



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 3199, **Version:** 1

Subject:

Timothy and Diane Lystlund request a change of zoning classification from RU-1-7 to SR. (21Z00014) (Tax Account 3009665) (District 3)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a change of zoning classification from RU-1-7 (Single-Family Residential) to SR (Suburban Residential).

Summary Explanation and Background:

The applicant is seeking a change of zoning classification from RU-1-7 (Single-Family Residential) to SR (Suburban Residential) for the purpose of legitimizing the vacant parcel to be able to build a single-family home. The applicants have applied for a Small Scale Comprehensive Plan Amendment to change the FLU (Future Land Use) designation from RES 1 (Residential 1) to RES 2 (Residential 2).

The applicants also applied for a variance to the 150-ft. minimum lot depth requirement for SR zoning. On June 23, 2021, the Board of Adjustment considered the variance request and unanimously approved.

The developed character of the surrounding area along Hibiscus Avenue is RU-1-7-zoned parcels developed with single-family homes. The development trend for the surrounding area has been single-family residential for the past 50 years. There have been no Future Land Use changes within the past 20 years.

The proposed SR classification permits single-family residences on minimum half-acre lots, with a minimum width of 100 feet and depth of 150 feet, and a minimum house size of 1,300 square feet.

The Board may wish to consider whether the request to SR is consistent and compatible with the surrounding area given the fact that RU-1-7 zoning has been established. Although there is no SR zoning in the immediate area, the Board may wish to recognize the existing development pattern which has been SFR's 0.5 acre parcels.

On July 12, 2021, the Planning and Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Upon receipt of resolution, please execute and return to Planning and Development.