



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

---

**File #:** 4987, **Version:** 1

---

### **Subject:**

Andrea Bedard and Nicholas Boardman (Kim Rezanka) request a change of zoning classification from AU to RU-2-4 and RU-2-6. (22Z00015) (Tax Account 2511124) (District 2)

### **Fiscal Impact:**

None

### **Dept/Office:**

Planning & 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-2-4 (Low Density Multi-Family Residential) and RU-2-6 (Low Density Multi-Family Residential).

### **Summary Explanation and Background:**

The applicant requests to rezone the entire 1.01 acre subject property from AU to RU-2-4 on the 0.34-acre portion of the site designated as Residential 4 Future Land Use and RU-2-6 on the 0.67-acre portion of the site designated as Neighborhood Commercial Future Land Use.

Both RU-2-4 and RU-2-6 are multi-family residential zoning classifications. The primary difference between the two zoning classifications is the allowable density. It permits multi-family residential development or single-family residences at a density of up to four/six units per acre on 7,500 square-foot lots. The minimum living area for a single-family dwelling unit is 1,100 square feet. For a duplex, the minimum living area 1,150 square feet, and for an apartment, the minimum living area is 500 square feet.

The area between the East side of US Highway 1 and Indian River Lagoon largely consists of commercial (BU-1 & BU-2), estate residential (EU & EU-2) and agricultural (AU) zoning classifications, with the commercial zoning classifications fronting US Highway 1 and the estate zoning classification along Rockledge Drive. The closest multi-family zoning is located approximately 1,800 feet south of the subject site and is developed as a duplex with RU-2-10 zoning. Resort dwellings and apartments are allowed as a permitted use in both RU-2-4 and RU-2-6 zoning classifications.

The Board may wish to consider whether the introduction of multi-family zoning classifications is consistent and compatible with the surrounding area.

The Board of County Commissioners will consider the request on **Thursday, October 6, 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:**