



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4158, **Version:** 1

Subject:

Rushing Wind, LLC (Steven Austin) requests a change of zoning classification from RR-1 and IN(L) to RU-1-11. (22Z00001) (Tax Account 3008616) (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 RR-1 (Rural Residential) and IN(L) (Institutional Use, Low-Intensity) to RU-1-11 (Single-Family Residential).

Summary Explanation and Background:

The applicants are requesting to change the zoning of a 34.65-acre property from RR-1 and IN(L) to RU-1-11 in order to develop a subdivision. The RU-1-11 classification permits single-family residences on minimum 7,500 square-foot lots, with a minimum width and depth of 75 feet, and a minimum living area of 1,100 square feet. A companion application for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from RES 1 to RES 4 accompanies this request.

In general, the character of the area is rural with low-density residential to the East. Across Micco Road to the north is property within the City limits of Palm Bay. To the east of the subject property is the Lakes at St. Sebastian Preserve, a subdivision with RU-1-13 zoning, with lot sizes of approximately 0.25 acres. The subdivision has a BDP limiting the overall density to 2 units per acre. To the south of the subject property is undeveloped state-owned land. The area to the west is undeveloped and within the jurisdiction of Palm Bay. The City of Palm Bay has stated that there are currently no plans to develop these large parcels to the west.

The subdivision to the east is the closest similar zoning classification, RU-1-13. RU-1-11 and RU-1-13 have the same requirements for minimum lot size, lot width, and lot depth, and have the same setback requirements. RU-1-13 requires a minimum living area of 1,300 square feet whereas RU-1-11 requires a minimum living area of 1,100 square feet.

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

On March 14, 2022, the Planning and Zoning Board heard the request and voted 6:2 to recommend approval with a BDP (Binding Development Plan), limiting density to 2 units per acre.

Clerk to the Board Instructions:

Once resolution is received, please execute and return to Planning and Development.