



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 4948, **Version:** 1

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### **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 Board of County Commissioners 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 combine the subject property with 5 adjacent parcels to create a 76.52-acre parcel in order to develop a single-family residential subdivision. The combined properties with RES 4 would yield up to 306 single family lots, although available school capacity may limit the development to 197 single-family lots.

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 197 units. 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.

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.