



BOARD OF COUNTY COMMISSIONERS

Planning and Development Department

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Addendum #2 25Z00007 Thomas Daugherty

The applicant originally requested to rezone the subject property from GU to RU-1-11. This request was heard by the Planning and Zoning Board/Local Planning Agency on June 16, 2025. The Board recommended approval of the RU-1-9 zoning classification. However, in accordance with Section 62-1151(h) - If indicated in the advertised notice for public hearing and, if based upon substantial and competent evidence, it is determined that the requested zoning classification should not be approved, the planning and zoning board may recommend and the board of county commissioners **may approve a classification which is more intense than the existing classification, but less intense than the classification which was requested.**

In light of this provision, the applicant has revised the request to seek RU-1-7 zoning. The subject property meets the lot size for the revised requested RU-1-7 zoning as the minimum requirements include a width of 50 feet, depth of 100 feet, and an area of not less than 5,000 square feet.

The applicant, during the P&Z board meeting, was unsure of the size of a home he could build when the board asked why he was choosing RU-1-11 versus a zoning classification like RU-1-9, which is established in the area. Ultimately, the P&Z Board made a motion to recommend approval for RU-1-9. After deliberating his thoughts after the meeting, the applicant decided he would like to request RU-1-7 instead to have more flexibility in building a single-family residence.

When comparing the previous staff comments for RU-1-11 to the revised request of RU-1-7, the primary distinction staff would note is the comment relating to consistency with the neighborhood are negated through the change. With the RU-1-7 zoning classification being established in the area, it can be considered consistent and compatible with the neighborhood, as the closest parcel is located directly south of the subject property across Dunbar Street is RU-1-7. All other comments within the staff report are applicable.