



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4943, **Version:** 1

Subject:

2354 Talmadge Drive, LLC (Aldon Bookhardt) requests a change of zoning classification from AU to RU-1-11. (22Z00028) (Tax Account 2103243) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning & 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-1-11 (Single-Family Residential).

Summary Explanation and Background:

The applicant is seeking to change 7.68 acres from AU to the RU-1-11 zoning classification, for the purpose of constructing 25 single-family homes. The parcel is currently undeveloped. Based on the Future Land Use Element, potential is up to 30 units. The RU-1-11 classification permits single-family residential uses on a minimum 7,500 square-foot lot, with a minimum lot width and depth of 75 feet, and a minimum house size of 1,100 square feet.

The character of the surrounding area is a mixture low density residential, agricultural-residential, and agricultural. It is predominantly residential to the north and south. To the east and west it is predominantly Agricultural Residential. The adjacent properties to the south, 3.76-acres and 2.96-acres, are zoned as RU-1-11 with a BDP across E. Main St. The single-family residence to the east is on 5.06-acres and the undeveloped lot to the east is 5-acres. The undeveloped lot to the north is on 5-acres. The undeveloped lot to the west is on 7-acres.

The applicant provided a school impact analysis letter dated May 23, 2022, that indicates there is sufficient capacity at Mims Elementary School, Madison Middle School, and Astronaut High School for up to 25 single-family homes.

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

On August 15, 2022, the Planning and Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

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