



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6859, **Version:** 2

Subject:

Richard Jones requests a change of zoning classification from GU to RU-1-9. (24Z00006) (Tax Account 2716623) (District 5)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Planning & Zoning Board conduct a public hearing to consider a change of zoning classification from GU (General Use) to RU-1-9 (Single-Family Residential).

Summary Explanation and Background:

The applicant is requesting a change of zoning classification from GU (General Use) to RU-1-9 (Single-Family Residential) on a 0.31-acre parcel. The applicant intends to replace the existing single-family with a new single-family residence, which will meet the required minimum standards for the RU-1-9 zoning classification.

On May 22, 1958, Brevard County adopted the zoning code, and this parcel was designated with the GU zoning classification. Lots recorded or platted prior to May 22, 1958, are considered under Sec. 62-1188 as non-conforming lots of record when the lot dimensions of width were at least 50 feet, depth of 75 feet, and area of not less than 5,000 square feet are met. The subject property meets the non-conforming lot criteria based on its 1950 recorded plat. However, the proposed RU-1-9 zoning classification would have smaller setbacks that are more suitable for the lot size of 0.31 acres.

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

The Board of County Commissioners will consider the request on July 11, 2024. The meeting will be held at the Viera Government Center, 2725 Judge Fran Jamieson Way, Building C, Viera, Florida, beginning at 5:00 p.m.

Clerk to the Board Instructions: