



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 3465, **Version:** 1

Subject:

James Eric Preece, Trustee (Kim Rezanka) requests a change of zoning classification from RU-1-11 to RU-2-12. (21Z00033) (Tax Account 2731687) (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 RU-1-11 (Single-Family Residential) to RU-2-12 (Medium Density Multi-Family Residential).

Summary Explanation and Background:

It is requested that the Planning and Zoning Board conduct a public hearing to consider a change of zoning classification from RU-1-11 (Single-Family Residential) to RU-2-12 (Medium Density Multi-Family Residential).

The applicant's request to rezone from RU-1-11 to RU-2-12 would increase the number of potential residential lots from 1 to 3 units on the 0.26-acre parcel. This parcel has road frontages along Franklyn Avenue along the northern access and Grosse Point along its southern lot line. The owner proposes to replace the dated 1957 home with a triplex. The RU-2-12 zoning classification permits multi-family residential development or single-family residences at a density of up to 12 units per acre on 7,500 square foot lots.

The properties to the north are developed with single-family uses, but are within the RU-2-10 zoning classification. To the east are single-family residences under the RU-1-11 and RA-2-6 zoning classifications. To the south and west are duplexes. To the south across Grosse Pointe are properties within the City of Indialantic. The City's R-3 zoning allows single-family, duplex and multi-family uses. The City's R-P zoning allows single-family, duplex, multi-family and professional uses.

The Board may wish to consider whether the requested action to change the zoning to RU-2-12 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