



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5603, **Version:** 1

Subject:

Wendy Kleefisch requests a change of zoning classification from RU-1-11 to RU-2-12. (22Z00067) (Tax Account 2731680) (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-1-11 (Single-Family Residential) to RU-2-12 (Medium Density Multi-Family Residential)

Summary Explanation and Background:

The applicant is requesting to rezone from RU-1-11 to RU-2-12 for the purpose of constructing up to four multi-family residential units as two duplexes. The RU-1-11 classification permits one single-family residential dwelling; RU-2-12 allows single-family dwellings, duplexes, and resort dwellings, also on a 7,500 square-foot lots.

The developed character of the surrounding area to the northeast is a commercial retail building adjacent Highway A1A. To the north across Franklyn Avenue, is a duplex zoned RU-2-10. West is a single-family attached residence with a zoning classification of RA-2-6. The vacant parcel to the east was recently rezoned in November 2022 from BU-1-A to RU-2-12. To the south across Grosse Pointe are multi-family residences zoned multi-family within the City of Indialantic.

While BU-1 zoning exists along Highway A1A, there is a history of commercial parcels being rezoned to multi-family residential. This rezoning could be considered consistent with the character of the area, and could be considered as a buffer between the commercial and single-family residential zoning further west, away from Highway A1A.

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

On March 13, 2023, the Planning & Zoning Board heard the request and voted 9:1 to recommend approval.

Clerk to the Board Instructions:

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