



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6712, **Version:** 2

Subject:

Christopher Strozier requests a change of zoning classification from RU-1-9 to RU-1-11. (23Z00086) (Tax Account 2104016) (District 1)

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 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 RES 4 (Residential 4) Future Land Use Map designation. This will allow for future development of one single family residence. Currently, the existing RU-1-9 zoning classification is not consistent with the RES 4 (FLUM) designation per 62-1255. Rezoning this property will correct this inconsistency.

The subject property is currently a vacant lot. Based on the best available date, the lot was created in 1960 and does not qualify as a non-conforming lot of record. It is the only vacant lot in this small neighborhood. The surrounding properties have been developed as single-family residences and were typically constructed in the 1960's.

Additionally, the applicant applied for variance for the lot width, to permit a 13% deviation for the lot width in a RU-1-11 zoning classification. The variance was approved on March 20, 2024, by the Board of Adjustment (BOA).

There are no parcels with RU-1-11 zoning located within the 0.5-mile radius of the subject property. The request could be considered an introduction of a new zoning classification in the area (spot zoning). However, the request provides consistency with the FLUM and zoning classification. It will also recognize existing development trends.

The Board may wish to consider if the request is consistent and compatible with the surrounding area. The Board may also consider reconciling the existing development with current land use and zoning requirements.

Clerk to the Board Instructions:

None