



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 4985, **Version:** 1

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### **Subject:**

Dieter Tytko (Kim Rezanka) requests a change of zoning classification from RR-1 to RU-2-4. (22Z00039) (Tax Account 2955625) (District 3)

### **Fiscal Impact:**

None

### **Dept/Office:**

Planning & Development

### **Requested Action:**

It is requested that the Planning & Zoning Board conduct a change of zoning classification from RR-1 (Rural Residential) to RU-2-4 (Low Density Multi-Family Residential).

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

The applicant is requesting a change of zoning classification from RR-1 to RU-2-4 on a 1.01-acre parcel to develop four (4) multiple-family units. The RU-2-4 zoning is a four-unit per-acre multi-family residential classification that permits multi-family residential development or single-family residences at a density of up to four units per acre on 7,500 square-foot lots.

Coastal Management Element Policy 7.1 "States Brevard County shall not increase residential density designations for properties located on the barrier island between the southern boundary of Melbourne Beach and the Sebastian Inlet." While this application does not affect the subject property's Future Land Use "residential density designation", the RU-2-4 zoning will allow three additional units than the current RR-1 will allow.

The developed character of the surrounding area is multi-family residential and single-family residential on lots approximately one-half acre or larger in size. To the north is a 3.9-acre multi-family development with RU-2-10 zoning; to the south is a 0.8-acre multi-family development with RU-2-10 zoning; to the west is a single-family residence on 1.97-acres with RU-1-13 zoning; and to the east is the Atlantic Ocean. Central water and sewer are approximately 5 miles to the North.

The Board may wish to consider whether the request is consistent and compatible with the surrounding area and the Coastal Management Element Policy 7.1.

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:**