



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5519, **Version:** 1

Subject:

Timothy Shane and Debra Jane Kelley (Don Human) request a change of zoning classification from AU to RU-1-11. (22Z00074) (Tax Account 2113314) (District 1)

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-1-11 (Single-Family Residential).

Summary Explanation and Background:

The applicants are requesting a change of zoning classification from AU to RU-1-11 in order to develop a single-family residence. The original zoning on the property is AU. The parcel was subdivided in December 2008 making it a substandard lot that does not meet the current AU size requirement of 2.5 acres, with a width and depth of 150 feet.

The proposed RU-1-11 zoning permits single-family residences on minimum 7,500 square-foot lots, with a minimum width and depth of 75 feet, and a minimum living area of 1,100 square feet. RU-1-11 does not permit horses, barns or horticulture.

The character of the area is predominantly residential with AU zoning surrounding the subject property. Further south across Diamond Dr., is RU-1-11. Across Old Dixie Hwy. is RU-1-11 zoning. This parcel abuts a single-family residence to the west, north and south. Directly to the east is Old Dixie Highway with single-family residences across the ROW.

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

The Board of County Commissioners will hear the request on **Thursday, April 6, 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: