

4. ~~The property described as Parcel 3.1, Section 23, Township 29 South, Range 38 East shall be designated as four (4) dwelling units per acre. This area is depicted on Map 17.~~
5. ~~The property described as Lot 32, Block 7, New Melbourne Beach Subdivision Section 3, Township 29 South, Range 38 East shall be designated with a maximum density of six (6) dwelling units per acre. This area is depicted on Map 18.~~
6. ~~The properties described in the south 1260 feet of Section 17, Township 28 South, Range 38 East and the properties described as the north 1280 feet of Sections 20 and 21, Township 28 South, Range 38 East shall be limited to the maximum residential densities as depicted on Map 19. The maximum residential density within this directive is eight (8) dwelling units per acre.~~
7. ~~The properties described in Sections 20 and 21, Township 28 South, Range 38 East, starting 1280 feet from the north section(s) line and ending 3770 feet from the north section(s) line shall be limited to the maximum residential densities range from two (2) dwelling units per acre to eight (8) dwelling units per acre. The area is depicted on Map 20.~~

Central and South Merritt Island Study Area

Policy FLU 21.6

Brevard County shall implement the recommendations of the Central and South Merritt Island Small Area Study through the following directives:

1. ~~Within the area depicted on Map 21 (Sections 11, 12, 13, 24, and 25, of Township 25, Range 36 and the western portions of Sections 18, 19, and a portion of Section 30, Township 25, Range 37), the only residential zoning classifications that may be considered in shall be EU, SR, SEU, RR-1, REU, AU, PA, GU, AGR, RRMH-1, RRMH-2.5, RRMH-5, and TR-2. RP residential professional zoning may be considered on South Courtenay Parkway with a minimum lot size consistent with EU zoning and/or the aforementioned zonings. The maximum density within the described area shall be three (3) dwelling units per acre.~~

Residential Density Rightsizing Study Areas

Objective FLU 22

Brevard County ~~shall~~ should maintain maximum densities in the Residential Density Rightsizing Study Areas.

Avon by the Sea

Policy FLU 22.1

1. The property described as Winslow Reserve Subdivision #27, Lot 13, in Section 26, Township 24, Range 37 ~~shall~~ should have a maximum residential density of 30 dwelling units per acre. ~~This property is depicted on Map 5.~~

FUTURE LAND USE ELEMENT

development shall be available concurrent with development in all residential land use designations.

- B. Fire and police protection, ~~and emergency medical services, and recreation facilities~~ to serve the needs of associated development ~~shall~~ should be available concurrent with development in all residential land use designations ~~in accordance with policies set forth in the 'Service Delivery, Concurrency and Growth' section of this Future Land Use Element.~~
- C. In the Residential 30 Directive, Residential 15, ~~Residential 12 Directive, Residential 10, Residential 8 Directive, Residential 6, Residential 6 Directive, and Residential 5 Directive, Residential 4, and Residential 4 Directive~~ future land use designations, centralized potable water and wastewater treatment shall be available concurrent with the impact of the development.
- D. Where public ~~water sewer~~ service is available, residential development proposals ~~with densities greater than four units per acre within BMAP areas~~ shall be required to connect to ~~a centralized~~ the sewer system.
- E. Where public water service is not available, residential development proposals with densities greater than two units per acre shall be required to connect to a centralized sewer system. Within BMAP areas where public sewer service is not available, the installation of enhanced nutrient-reducing onsite sewage treatment and disposal systems or other wastewater treatment systems that achieve at least 65 percent nitrogen reduction is required.
- F. The County shall not extend public utilities and services outside of established service areas to accommodate new development in Residential 3 Directive, Residential 2, Residential 2 Directive, or Residential 1 future land use designations unless within BMAP areas, or in ~~and~~ Residential 1:2.5 land use designations, unless an overriding public benefit can be demonstrated. This criterion is not intended to preclude acceptance of dedicated facilities and services by the County through MSBU's, MSTU's, and other means through which the recipients pay for the service or facility.

Residential 30 Directive (maximum of 30 dwelling units per acre)

Policy FLU 1.3

The Residential 30 Directive land use designation affords the highest density allowance, permitting a maximum density of up to thirty (30) units per acre, except as otherwise may be provided for within this element. This future land use designation is limited to the Residential Density Rightsizing study areas, including the Avon by the Sea area, the Merritt Island area, and the South Cocoa Beach area. Parameters for this future land use designation include:

Criteria:

FUTURE LAND USE ELEMENT

Memorandum

To: Mayor and City Council Members
From: Jenni Lamb, City Manager
Date: June 28, 2024
Re: Discussion on Land Swap with Brevard County

This memorandum is intended to serve as an update to City Council on the feasibility of a land swap with Brevard County. Staff is seeking direction on terms of negotiations for the land swap.

Background

On April 23, 2024, Brevard County Board of Commissioners approved their staff to begin negotiations with the City for a land swap, long term lease and other options regarding County Parcel 27-36-24-00-801 and City Parcel 27-36-24-00-509.

The County property, Parcel 27-36-24-00-801, is approximately 53 acres, with 3 acres of wetlands. Currently, about 5 acres are used as a vegetative buffer for the multi-family properties to the east. This means that only 44 acres are available for actual use. The property has access from New York Avenue and could be accessed off of Porcella Drive if the roadway was extended.

The City's property, Parcel 27-36-24-00-509, on Sarno Road is approximately 3 acres and includes wetlands. The property is accessible from its Sarno Road frontage.

Brevard County Terms of the "Swap"

When the County Manager and County Attorney met with the City Manager and City Attorney on May 3, the County provided terms that they were interested in having included in the swap including: 10-15 acres for debris removal for 3-5 years and 2 acres for Public Works. (Note: if County still has use of 17 acres, then only 27 acres available for City use.) The Debris Management Contract with County includes this property as one of their sites for storm debris.

The County indicated that they were not overly interested in taking ownership of the City's Sarno property. However, the transfer of the City parcel to the County was a term outlined in the County's April 23 agenda item and also a term discussed by the Mayor at the City's April 23 Council meeting. It is also the City's understanding that the County has received interest from potential buyers for the Sarno parcel.