



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5822, **Version:** 1

Subject:

Stephen J. and Pacharee Ellison request a change of zoning classification from RU-1-7 to SR. (23Z00017) (Tax Account 3008319) (District 3)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Planning & Zoning Board conduct a public hearing to consider a change of zoning classification from RU-1-7 (Single-Family Residential) to SR (Suburban Residential).

Summary Explanation and Background:

The applicants are requesting a change of zoning classification from RU-1-7 to SR for the purpose of building a single-family residence. The subject parcel is currently undeveloped. The proposed SR zoning classification permits single-family residences on a minimum of 0.5 acre, with a minimum lot width of 100 feet and depth of 150 feet, and a minimum house size of 1,300 square feet. The SR zoning classification may be considered less intense since it requires a larger lot and larger house size than RU-1-7. Since the property was split after the adoption of the Comprehensive Plan and zoning adoption, it does not qualify as a non-conforming lot of record. Granting the rezoning will legitimize the property split and make it legible for single family development.

The subject property is directly east of U.S. Highway 1. Within 500 feet there are three (3) zoning classifications: RU-1-7, BU-1-A (Restricted Neighborhood Retail Commercial), and BU-1 (General Retail Commercial). The closest SR zoning classification is approximately 1,050 feet to the north.

The area east of U.S. Highway 1 is single-family residential in character with homes on lots ranging in size from approximately 0.24 to 0.78 acres. Across U.S. Highway 1 the lots range from 0.23 acres to one (1) acre in size with both commercial and residential zoning classifications.

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

The Board of County Commissioners will consider the request on **Thursday, July 13, 2023**, 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: