



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4157, **Version:** 1

Subject:

Rushing Wind, LLC (Steven Austin) requests a Small Scale Comprehensive Plan Amendment (22S.02) to change the Future Land Use designation from RES 1 to RES 4. (22PZ00003) (Tax Account 3008616) (District 3)

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 2 (Residential 2), as amended by the applicant at the March 14, 2022, Planning and Zoning Board meeting.

Summary Explanation and Background:

The applicant is seeking to amend the Future Land Use designation on 24 acres of land from RES 1 to RES 4 to build up to a ninety-six (96) unit 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 not available at this time. This land use designation permits a maximum density of up to four (4) units per acre. A companion application for a change of zoning classification from RR-1 (Rural Residential) and IN(L) (Institutional Use, Low-Intensity) to RU-1-11 (Single-Family Residential) accompanies this request.

To the north of the subject property is grazing land, to the east is the Lakes at St. Sebastian Common Area and The Lakes at St. Sebastian Preserve subdivision, to the south is State-owned land being used by St. John's River Water Management District, and to the west is grazing land within the City of Palm Bay.

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 voted 6:2 to approve the request as RES 2, as amended by the applicant during the meeting.

Clerk to the Board Instructions:

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