



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5612, **Version:** 1

Subject:

Crane View, LLC (Steve Anderson) requests a Small Scale Comprehensive Plan Amendment (22S.19) to change the Future Land Use designation from RES 15 and NC to RES 30 DIR. (22SS00016) (Tax Account 2412341) (District 2)

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 (22S.19) to change the Future Land Use designation from RES 15 (Residential 15) and NC (Neighborhood Commercial) to RES 30 DIR (Residential 30 Directive).

Summary Explanation and Background:

The applicant is requesting to change the Future Land Use designation on 3.95 acres of land from RES 15 and NC to RES 30 DIR to develop the site as an apartment complex with up to 90 multi-family residential units. The subject property is currently vacant with four (4) partially constructed buildings.

A companion rezoning application (22Z00052) was submitted accompanying this request to change the zoning classification from RU-2-15 (Medium-Density Multi-Family Residential) with a BDP (Binding Development Plan) to RU-2-30 (High-Density Multi-Family Residential) with the removal and replacement of the existing BDP. The proposed RU-2-30 zoning can be considered consistent with the proposed RES 30 DIR Future Land Use, as provided in Section 62-1255.

The character of the area is commercial along North Courtenay Parkway with residential land uses in the surrounding areas. There are four (4) FLU designations within 500 feet of the subject site: CC, NC, RES 15, and RES 6. The predominant FLU designations along this section of North Courtenay Parkway are NC and CC.

The Board may consider if the request to introduce RES 30 is consistent and compatible with the surrounding area and the comprehensive plan.

On March 13, 2023, the Local Planning Agency heard the request and voted 8:2 to recommend approval.

Clerk to the Board Instructions:

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