



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 1858, **Version:** 1

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### **Subject:**

Theodore Goodenow (Chad Genoni) requests a change of zoning classification from AU to RU-1-9. (19PZ00158) (Tax Account 2105262) (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 AU (Agricultural Residential) to RU-1-9 (Single-Family Residential).

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

The applicant is seeking a change of zoning classification from AU to RU-1-9 in order to develop a 62-lot single-family subdivision, with a BDP (Binding Development Plan). The property is located at 1930 Hammock Road, Titusville. The RU-1-9 zoning classification permits single-family residences on minimum 6,600 square-foot lots with minimum width of 66 feet and depth of 100 feet, and 900 square feet minimum living area.

The property retains split FLU (Future Land Use) designations of RES 2 (Residential 2) and PI (Planned Industrial). A companion application for a Small-Scale Comprehensive Plan Amendment accompanies this rezoning request to amend the FLU designation on the 4.845-acre portion of the property located east of Hammock Road from PI to RES 2.

The proposed BDP limits the lot size to a half acre on the 4.845-acre parcel (eastside of Hammock Rd.) and no more than 5 lots. The BDP allows the Developer the ability to transfer some of those units to the westside of Hammock Rd. up to 4 units.

The surrounding parcels are a mixture of single-family residential, single-family mobile home, and planned industrial. The abutting property to the south is a 71.76-acre undeveloped parcel in the City of Titusville that retains the Planned Unit Development Zone classification with 143 units and a 6,000 sq.ft. minimum lot size.

The Board may wish to consider if introducing RU-1-9 zoning is consistent and compatible with the surrounding RRMH-1 (Rural Residential Mobile Home) and TR-2 (Single-Family Mobile Home) zoning classifications, and if the terms of the BDP mitigate potential impacts.

On June 15, 2020, the Planning and Zoning Board heard the request and tabled this item to the July 6, 2020,

Planning and Zoning Board meeting.

On July 1, 2020, the Applicant submitted a revised BDP with additional conditions that are referenced in the Addendum.

On July 6, 2020, the Planning and Zoning Board heard the request and recommended approval with a BDP submitted and modified buffers stipulated as follows: a 25-foot buffer on the north property line of the east 4.845-acre parcel, to be a continuation of the 15-foot perimeter undisturbed vegetative buffer; and a 25-foot buffer on the west property line of the west 26.328-acre parcel with a 6-foot opaque fence. The vote was 5:1.

**Clerk to the Board Instructions:**

Upon receipt of resolution, please execute and return to Planning and Development.