



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 3462, **Version:** 1

Subject:

Burnett Parrish, LLC (Javier Fernandez) requests a change of zoning classification from RU-1-9 and RU-2-10 to all RU-2-10. (21Z00031) (Tax Account 2409609) (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 RU-1-9 (Single-Family Residential) and RU-2-10 (Medium Density Multi-Family Residential) to all RU-2-10.

Summary Explanation and Background:

The applicant is seeking a change of zoning classification from RU-1-9 and RU-2-10 to all RU-2-10 for the purpose of having the zoning consistent with the RU-2-10 zoning on the east portion of the parcel. This request is for a proposed 260-unit single-family attached residential development with the current RU-1-9 (9.186 acres) portion of the parcel will be used as the recreation and drainage for the proposed multi-family development.

The RU-2-10, a Medium-Density Multiple-Family residential zoning classification permits multiple-family residential development or single-family residences at a density of up to 10 units per acre on minimum lot sizes of 7,500 square feet.

The developed character of the surrounding area is single-family residential. There is no multi-family development in the area, although there is multi-family zoning in the area. The abutting parcels to the north are zoned RU-1-9 and developed with single-family homes. The abutting parcel to the west is a 56-unit duplex development owned by the Housing Authority of Brevard County.

The Board may wish to consider whether the request is consistent and compatible with the surrounding area.

The Board of County Commissioners will consider the request on **Thursday, December 2, 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