



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4177, **Version:** 1

Subject:

Tyler M. and Cristina N. Boucher request a change of zoning classification from AU to RR-1. (22Z00009) (Tax Account 2316242) (District 2)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the North Merritt Island Dependent Special District 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 applicants are seeking a change of zoning classification from AU to RR-1 in order to split their property into two parcels. 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. The RR-1 classification permits horses, barns and horticulture as accessory uses to a single-family residence. The minimum house size is 1,200 square feet.

The character of the area lying north of N. Tropical Trail is a mix of large lot residential zoning classifications on lots which range from 2.45-acres to 29-acre areas in size. This parcel has frontage on two streets and the applicants request to divide their 2.51-acre property into two lots meeting the proposed 1.0-acre minimum lot size allowed by the RR-1 zoning request and FLU designation of RES 1.

In 2005 a previous owner was denied the same request of RR-1 for the purpose of splitting the lot.

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

The Planning and Zoning Board will consider the request on Monday, April 18, 2022, beginning at 3:00 p.m. The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Commission Room, Viera, Florida.

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