



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4688, **Version:** 1

Subject:

Heath and Shannon Morgan request a change of zoning classification from RU-1-9 to SR. The property is 0.69 acres, located on the north side of Miami Ave., approx. 200 ft. east of City Acres Rd. (22Z00011) (Tax Account 2863495) (District 5)

Fiscal Impact:

None

Dept/Office:

Planning & Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a change of zoning classification from RU-1-9 (Single-Family Residential) to SR (Suburban Residential).

Summary Explanation and Background:

The applicants are seeking a change of zoning classification from RU-1-9 to SR to establish consistency with the comprehensive plan for the purpose of constructing one single-family residence.

The proposed SR classification permits single family residences on a minimum half-acre lot, with a minimum width of 100 feet and a depth of 150 feet, and a minimum house size of 1,300 square feet. The SR zoning classification can be considered with RES 4 Future Land Use.

The existing zoning of RU-1-9 is not consistent with the current RES 4 Future Land Use designation. The lot was split in 2005, which relinquished any prior non-conforming status.

The developed character of the surrounding area is single-family residential on non-conforming lots with no central water or sewer. Most parcels in the immediate area are developed with single-family homes on lots less than one-acre in size. The subject property is surrounded to the north, east, and west by parcels developed with single-family residences zoned RU-1-9. To the south, across Miami Avenue is a parcel developed with a single-family residence and zoned RU-1-9 as well. The SR zoning classification is not in the immediate area. However, the proposed zoning classification would provide consistency with the FLU and zoning as outlined in 62-1255.

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

On May 9, 2022, the Planning & Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

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