



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4881, **Version:** 1

Subject:

Paul J. Marion, Kimberly Ann LaMattina, Kayla Marie Losat, and Jessica Lynn Ripper; and Robert Clay Kirk and Ethylmay Kirk (Chad Genoni) request a Small Scale Comprehensive Plan Amendment (22S.11), to change the Future Land Use designation from RES 2 to RES 4. (22SS00008) (Tax Accounts 2102878 & 2102882) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning & Development

Requested Action:

It is requested that the Local Planning Agency conduct a public hearing to consider a Small Scale Comprehensive Plan Amendment (22S11), to change the Future Land Use designation from RES 2 (Residential 2) to RES 4 (Residential 4).

Summary Explanation and Background:

The applicant is seeking to amend the Future Land Use Map designation on 35.36 acres of land from RES 2 to RES 4 to establish a consistent Future Land Use Map designation on 5 adjacent parcels in order to develop a single-family residential subdivision with up to 306 single family lots, although available school capacity may limit the development to 197 single-family lots on approximately 76.52 acres. The proposed development will be limited to a density of 4 units per acre. Currently, 2 ten-acre parcels and a 19.03 acre portion of a third parcel already have the necessary RES 4 designation. The larger parcel has approximately 1,300 linear feet of frontage on Brockett Road which can provide primary access to the development from US Highway 1.

A separate small scale amendment application was submitted for the proposed development requesting a Future Land Use Map designation change from REC (Recreation) to RES 4 (22SS00007) in order to provide a second access point to US Highway 1 via Old Dixie Highway. A companion rezoning application was submitted accompanying this request for a Zoning change from RU-1-11, SR, GML, and AU to RU-1-7 (22Z00029), with a BDP 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.

To the north of the subject property are existing manufactured homes on unplatted lots which range in size from 0.71 acres to 11.25 acres, to the east is vacant residential land, to the south is vacant residential land and to the west is vacant residential land which will be developed as a single family residential subdivision as a part of this overall project.

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