



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 3461, **Version:** 1

Subject:

The Heather Calligan Trust (Chad Genoni) requests a change of zoning classification from RU-1-11 with an existing BDP to RU-1-7, with an amendment to the existing BDP. (21Z00030) (Tax Account 2112413) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Planning and Zoning Board conduct a public hearing to consider a change of zoning classification from RU-1-11 (Single-Family Residential) with an existing BDP (Binding Development Plan) to RU-1-7 (Single-Family Residential), with an amendment to the existing BDP.

Summary Explanation and Background:

The applicant's request is to change the current zoning classification of RU-1-11 with two existing BDPs to RU-1-7 with an amended BDP in order to reduce the minimum lot size required (7,500 square feet to 5,000 square feet) Other noted conditions within the existing BDP do not appear to be amended or requested for removal under the new BDP.

Although the applicant has indicated retaining the existing 198-unit development limitation of the current BDP, there is a potential development allowance of up to 301-units under the various FLU designations of Residential 1, Residential 4, and Neighborhood Commercial.

There are two BDPs currently on the property. The first BDP was approved as part of zoning action Z-11076, with conditions that include, but are not limited to, a limitation of 2.5 dwelling units per acre, or 198 units; a berm, fence, and buffering from the adjacent development to the west; conservation easement, and minimum lot size of 1 acre along the western/southern portion; and a minimum living area of 1,800 sq. ft. for all areas not required to be 1 acre in size. The second BDP was approved as part of zoning action Z-11158, with a limit of 3 units, and only affects 0.033 acres of the property.

The Board may wish to consider whether any of the existing conditions in the aforementioned BDPs should remain to mitigate potential impacts.

The property to the North of Highway SR-46 is zoned TR-1 (Single-family Mobile home. The property lying East of this site is zoned RVP (Recreational Vehicle Park), RU-1-11 (Single-family residential), and GU (General Use). To the South is are multiple parcels zoned EU-2 (Estate Use residential), SR (Suburban Residential), AU

(Agricultural Residential), and SEU (Suburban Estate Use Residential).

The Board may wish to consider whether the requested rezoning action is consistent and compatible with the surrounding area and does the stipulations in the BDP mitigate potential impacts.

The Board of County Commissioners will consider the request on **Thursday, December 2, 2021**, at **5:00 p.m.** at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Building C, 1st Floor, Viera, Florida.

Clerk to the Board Instructions:

None