



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 2779, **Version:** 1

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### **Subject:**

Lantzcom MI, LLC, requests a change of zoning classification from RU-2-30 to RU-2-15. (21Z00007) (Tax Account 2416989) (District 2)

### **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-2-30 (High Density Multi-Family Residential) to RU-2-15 (Medium Density Multi-Family Residential).

### **Summary Explanation and Background:**

The applicant is requesting a change of zoning classification from RU-2-30 to RU-2-15. The purpose of this rezoning is to make the property's zoning consistent with the Future Land Use designation of RES 15 (Residential 15) per Section 62-1255 (b) in order to develop the site with single-family attached residential dwelling units or multi-family residential dwelling units.

The property retains the RES 15 (Residential 15) Future Land Use (FLU) designation. The current RU-2-30 zoning classification is not consistent with the current RES 15 FLU designation. The proposed RU-2-15 zoning classification is consistent with the FLU designation.

The proposed RU-2-15 zoning classification permits multifamily dwellings with a maximum density of 15 units per acre on 7,500 square foot lots with a minimum lot width and depth of 75 feet. Single-Family Attached dwelling units [townhomes] are also permitted in this zoning classification as long as they are developed to the RA-2-10 (Single-Family Attached) density and development standards of Section 62-1343.

This lot abuts a roadway on its south perimeter. Across this roadway is a Brevard County drainage facility and six vacant lots zoned RU-1-7 (Single-Family Residential). To the north are four duplexes and one single-family residence zoned RU-2-30. Also to the north are two single-family residences zoned RU-1-7. To the east are two quadruplexes zoned RU-2-30. To the west is an RU-1-7 zoned vacant lot.

City of Cocoa water and Brevard County sewer services are available to service the property.

The Board may wish to consider whether the requested RU-2-15 zoning classification is consistent and compatible with the surrounding area.

The Board of County Commissioners will consider the request on **Thursday, May 27, 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