



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 4153, **Version:** 1

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### **Subject:**

Scott Minnick requests a change of zoning classification from AU to RR-1, with a BDP. (22Z00003) (Tax Account 2004518) (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), with a BDP (Binding Development Plan).

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

The applicant requests to change 2.76 acres of the parcel from AU to RR-1 in order to reduce the minimum required lot width to allow the parent parcel to split, and proposes a BDP to maintain consistency with the Comprehensive Plan. The northern 25 feet of the existing parcel is excluded from the rezoning request in order for that land to retain the AU zoning of the lot to the west, as the applicant intends to split off this 25-foot-wide strip and adjoin it to that lot to the West.

The developed character of the surrounding area is a mixture suburban residential, agricultural-residential, and agricultural uses. All adjacent properties and all properties in the general vicinity are currently zoned AU. The introduction of RR-1 in the area could be considered to be out of character because this zoning classification allows one acre lots. The proposed BDP will cap the density potential of the subject property to 1 unit per 2.5 acres, which could provide the consistency and compatibility with the surrounding area.

The RR-1 classification permits single-family residential land uses on a minimum one-acre lot, with a minimum lot of width and depth of 125 feet, and a 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 Board may wish to consider whether the request to RR-1 and the BDP limiting the development to one dwelling on 2.5 acres is consistent and compatible with the surrounding area.

On March 14, 2022, the Planning and Zoning Board heard the request and unanimously recommended approval with a BDP limiting density to 1 unit per 2.5 acres.

**Clerk to the Board Instructions:**

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