



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4160, **Version:** 1

Subject:

John Johanson requests a change of zoning classification from AU to RU-1-13. (22Z00002) (Tax Account 2501508) (District 2)

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 AU (Agricultural Residential) to RU-1-13 (Single-Family Residential).

Summary Explanation and Background:

The applicant requests to change the zoning classification from the original AU (Agricultural Residential) zoning to RU-1-13 (Single-Family Residential). The owner proposes to divide the property east/west into two (2) lots. This request has the potential to reduce the number of lots from 3 to 2 lots and increase the required minimum residential living area from 750 square feet required by the AU zoning to a minimum 1,300 square feet as required by the RU-1-13 zoning classification.

The developed character of the surrounding area is a mixture of single-family residential zoning. Most of the subdivision lots within the area are zoned RU-1-9 (Single-Family Residential). Those lots developed as parcels outside of the subdivision process have EU (Estate Use Residential) designations. Original AU zoning remains on multiple large tracts as remnants of prior agricultural holdings.

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

On March 14, 2022, the Planning and Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

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