Residential 2) to RES 4 (Residential 4).

Summary Explanation and Background:

The applicant is requesting to amend the Future Land Use designation from RES 2 (Residential 2) to RES 4 (Residential 4) on 49.72 acres within a larger parcel of 118.3 acres. There was no change to the Future Land Use as a result of the 2007 Mims Small Area Study.

To the north, south and east of the subject property is vacant, undeveloped land. West of the subject property, beyond a 75-foot wide strip of land owned by the St. Johns River Water Management District, are single-family manufactured homes and undeveloped, Brevard County-owned land.

There has been a historical pattern of residential development along State Road 46 to the west the subject site. The proposed residential use appears consistent with the historical and existing pattern of surrounding development that transitions from more intense commercial uses near the I-95 interchange to residential uses west of the subject site.

A companion rezoning application (21Z00043) was submitted accompanying this request for a Zoning change from AU (Agricultural Residential) and GU (General Use) to RU-1-7 (Single-family Residential) with BDP (Binding Development Plan) limited to 199 SFR units on 73.59 acres (which includes the 49.72 acre subject property) within the larger 118.3 acre parcel.

The Board may wish to consider if the request is consistent and compatible with the surrounding area.

The Board of County Commissioners will consider the request on **Thursday, March 3, 2022**, beginning at **5:00**

p.m. The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

Clerk to the Board Instructions:

None