



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 3166, **Version:** 1

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### **Subject:**

Gary E. and Joanna L. Mills request a change of zoning classification from AU to RR-1. (21Z00013) (Tax Account 2001899) (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 seeking to change the zoning classification on a 1.26-acre portion of Tax Account #2001899 from AU to RR-1. The applicant also owns the abutting property to the east (Tax Account #2005397) which is substandard to the 2.5 acres minimum lot size required for AU. The applicant has recorded two warranty deeds creating a 1.26-acre parcel and combined the remaining 1.58 acres with adjacent lot to the east which brings the lot into compliance with the AU zoning standards.

The subject property retains the RES 1 (Residential 1) Future Land Use designation. The proposed zoning classification of RR-1 is consistent with the current RES 1 Future Land Use designation.

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, agricultural, and horticulture uses as accessory uses to a principal residence.

The developed character of the surrounding area can be defined as single-family homes, some with accessory agricultural uses, on lots ranging from one acre to 2.5 acres. The adjacent parcels to the east and south and the parcels across the rights-of-way to the north and west are zoned AU. Many of the AU lots are one acre nonconforming lots of record due to being platted prior to March 1975, when AU required a minimum lot size of one acre. If this request is granted, it would be an introduction of a new zoning classification on Arlington Avenue.

The Board may wish to consider whether the introduction of RR-1 is consistent and compatible with the

surrounding area.

On July 12, 2021, the Planning and Zoning Board heard the request and unanimously recommended approval.

**Clerk to the Board Instructions:**

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