



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5543, **Version:** 1

Subject:

Brian and Dana Scholz (Stuart Buchanan) request a change of zoning classification from AU to RR-1. (22Z00064) (Tax Account 2004785) (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).

Summary Explanation and Background:

The applicant is requesting a change of zoning classification from AU to RR-1 on a 3.91-acre parcel developed with a single-family residence for the purpose of subdividing the parcel into three single-family lots. The RR-1 zoning classification permits single-family residential uses on a minimum one-acre lot, with a minimum lot width and depth of 125 feet, and a minimum living area of 1,200 square feet. The RR-1 classification permits horses, barns and horticulture as accessory uses to a single-family residence.

To the north are two 2.27-acre parcels with AU zoning, each developed with single-family residences. To the east is a 10-acre parcel zoned AU and developed with a single-family residence. To the south, across Orlando Avenue, is a 0.99-acre parcel and a 1.07-acre parcel with AU zoning, each developed with single-family residences. To the west is a 1.01-acre parcel with RR-1 zoning, developed with a single-family residence, and a 2.26-acre parcel with AU zoning, developed with a single-family residence.

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

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

Clerk to the Board Instructions:

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