Legislation Text

File #: 3458, **Version:** 1

Subject:
Scott Minnick requests a change of zoning classification from AU to RR-1. (21Z00025) (Tax Account 2102550) (District 1)

Fiscal Impact:
None

Dept/Office:
Planning and Development

Requested Action:
It is requested that the Planning and Zoning Board 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 a change of zoning classification from AU to RR-1 for the purpose of legitimizing a substandard lot and constructing a single-family residence on the property.

The proposed RR-1 classification permits single-family residential land uses on a minimum one acre lot, with a minimum lot width and depth of 125 feet, and 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 the RR-1 zoning classification.

The trend in the surrounding area has been the gradual rezoning of larger AU parcels to commercial and residential zoning classifications that require smaller lot sizes, then splitting those parcels into smaller lots. The commercial zoning classifications include BU-1 and BU-2, and the residential zoning classifications include RR-1 and EU-2. AU is still present in the area on lots above the 2.5 acre minimum lot size, including the lots directly to the west and to the north.

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

The Board of County Commissioners will consider the request on **Thursday, December 2, 2021**, at **5:00 p.m.** at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Building C, 1st Floor, Viera, Florida.

Clerk to the Board Instructions:
None