



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

H.2.

10/11/2021

Subject:

Julia A. and James W. Garrison request a change of zoning classification from AU to RU-1-11. (21Z00024) (Tax Account 2419400) (District 2)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Planning and 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 applicant is seeking a change of zoning classification from AU (Agricultural Residential) to RU-1-11 (Single-Family Residential) for the purpose of legitimizing a substandard AU lot and constructing a single-family residence on the property.

The subject parcel was recorded in July 1966 when AU zoning required a minimum lot size of one acre and a minimum lot depth of 125 feet. The parcel is therefore not a nonconforming lot. The subject lot is 10,454 square feet in size and has a depth of 89.75 feet, making it substandard in regards to lot size and depth for AU. The RU-1-11 zoning classification requires a minimum lot size of 7,500 sq. ft. and a minimum lot depth of 75 feet. This lot meets both requirements.

The subject property is currently designated as RES 15 (Residential 15) FLU (Future Land Use). The existing AU zoning classification and proposed RU-1-11 can be considered with RES 15.

The proposed RU-1-11 classification permits single family residences on minimum 7,500 square-foot lots, with a minimum width and depth of 75 feet, and a minimum house size of 1,100 square feet.

The abutting parcels to the north and east are vacant lands zoned AU. The abutting parcel to the west is zoned AU and developed with a single-family home. The parcel to the south across Bevis Road is zoned RU-1-7 and is developed with a single-family home.

There is a gravity main that runs along Bevis Road. The parcel can be serviced by City of Cocoa water.

The Board may wish to consider whether the request to RU-1-11 is consistent and compatible with the

surrounding area.

The Board of County Commissioners will consider the request on **Thursday, November 4, 2021**, at **5:00 p.m.** at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Building C, 1st Floor, Viera, Florida.

Clerk to the Board Instructions:

None