



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4834, **Version:** 1

Subject:

William and Jeanette Gonedridge request a change of zoning classification from AU to RR-1. (22Z00018) (Tax Account 2000372) (District 1)

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 RR-1 (Rural Residential) with a BDP (Binding Development Plan).

Summary Explanation and Background:

The applicants are seeking a change of zoning classification from AU to RR-1 with a BDP limiting development to a total of two (2) lots for the purpose of splitting the property into two parcels through a flag lot application. The RR-1 zoning classification permits single-family residential land uses on a minimum one-acre lot, with a minimum lot width and depth of 125 feet, and a minimum house size of 1,200 square feet. The RR-1 classification permits horses, barns and horticulture as accessory uses to a single-family residence.

The developed character of the surrounding area is suburban residential with commercial concentrated along the principal corridor. Along Lionel Road there is an existing pattern of residential and institutional land uses surrounding the subject parcel with a mixture of AU, RR-1, RU-1-9, BU-1, BU-2 and GML zoning classifications in the general area. Residential parcels in the immediate area are one-half (1/2) acre or larger in size and developed with single-family homes.

The flag lot review and approval are not part of this zoning request and require a separate administrative action.

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

On July 18, 2022, the Planning and Zoning Board heard the request and unanimously recommended approval with a BDP limiting development to a total of two lots.

Clerk to the Board Instructions:

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