



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4877, **Version:** 1

Subject:

2354 Talmadge Drive, LLC (Aldon Bookhardt) requests a change of zoning classification from AU to RU-1-11. (22Z00028) (Tax Account 2103243) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning & Development

Requested Action:

It is requested that the Planning & Zoning Board conduct a public hearing to consider a change of zoning classification from AU (Agricultural Residential) to RU-1-11 (Single-Family Residential).

Summary Explanation and Background:

The applicant is seeking to change 7.68 acres from AU to the RU-1-11 zoning classification, for the purpose of constructing 25 single-family homes. The parcel is currently undeveloped. Based on the Future Land Use Element, potential is up to 30 units. The RU-1-11 classification permits single-family residential uses on a minimum 7,500 square-foot lot, with a minimum lot width and depth of 75 feet, and a minimum house size of 1,100 square feet.

The character of the surrounding area is a mixture low density residential, agricultural-residential, and agricultural. It is predominantly residential to the north and south. To the east and west it is predominantly Agricultural Residential. The adjacent properties to the south, 3.76-acres and 2.96-acres, are zoned as RU-1-11 with a BDP across E. Main St. The single-family residence to the east is on 5.06-acres and the undeveloped lot to the east is 5-acres. The undeveloped lot to the north is on 5-acres. The undeveloped lot to the west is on 7-acres.

The applicant provided a school impact analysis letter dated May 23, 2022, that indicates there is sufficient capacity at Mims Elementary School, Madison Middle School, and Astronaut High School for up to 25 single-family homes.

The Board may wish to consider whether the request is consistent and compatible with the surrounding area.

The Board of County Commissioners will consider the request on **Thursday, September 1, 2022**, beginning at **5:00 p.m.** The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Commission Room, Viera, Florida.

Clerk to the Board Instructions:

None