



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 3740, **Version:** 1

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### **Subject:**

Jackson Family Trust; and C.B. Davis Family Trust (Kim Rezanka) request a change of zoning classification from AU, GU, BU-1, and BU-2, to RU-1-7 with a BDP. (21Z00043) (Tax Account 2100183) (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 classification from AU (Agricultural Residential), GU (General Use), BU-1 (General Retail Commercial), and BU-2 (Retail, Warehousing, and Wholesale Commercial), to RU-1-7 (Single-Family Residential) with a BDP (Binding Development Plan)

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

The applicants are seeking a change of zoning classification from GU, AU, BU-1, and BU-2 to RU-1-7 with a BDP limiting development to 199 single-family homes. This request is for a 73.59-acre portion of a 118.3-acre parcel. The proposed RU-1-7 classification permits single family residences on minimum 5,000 square-foot lots with minimum width of 50 feet and depth of 100 feet. The minimum house size is 700 square feet.

A companion application for a Future Land Use change from RES 2 to RES 4 on a 49.72-acre portion of this 73.59-acre rezoning request. If the companion application is approved, the subject 73.59-acre site would have the development potential of 341 units. However, the proposed BDP limits the site development to 199 units which essentially results in a reduction of 142 units.

The developed character of the surrounding area is a mix of commercial and residential development. Continuing west from I-95, the area transitions to entirely residential zoning classifications. Residential lot sizes range from a quarter acre to one acre in size. The homes in these residential neighborhoods are mostly manufactured homes located in platted subdivisions.

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

The Board of County Commissioners will consider the request on **Thursday, March 3, 2022**, beginning at **5:00 p.m.** The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

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

None