



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 3956, **Version:** 1

Subject:

The Heather Calligan Trust requests a Small Scale Comprehensive Plan Amendment (22S.01) to change the Future Land Use designation from RES 1 to RES 4. (22PZ00001) (Tax Account 2112413) (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 change of Future Land Use designation from RES 1 (Residential 1) to RES 4 (Residential 4).

Summary Explanation and Background:

The applicant is requesting to amend the Future Land Use designation from RES 1 to RES 4 on 8.25 acres of undeveloped land within a larger parcel (79.16 acres) proposed for a single-family subdivision. The RES 4 land use designation affords an additional step down in density from more highly urbanized areas. This land use designation permits a maximum density of up to four (4) units per acre. There is no companion rezoning application accompanying this request as the current RU-1-7 (Single-Family Residential) zoning was adopted in January 2022, with an amended BDP on the larger 79.16 acre parcel of which the 8.25 acre subject property is included.

The subject property has retained the FLU designation of RES 1 since 2008 when the comprehensive plan amendment implementing recommendations of the Mims Small Area Study was adopted resulting in a reduction of residential density.

There is an existing pattern of residential land use along this segment of Turpentine Road from SR 46 to Wherry Road. Developed lots range from 0.18 acre to 2.13 acres and include a mix of manufactured housing and single-family residences. The proposed residential use appears consistent with the historical and existing pattern of residential development along Turpentine Road.

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, April 7, 2022**, beginning at **5:00 p.m.** The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Commission Room, Viera, Florida.

Clerk to the Board Instructions:

None