



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 3574, **Version:** 1

Subject:

David C. and Cynthia R. Ramage, Co-Trustees, request a change of zoning classification from AU to RR-1. (21Z00036) (Tax Accounts 2101027 & 3020477) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning & Development

Requested Action:

It is requested that the Planning & 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 lot split which created two substandard lots, and to construct a single-family residence on the south parcel. The north parcel is developed with a single-family home. 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 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.

The subject parcels were recorded into the current configuration in September 2021. The resulting lots are 2.13 and 2.12 acres in size, and therefore are substandard in lot size for AU zoning. AU requires a minimum lot size of 2.5 acres having a minimum width of 150 feet and a minimum depth of 150 feet.

The developed character of the surrounding area is low-density residential. Most parcels in the area are developed with single-family homes and exceed one-acre lot size.

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, February 3, 2022**, beginning at **5:00 p.m.** The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

Clerk to the Board Instructions:

None