



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4689, **Version:** 1

Subject:

PR Corporate Holdings, LLC; and AkBlue Holdings, LLC (Kim Fischer) requests a change of zoning classification from AU to RU-1-11. (22Z00013) (Tax Account 2105549) (District 1)

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 AU (Agricultural Residential) to RU-1-11 (Single-Family Residential).

Summary Explanation and Background:

The applicants are seeking a change of zoning classification from AU (Agricultural Residential) to RU-1-11 (Single-Family Residential) in order to develop their property into 16-lots. The applicants propose a new residential subdivision. Existing adjacent residential development (non-AU zoned properties) ranges from 0.18 - 0.48-acre lot sizes.

The character of the area is predominantly residential to the north, south and west of this lot with a range of lot sizes from 0.18-acres to over 0.48-acre lot sizes. This parcel abuts an institutional tract to the east developed as an Assisted Living Facility (ALF), which is now vacant. Residential development borders two sides (west and north) of this site. To the south are two AU zoned properties, approximately 5 acres in size.

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 house size is 1,100 square feet.

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 voted 9:1 for denial.

Clerk to the Board Instructions:

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