



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4174, **Version:** 1

Subject:

Michael P. Buono and Charles T. Calhoun request a change of zoning classification from GU to RR-1. (21Z00051) (Tax Accounts 2000791 & 2000796) (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 GU (General Use) to RR-1 (Rural Residential).

Summary Explanation and Background:

The applicants are requesting to change the vacant subject properties from GU to RR-1 for the purpose of developing a single-family residence. The two individual parcels currently fail to meet the lot requirements for the GU zoning classification; however, when combined to create a single lot, will meet the proposed RR-1 zoning lot requirements. The 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 property does not have road frontage on a County maintained roadway in order to develop a single-family residence. The applicants have submitted a recorded access easement providing easement access; however, they will need to demonstrate compliance with Section 62-102(a) before a building permit can be issued. An administrative review of the easement will be performed after the zoning request is approved to verify code compliance.

The developed character of the surrounding area is a mixture of single-family residential zoning classifications. The properties to the north and south are vacant. The properties to the east and west are developed with single-family residences.

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

Clerk to the Board Instructions:

None