



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 3951, **Version:** 1

Subject:

Brian G. and Debra S. Lawson (Kim Rezanka) request a change of zoning classification from GU to RR-1 with a BDP. (22Z00005) (Tax Accounts 2314706, 2314720, 2322365, 2322366, 2314737, 3018241, 2314738, 2314709) (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 GU (General Use) to RR-1 (Rural Residential) with a BDP (Binding Development Plan).

Summary Explanation and Background:

The applicant requests to reconfigure 10-lots zoned GU (General Use) into 4-lots zoned RR-1 (Rural Residential) with a BDP (Binding Development Plan) limited to 4 units. This request has the potential to reduce the number of lots from 10 to 4 lots and increase the minimum residential living area from 750 square feet as currently required by the GU zoning classification to at least 1,200 square feet required by the RR-1 zoning classification.

The developed character of the surrounding area is a mixture of single-family residential and mobile home zoning classifications. Surrounding the property is undeveloped lots retaining the GU and AU zoning classification. The introduction of RR-1 zoning could be considered consistent with the prior recordings of 1-acre lots within the recorded Survey Book. The RR-1 zoning classification will recognize the existing development patterns of the area.

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

The Board of County Commissioners will consider the request on **Thursday, April 7, 2022**, beginning at **5:00 p.m.** The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Commission Room, Viera, Florida.

Clerk to the Board Instructions:

None