



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5601, **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 Board of County Commissioners 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.

On March 13, 2023, the Planning & Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

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