



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 3952, **Version:** 1

Subject:

John Johanson requests a change of zoning classification from AU to RU-1-13. (22Z00002) (Tax Account 2501508) (District 2)

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 requests to change the zoning classification from the original AU (Agricultural Residential) zoning to RU-1-13 (Single-Family Residential). The owner proposes to divide the property east/west into two (2) lots. This request has the potential to reduce the number of lots from 3 to 2 lots and increase the required minimum residential living area from 750 square feet required by the AU zoning to at least 1,300 square feet required by the RU-1-13 zoning classification.

The developed character of the surrounding area is a mixture of single-family residential zonings. Most of the subdivision lots within the area are zoned RU-1-9 (Single-Family Residential). Those lots developed as parcels outside of the subdivision process have EU (Estate Use Residential) designations. Original AU zoning remains on multiple large tracts as remnants of prior agricultural holdings.

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, April 7, 2022**, beginning at **5:00 p.m.** The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Commission Room, Viera, Florida.

Clerk to the Board Instructions:

None