



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5541, **Version:** 1

Subject:

Lori Ann Halbert (Jason Steele) requests a change of zoning classification from RU-1-13 to RU-2-15. (22Z00066) (Tax Account 2716292) (District 5)

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 RU-1-13 (Single-Family Residential) to RU-2-15 (Medium Density Multi-Family Residential).

Summary Explanation and Background:

The applicant is requesting to change the zoning classification from RU-1-13 to RU-2-15 on a 0.57-acre parcel to develop up to 8 multi-family units. The subject parcel is currently vacant and has frontage on E. Coral Way. The RU-2-15 classification permits medium-density multi-family residential uses or single-family residences at a density of up to 15 units per acre on 7,500 square-foot lots.

The developed character of the surrounding area is single-family residential and multi-family residential on lots approximately one-quarter acre or larger in size. There is an existing pattern of multi-family residential zoning (RU-2-10) at the intersection of N. Highway A1A and E. Coral Way that extends west for approximately 900 feet before transitioning into predominantly single-family residential (RU-1-13) to the west. The closest RU-2-15 zoning is a 0.4-acre parcel developed as a 6-unit condominium complex located southeast of the subject property.

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

On February 13, 2023, the Planning & Zoning Board heard the request and voted 9:1 to recommend approval.

Clerk to the Board Instructions:

Once resolution is received, please execute and return a copy to Planning & Development.