



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 3464, **Version:** 1

Subject:

Perrone Properties, Inc.; and Curtis R. & Sharon E. Davis (Javier Fernandez) request a change of zoning classification from AU to RU-2-10. (21Z00032) (Tax Accounts 2424006 & 2424007) (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 AU (Agricultural Residential) to RU-2-10 (Medium Density Multi-Family Residential).

Summary Explanation and Background:

The applicant is seeking a change of zoning classification from AU to RU-2-10 for the purposes of developing a Single-Family Attached (townhome) community under the RA-2-10 (Single-Family Attached Residential) standards.

The proposed zoning classification of RU-2-10 is not consistent with the RES 4 FLU. The applicant has submitted a companion application for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map from RES 4 (Residential 4) to RES 15 (Residential 15).

Abutting the subject property to the north is a 130.66-acre property within the City of Cocoa, which is currently being developed as a 268-unit apartment complex with mini-warehouses. To the east is a vacant 40-acre parcel within the City of Cocoa. To the south, across Pluckebaum Road, is a single-family subdivision, with quarter-acre lots and within the City of Rockledge. To the west are agricultural residential utilized properties in unincorporated Brevard County with AU zoning.

The proposed RU-2-10 classification permits multi-family residential development or single-family residences at a density of up to 10 units per acre on minimum lot sizes of 7,500 square feet. Single-Family Attached residential units are also permitted in RU-2-10 as long as they meet the Single-Family Attached Residential (RA-2-10) standards.

The Board may wish to consider whether this request for RU-2-10 zoning is consistent and compatible with the properties in the surrounding area.

The Board of County Commissioners will consider the request on **Thursday, December 2, 2021, at 5:00 p.m.** at

the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Building C, 1st Floor, Viera, Florida.

Clerk to the Board Instructions:

None