



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 3562, **Version:** 1

Subject:

Carter and Jessica Hays request a change of zoning classification from AU to RU-2-4. (21Z00042) (Tax Accounts 2318403 and 2318404).

Fiscal Impact:

None

Dept/Office:

Planning & Development

Requested Action:

It is requested that the North Merritt Island Dependent Special District Board conduct a public hearing to consider a change of zoning classification from AU (Agricultural Residential) to RU-2-4 (Medium Density Multi-Family Residential).

Summary Explanation and Background:

The applicants are seeking a change of zoning classification from AU to RU-2-4 for the purpose of constructing ten rental units on the combined parcels. The applicants did not provide a site plan with the application. The RU-2-4 zoning is a four-unit per-acre multi-family residential zoning classification. It permits multi-family residential development or single family residences at a density of up to four units per acre on 7,500 square-foot lots. RU-2-4 allows apartments or it can be developed as townhomes (single-family attached) in accordance with the RA-2-4 zoning standards, which require site planning and platting pursuant to article VII of this chapter, pertaining to subdivisions.

The developed character of the surrounding area west of N. Courtenay Parkway is low-density residential along with commercial development abutting N. Courtenay Parkway. The residentially developed parcels in the area are developed with single-family homes and exceed one half-acre lot size. To the north is an undeveloped 1.38 acre parcel zoned AU. To the south is a 2.86 acre undeveloped parcel zoned AU. To the west is the Citrus River Groves subdivision developed with single-family homes on half-acre lots or larger, and zoned SR (Suburban Residential). A RA-2-4 zoning classification exists less than a half-mile north of the subject property which allows for a single family attached product. RU-2-4 zoning classification could be considered an introduction to the surrounding area. A multi-family use may be considered transitional from N. Courtenay to the single-family residential to the west. On the eastside of N. Courtney, less than a half-mile away, a property has a zoning classification of RU-2-30.

The Board may wish to consider whether the introduction of RU-2-4 is consistent and compatible with the surrounding area.

Because the request is an increase in residential density, the request will be heard by the Planning & Zoning Board on **Monday, January 10, 2022**, beginning at **3:00 p.m.** The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

The Board of County Commissioners will consider the request on **Thursday, February 3, 2022**, beginning at **5:00 p.m.** The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

Clerk to the Board Instructions:

None