



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5013, **Version:** 1

Subject:

Wayne Frank Crisafulli and Sonja Anette Crisafulli Living Trust (Kim Rezanka) request a change of zoning classification from AU to RR-1. (22Z00038) (Tax Account 2316453) (District 2)

Fiscal Impact:

None

Dept/Office:

Planning & Development

Requested Action:

It is requested that the North Merritt Island Dependent Special District Board conduct a change of zoning classification from AU (Agricultural Residential) to RR-1 (Rural Residential).

Summary Explanation and Background:

The applicant is requesting a change of zoning classification from AU to RR-1 on an undeveloped 1.15-acre portion of a larger 6.83-acre parcel for the purpose of developing a single-family residence. The subject property retains the original AU zoning classification and does not meet the current lot area requirements of AU zoning.

The subject property is currently designated as Residential 1 (RES 1) FLU. The existing AU zoning and the RR-1 zoning can be considered consistent with the existing RES 1 FLU designation.

The proposed 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 keeping of horses and agricultural uses are accessory to a principal residence within RR-1 zoning. The RR-1 zoning classification is an established zoning in the surrounding area.

To the north, across N. Courtenay Parkway, is an undeveloped 8.2-acre parcel with GML zoning. To the south is an approximate 5.68-acre portion of the larger 6.83-acre parcel with AU zoning utilized for agricultural purposes. To the east is a 2.17-acre parcel with AU zoning developed as a single-family residence. To the west is a 1.35-acre parcel with IN(L) zoning developed as a religious institution.

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

The Planning & Zoning Board will hear the request on September 12, 2022, beginning at 3:00 p.m. The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Commission Room, Viera, Florida.

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: