



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5393, **Version:** 1

Subject:

Thomas Manuel Guillen Arguelles and Elsa F. Rodriguez Arriaga request a change of zoning classification from AU to RU-1-9. (22Z00058) (Tax Account 2419383) (District 2)

Fiscal Impact:

None

Dept/Office:

Planning & Development

Requested Action:

It is requested that the Planning & Zoning Board conduct a public hearing to consider a change of zoning classification from AU (Agricultural Residential) to RU-1-9 (Single-Family Residential)

Summary Explanation and Background:

The applicant is requesting a change of zoning classification from AU to RU-1-9 on a 0.24-acre parcel for the purpose of constructing one single-family residence. The undeveloped subject parcel has frontage on Koch Street.

The developed character of the surrounding area is single-family residential and multi-family residential on lots approximately 0.17-acre or larger in size. The predominant zoning classification along the east side of Koch Street is RU-1-9. While this request may be considered an introduction of RU-1-9 to the west side of Koch Street, information provided by Property Appraiser records indicate the surrounding parcels are residential and not utilized for bona fide agricultural purposes. This request may be considered compatible with the surrounding area, recognizing the existing mix of zoning classifications with primarily residential uses.

The proposed RU-1-9 classification permits single-family residential development on lots with a minimum of 6,600 square feet, and a minimum house size of 900 square feet.

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

The Board of County Commissioners will consider the request on **Thursday, February 2, 2023**, 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