



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4955, **Version:** 1

Subject:

Brian G. and Debra S. Lawson; and David and Alicia McCabe (Kim Rezanka) request a change of zoning classification from GU to RR-1 with a BDP. (22Z00005) (Tax Accounts 2314706, 2314720, 2322365, 2322366, 2314737, 3018241, 2314738, 2314709) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a change of zoning classification from GU (General Use) to RR-1 (Rural Residential) with a BDP (Binding Development Plan).

Summary Explanation and Background:

The applicant requests to change the zoning classification from GU (General Use) to RR-1 (Rural Residential) with a BDP (Binding Development Plan) limiting the development to 4 units. The RR-1 zoning classification will allow 10 substandard lots to be combined into 4 lots meeting the RR-1 minimum lot size. It also increases the minimum residential living area from 750 square feet as currently required by the GU zoning classification to a minimum 1,200 square feet as required by the RR-1 zoning classification.

The developed character of the surrounding area is a mixture of single-family residential and mobile home zoning classifications. Surrounding the property is undeveloped lots retaining the GU and AU zoning classification. The introduction of RR-1 zoning could be considered consistent with the prior recordings of 1-acre lots within the recorded Survey Book. The RR-1 zoning classification will recognize the existing development patterns of the area.

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

On March 14, 2022, the Planning and Zoning Board heard the request and unanimously recommended approval with a BDP limiting density to a maximum of 4 units.

On April 7, 2022, the Board of County Commissioners heard the request and unanimously recommended approval with a BDP limiting density to a maximum of 4 units.

On August 4, 2022, the Board of County Commissioners approved the re-opening of the public hearing on

September 1, 2022 to allow the applicant time to update the application to include the new ownership.

Clerk to the Board Instructions:

Once resolution is received, please execute and return to Planning and Development.