



**AGENDA REPORT**  
**October 4, 2018**

**Public Hearing, Re: W.K.&R. Groves, Inc. (Chad Genoni) requests a change of zoning classification from AU to RR-1. (17PZ00158) (District 2) This request has been amended by the applicant and staff requests that the item be tabled for readvertisement and to send it back to the NMI and P&Z advisory boards and to the November 1, 2018 BCC.**

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**SUBJECT:**

Public Hearing, Re: W.K.&R. Groves, Inc. (Chad Genoni) requests a change of Zoning classification from Agricultural Residential (AU) to Rural Residential (RR-1). The property is 110.97 +/- acres, located on the north side of E. Crisafulli Rd., approx. 320 ft. west of Broad Acres St. (17PZ00158) (District 2)

**FISCAL IMPACT:**

None.

**DEPT/OFFICE:**

Planning and Development

**REQUESTED ACTION:**

It is requested that the Board of County Commissioners conduct a public hearing to table the request for a change of Zoning classification from AU to RR-1 to allow for readvertisement and for the application to proceed back through the NMI and P&Z advisory boards and to the November 1, 2018 BCC.

**SUMMARY EXPLANATION and BACKGROUND:**

The applicant is seeking a change of Zoning classification from AU to RR-1 on 110.97 acres for the purpose of developing a single family subdivision. The original request would allow the lot yield to increase from 36 lots up to the maximum lot yield of 110 lots. On June 21, 2018, the applicant submitted a Binding Development Plan (BDP) containing restrictions including limiting the number of units to 50 and committing to using nitrogen-reducing septic systems.

The Board may wish to consider whether the application proposal for rezoning is consistent and compatible with the surrounding land use.

On March 8, 2018, the North Merritt Island Dependent Special District Board heard the request and unanimously recommended denial.

On March 19, 2018, the Planning and Zoning Board heard the request and unanimously recommended denial.

The Board was originally scheduled to hear the request on April 5, 2018; however, the applicant requested automatic tabling to May 3, 2018.

On May 3, 2018, the Board granted a request by the applicant to table the item to August 2, 2018.

On August 2, 2018, the Board granted a request by the applicant to table the item to October 4, 2018.

Since August 2, 2018, the applicant amended their application to accommodate a commitment to providing sewer connectivity to and to allow for the development of 110 lots - the maximum permissible by the Comprehensive Plan within the Res 1 Future Land Use designation. As such, staff requests that the Board take action to table the item for readvertisement and send it back through the public hearing process, to include the October 11, 2018 North Merritt Island Dependent Special District Board, the October 22, 2018 Planning & Zoning Board and November 1, 2018 Board of County Commissioners' meetings.

**ATTACHMENTS:**

**Description**

No Attachments Available