



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4164, **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 Board of County Commissioners 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. Res 4 requires the connection to central sewer, which is available. 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. The stipulations of BDP will apply to the property subject.

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.

On March 14, 2022, the Local Planning Agency heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Once executed and filed with the State, please return a certified copy of the Ordinance to Planning and Development.