



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

---

**File #:** 1202, **Version:** 1

---

### **Subject:**

Timothy D. and Rebecca F. Reaves request a change of zoning classification from AU to RR-1 (19PZ00127) (Tax Account 2000310) (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 AU (Agricultural Residential) to RR-1 (Rural Residential).

### **Summary Explanation and Background:**

The applicants are seeking a change of zoning classification from AU to RR-1 on 2 acres, located on the south side of Richy Road, approximately 0.12 mile west of U.S. Highway 1, Mims, for the purpose of building a single-family residence.

The applicants have submitted a companion small scale Comprehensive Plan Amendment application requesting the change in the Future Land Use (FLU) of the property from the RES 1:2.5 (Residential 1:2.5) to RES 1 (Residential 1) FLU designation. The existing AU zoning classification is consistent with RES 1:2.5; however, the 2-acre parcel size does not meet the 2.5-acre requirement. The requested RR-1 zoning classification is not consistent with RES 1:2.5.

The subject property is surrounded by single-family residences to the north, east, south, and west, all of which range in size from 2.5 acres to 6.45 acres, and all with a AU zoning classification.

The Mims Small Area Study adopted April 2007, resulted in a total of 25.61 acres on the south side of Richy Road being reduced from RES 1 to RES 1:2.5. If rezoned, this lot will be the only RR-1 lot, surrounded by AU lots, south of Richy Road.

The Board may wish to consider whether the requested RR-1 is consistent and compatible with the surrounding AU parcels.

On January 13, 2020, the Planning and Zoning Board heard the request and unanimously recommended approval with a BDP (Binding Development Plan) limited to one single-family residence.

**Clerk to the Board Instructions:**

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