



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 2781, **Version:** 1

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### **Subject:**

Habitat for Humanity of Brevard County, Inc. (Kim Rezanka) requests a change of zoning classification from AU to RU-1-13. (21Z00010) (Tax Account 2802066) (District 5)

### **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-1-13 (Single-Family Residential).

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

The applicant is seeking a change of zoning classification on vacant property from AU to RU-1-13 for the purpose of legitimizing the parcel and to be able to split the parcel into two units and build one single-family home on each lot. The applicant has not provided staff with a proposed development plan submitted with this application for the proposed single-family homes.

The subject property retains the RES 4 (Residential 4) Future Land Use designation. The existing zoning classification AU and the proposed RU-1-13 are consistent with the RES 4 Future Land Use designation.

The developed character of the surrounding area along Hoover Lane is AU, RR-1 (Rural Residential), RU-1-13 and RU-1-9 (Single-Family Residential) zoned parcels which are developed with single-family houses. Although there are parcels zoned AU (Agricultural Residential) along Hoover Lane, it appears that these parcels are not being used for agricultural pursuits.

The parcel is not serviced by Brevard County sewer or water. The closest available Brevard County sewer line is located approximately 6.4 miles north of the parcel. The closest available Brevard County water line is located approximately 14.7 miles southeast of the parcel.

The Board may wish to consider whether the request is consistent and compatible with the surrounding area given the fact that RU-1-13 zoning has been established.

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