



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6538, **Version:** 1

Subject:

Anabeth Nazario requests a change of zoning classification from RU-1-9 to RU-1-11. (23Z00079) (Tax Account 2320163) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning and 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-1-9 (Single-Family Residential) to RU-1-11 (Single-Family Residential).

Summary Explanation and Background:

The applicant is requesting to rezone the property from RU-1-9 (Single-Family Residential) to RU-1-11 (Single-Family Residential) to have the zoning classification consistent and compatible with the Residential 4 (RES 4) Future Land Use Map (FLUM) designation.

On January 14, 1998, Tract "D" was split per Official Records Book 3768, page 1796 which split off two parcels of Tract "D", called Parcel No. 7, and Parcel No. 8 per ORB 3768, page 1796. This lot split created these two parcels to lose the nonconforming status to the RES 4.

The applicant's request to change the zoning from RU-1-9 to RU-1-11 will provide consistency with the Residential 4 (RES 4) Future Land Use Map (FLUM) designation.

A wetland delineation will be required prior to any land clearing activities, site plan design, or building permit submittal and meet all Natural Resource Management Department codes. Wetland impacts shall not exceed 1.8% of project area. This equates to a total of approximately 369 square feet of permissible wetland impacts.

The Board may wish to consider if the request is consistent and compatible with the surrounding area. The Board may also wish to consider the effects of environmental constraints with the developing the property.

On January 3, 2024, the Port St. John Dependent Special District Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Upon receipt of resolution, please execute and return a copy to Planning and Development.