



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6547, **Version:** 1

Subject:

Virginia Anne Nelsen requests a change of zoning classification from GU to RR-1. (23Z00082) (Tax Account 2001693 & 2001694) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a change of zoning classification from GU (General Use) to RR-1 (Rural Residential).

Summary Explanation and Background:

The applicant is requesting to change the zoning classification from GU (General Use) to RR-1 (Rural Residential) on 2.38 acres to develop two single-family residences. The subject property was originally platted on September 24, 1918, and recorded in Plat Book 2, Page 86. The subject property was subsequently reconfigured and does not meet the lot size requirement of 5 acres in the GU zoning classification. As of December 21, 2023, the lots have been reconfigured to meet the RR-1 lot size and width requirements.

The character of the surrounding area is a mix of undeveloped and single-family residential on large lots approximately one acre or greater in size. Zoning classifications in the area includes GU, AU, RRMH-1 and RR-1. The predominate zoning classification in the area is RRMH-1. Both lots have frontage on Aurantia Rd.

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

On January 8, 2024, the Planning and Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Upon receipt of resolution, please execute and return a copy to Planning and Development.