

SECTION E. HIGHEST AND BEST USE

In addition to the Subject Property, many of the surrounding parcels are between one (1) acre and two and one-half (2.5) acres in size and have the Residential 2 Future Land Use designation and are zoned Agriculture Residential (AU). Likewise, the majority of properties fronting U.S. Highway One contain both a commercial Future Land Use and zoning designation (approximately 200 feet in depth east of U.S. 1). Development of the Subject Property should consider both existing conditions and anticipated changes in the surrounding area.

Based upon the information available, Woodruff Planning is of the opinion that *Option 3* represents the Highest and Best Use for the Subject Property. Said option would consider some type of neighborhood commercial venture on Parcel 504 (i.e. professional office or personal service). In addition, said option would require a rezoning of Parcels 518 & 519 from AU to RR-1; and a separate Flag Lot application for Lot 1 (see Option 3 Map). The rezoning would reduce the minimum lot size from two and one-half (2.5) acres in size down to one (1) acre. Overall, the rezoning process would go before the Brevard County Planning & Zoning Board for a recommendation and then before the Board of County Commissioners for final approval. All in all the rezoning process should take approximately three (3) months. The Flag Lot application for Lot 1 would be reviewed administratively by county staff in accordance with Section 62-102, of the Brevard County Land Development Code (see **Exhibit 18, Section 62-102 – Flag Lot Regulations**). This review could run concurrent with a rezoning application.

It is important to note that county subdivision requirements, as defined with Section 62-2883 of the Brevard County Land Development Code, come into play for projects having three (3) or more lots. Even with this option affording up to five (5) single-family lots; the subdivision process can be avoided by developing up to two (2) lots at a single time.

Option 3 – Parcel 504 – Commercial/Office; Rezone Parcels 518 & 519 From AU to RR-1 for Single-Family

Parcel 504 – 2.2 acres; 507 feet along U.S. Highway 1; 133 Feet along Lionel Road

Keep existing Neighborhood Commercial Future Land Use & AU zoning

Existing Future Land Use permits professional office opportunities on the Subject Property

Highest & Best Use: Professional Office

- a. Professional offices (no drive through lanes permitted);
- b. Personal Services (no drive through lanes permitted);

Plus

Rezone Parcel 518 & Parcel 519 – 8 acres; 555 feet along Lionel Road

Highest & Best Use: Five (5) Single-Family Lots

Rezone Parcels 518 & 519 to RR-1 for one acre lots

Lot 1 – From Parcel 518; 25' Flag Stem; 323' x 330 = 106,590 SF; 2.4 acres

Lot 2 – From Parcel 518; 125' x 349'=43,625 SF; 1.00 acres

Lot 3 – From Parcel 518; 180' x 349'=62,820 SF; 1.44 acres

Lot 4 – From Parcel 519; 200' x 218'=43,600 SF; 1.00 acres

Option 3 – Parcel 504 – Commercial/Office; Rezone Parcels 518 & 519 From AU to RR-1 for Single-Family cont.

Lot 5 – From Parcel 519; 25' Flag Stem; 225' x 454'=102,150 SF; 2.3 acres

Total Fee Amount: \$921 (\$849 base fee; plus \$72 acreage)

Option Number Three

Option Number Three (3) represents the rezoning of Parcels 518 & 519, from Agriculture Residential (AU) to Rural Residential (RR-1) in order to permit one (1) acre lots therein. In addition, Parcel 504 would keep the existing Agriculture Residential (AU) Zoning District, yet would utilize the existing Neighborhood Commercial (NC) Future Land Use District which affords professional service/office opportunities along U.S. Highway One. The (NC) Future Land Use District is only applicable to Parcel 504 for approximately 200 feet east of U.S. Highway One; the remainder of the Subject Property has a Residential-2 designation. In total, said option could potentially yield both a professional office venture plus up to five (5) one acre lots as described below.

Option 3 – Parcel 504 – Commercial/Office; Rezone Parcels 518 & 519 From AU to RR-1 for Single-Family

Parcel 504 – 2.2 acres; 507 feet along U.S. Highway 1; 133 Feet along Lionel Road

Highest & Best Use: Professional Office

- a. Professional offices (no drive through lanes permitted);
- b. Personal Services (no drive through lanes permitted);

Plus

Rezone Parcel 518 & Parcel 519 – 8 acres; 555 feet along Lionel Road

Highest & Best Use: Five (5) Single-Family Lots

1. Lot 1 – From Parcel 518; 25' Flag Stem; 323' x 330 = 106,590 SF; 2.4 acres
2. Lot 2 – From Parcel 518; 125' x 349'=43,625 SF; 1.00 acres
3. Lot 3 – From Parcel 518; 180' x 349'=62,820 SF; 1.44 acres

Option 3 – Parcel 504 – Commercial/Office; Rezone Parcels 518 & 519 From AU to RR-1 for Single-Family cont.

4. Lot 4 – From Parcel 519; 200' x 218'=43,600 SF; 1.00 acres
5. Lot 5 – From Parcel 519; 25' Flag Stem; 225' x 454'=102,150 SF; 2.3 acres

Total Fee Amount: \$921 (\$849 base fee; plus \$72 acreage)

Option 3 – Parcel 504 – Commercial/Office; Rezone Parcels 518 & 519 From AU to RR-1 for Single-Family

