



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4880, **Version:** 1

Subject:

Robert Clay and Ethyl May Kirk (Chad Genoni) request a Small Scale Comprehensive Plan Amendment (22S.10), to change the Future Land Use designation from REC to RES 4. (22SS00007) (Tax Account 3018268) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning & Development

Requested Action:

It is requested the Local Planning Agency conduct a public hearing to consider a Small Scale Comprehensive Plan Amendment (22S.10), to change the Future Land Use designation from REC (Recreation) to RES 4 (Residential 4).

Summary Explanation and Background:

The applicant is seeking to amend the Future Land Use designation on 2.12 acres of land from REC to RES 4 in order to provide a second access point to four adjacent properties to develop a single-family residential subdivision with up to three hundred six (306) single family lots, although available school capacity may limit the development to one hundred ninety-seven (197) single-family lots. The proposed development will be limited to a density of four (4) units per acre. At only 70 feet in width, the subject property is only suitable for construction of an access road.

A separate small scale amendment application was submitted for the proposed development requesting a Future Land Use Map designation change from RES 2 (Residential) to RES 4 (Residential 4) (22SS00008) on 35.36 acres in order to provide a consistent Future Land Use Map designation that will encompass the entire proposed development. A companion rezoning application (22Z00029) was submitted accompanying this request for a zoning change from RU-1-11, SR, GML, and AU to RU-1-7, with a Binding Development Plan proposing to limit development to 4 units per acre. The proposed RU-1-7 zoning can be considered consistent with the proposed RES 4 FLU designation with a BDP limiting development to 4 units per acre.

Immediately adjacent to the subject property on the north side is vacant County-owned land. To the north of the County property are the Oakwood and Oakwood Village subdivisions, zoned TR-1 with established manufactured housing. To the east is vacant residential land which will be developed residentially with the subject parcel providing secondary access to Old Dixie Highway. Immediately adjacent to the subject property on the south is vacant residential land, and to the west is existing large lot, single-family residential development which is unplatted.

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

The Board of County Commissioners will consider the request on **Thursday, September 1, 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