



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2170, **Version:** 1

Subject:

2354 Talmadge Drive, LLC (Aldon Bookhardt) requests a change of zoning classification from RU-1-9 and BU-1 to BU-1-A on 0.98 acres; and a BDP limited to 4 units per acre on 2.29 acres on the RU-1-9 portion. (20Z00023) (Tax Account 2103831) (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 RU-1-9 (Single-Family Residential) and BU-1 (General Retail Commercial) to BU-1-A (Restricted Neighborhood Commercial) on 0.98 acres; and a BDP (Binding Development Plan) limited to 4 units per acre on 2.29 acres on the RU-1-9 portion.

Summary Explanation and Background:

The applicant is requesting a change of zoning classification from RU-1-9 and BU-1 to BU-1-A on the easterly 0.98 acre portion of the parcel for the purpose of developing a 4,275 square-foot retail store. The applicant is also seeking a Binding Development Plan on the westerly 2.29 acres of RU-1-9 limiting the density to 4 units per acre as the RU-1-9 zoning is not consistent with the RES 4 Future Land Use.

A companion Small Scale Comprehensive Plan Amendment application for a Future Land Use designation change from RES 4 to NC (Neighborhood Commercial) was submitted accompanying this zoning request to be consistent with the proposed BU-1-A zoning for the BU-1 portion of the property.

The character of the area is a mixture of single-family residential, multi-family residential, retail commercial, and institutional (low intensity) zoning classifications. The Mims Small Area Study acknowledges the subject's existing commercial zoning. Furthermore, the study states that commercial need should focus on providing goods and services to the Mims residents.

The parcel is not serviced by Brevard County sewer. The closest available Brevard County sewer line is located along the east side of U.S. Highway 1, approximately 915 feet west of the westerly property line of the subject parcel as measured along Main Street.

The Board may wish to consider whether this request for RU-1-9 and BU-1-A are consistent and compatible with the surrounding area and whether the Binding Development Plan mitigates potential impacts caused by

the request.

On October 5, 2020, the Planning and Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

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