



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 1210, **Version:** 1

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### **Subject:**

Estrella Funeias Shouppe requests a change of zoning classification from GU, RRMH-1, and AU, to all AU, with a Binding Development Plan (BDP) limited to seven lots. (19PZ00140) (Tax Accounts 3000537 and 3000560) (District 5)

### **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), RRMH-1 (Rural Residential Mobile Home), and AU (Agricultural Residential) to all AU, with a BDP (Binding Development Plan) limited to seven lots.

### **Summary Explanation and Background:**

The applicant is seeking a change of zoning classification from GU, RRMH-1, and AU to all AU, with a BDP limited to seven lots, on 31.04 acres, located on the north side of Willowbrook Street, approximately 0.75 miles west of Babcock Street.

The surrounding properties are a mixture of developed single-family and vacant lands zoned GU and AU, and range in acreages of 5.59 acres to 11 acres.

The applicant has not indicated a specific use for the property, but has stated the future use will be consistent with AU zoning, and has offered to enter into a BDP limited to seven lots.

The proposed zoning is consistent with the agricultural and residential character of adjacent properties and the surrounding area.

The Board may wish to consider if the request is consistent with the surrounding GU and AU zoned parcels, and the area's Residential 1:2.5 Future Land Use designation. The Board may also wish to consider the effect of the potential agritourism adjacent to single-family residential.

On January 13, 2020, the Planning and Zoning Board heard the request and unanimously recommended approval with a BDP limited to seven lots.

### **Clerk to the Board Instructions:**

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