



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2188, **Version:** 1

Subject:

John Haley requests a change of zoning classification from RU-1-9 to RU-1-7. (20Z00025) (Tax Account 2611673) (District 4)

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-1-7 (Single-Family Residential).

Summary Explanation and Background:

The applicant is requesting to change the zoning classification from RU-1-9 to RU-1-7 for the purpose of subdividing the subject property into two lots and constructing one single-family residence on each lot, of approximately 3,000 square feet of living area each. There is currently one single-family residence on the parcel, which will be demolished. The subject property has 100 feet of lot width, which under the RU-1-7 zoning classification would yield two lots with a minimum of 50 feet of width each.

The current RU-1-9 classification permits single family residential development on lots of 6,600 square feet (minimum). The minimum house size is 900 square feet.

The proposed RU-1-7 classification permits single-family residences on minimum 5,000 square-foot lots with minimum widths of 50 feet and depth of 100 feet. The minimum house size is 700 square feet. The RU-1-7 minimum lot size is below the minimum threshold to allow both well and septic.

The subject parcel lies within the Residential 6 (RES 6) Future Land Use designation. This land use designation permits a maximum density of up to 6 units per acre, except as otherwise may be provided for within the Future Land Use Element.

The abutting parcel to the north is zoned RU-1-9 and BU-1-A and is developed with a 2,221 square-foot single-family home and residential amenities and does not have any commercial development on the BU-1-A portion of the parcel. The abutting parcel to the south is zoned RU-1-7 and developed with a 4,219 square-foot single-family home and residential amenities.

The Board may wish to consider whether this request for RU-1-7 zoning is consistent and compatible with the surrounding neighborhood which has RU-1-9 and RU-1-7 zoning.

The Board of County Commissioners will consider the request on **Thursday, December 3, 2020**, 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