



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5602, **Version:** 1

Subject:

Half Halt Stables, LLP (Toni Pastermack) requests a change of zoning classification from AU to RU-1-9. (22Z00068) (Tax Account 2407648) (District 2)

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-1-9 (Single-Family Residential).

Summary Explanation and Background:

The applicants are requesting a change of zoning classification from AU to RU-1-9 on a portion of their property in order to subdivide the a 0.33-acre portion in order to sell. The entire property consists of 12.28-acres with two zoning classifications, RR-1 (Rural Residential) and AU. The applicants combined two parcels creating two single-family homes on one parcel forming the current configuration. The intention is to separate them, putting them back in their original configuration.

The proposed RU-1-9 zoning classification permits single-family residential development on lots a minimum of 6,600 square feet, with a minimum width of 66 feet and a minimum depth of 100 feet, and a minimum living area of 900 square feet.

The character of the area is predominantly residential with lot sizes ranging from 1 acre to over 17.92 acres.

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

On March 13, 2023, the Planning & Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

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