



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4947, **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 Board of County Commissioners 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. At only 70 feet in width, the subject property is suitable for construction of an access road.

This application, in conjunction with the proposed development for (22SS00008) was submitted for the proposed development requesting a Future Land Use Map designation change from RES 2 (Residential) to RES 4 (Residential 4) on the adjacent 35.36 acres in order to provide a consistent Future Land Use designation on the entire proposed development. In addition, 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. Based on the allowable density of 4 units to the acre, up to three hundred six (306) single family lots would be allowed.

To the north of the subject property is vacant County-owned land with Recreation Future Land Use. To the east and south and is vacant residential with Res 4 Future Land Use. Across Old Dixie Highway to the west is a single-family home with Res 4 Future Land Use

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

On August 15, 2022, the Local Planning Agency heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Once Ordinance is filed with the State, please return an executed copy to Planning and Development.