



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6861, **Version:** 2

Subject:

Jamine Kent, Carlene Sapp-Kent, & Jermaine Kent request a change of zoning classification from AU to RU-1-11. (24Z00013) (Tax Account 2103548) (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-1-11 (Single-Family Residential).

Summary Explanation and Background:

The applicants are requesting a change of zoning classification from AU (Agricultural Residential) to RU-1-11 (Single-family Residential) to develop a single-family residence.

The subject property was split out from lot G on October 28, 1987, and was recorded in ORB 2858 Pg 2108, thus creating a substandard lot. The subject property's dimensions for minimum lot width, lot depth and lot area each fail to meet current AU zoning standards. If the lots were recorded before May 22, 1958, the minimum lot size would have been 50 feet in width; 75 feet in depth; and 5,000 square foot lot areas. Since the lot was split after March 1975, it cannot be considered a non-conforming lot of record.

The applicants are requesting the RU-1-11 zoning classification which can be considered consistent with the RES 4 Future Land Use designation and meet the current lot dimensions.

The property to the north of is improved with a single-family home built in 1987; zoned AU. The property to the south is developed with a single-family home built in 1990; zoned AU. To the southeast of the subject property, across Myrtle Avenue, is a single-family home constructed in 1944; zoned RU-1-7. The property west of the subject property is a vacant lot zoned AU. The request can be considered an introduction of RU-1-11, however it would recognize existing development trends.

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 Thursday, July 11, 2024. Beginning at 5:00 p.m. The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way,

Commission Room, Viera, Florida.

Clerk to the Board Instructions:

None