



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4687, **Version:** 1

Subject:

William L. (Jr.) and Sharon R. Feagan) request a change of zoning classification from AU to RR-1. (22Z00010) (Tax Account 3022409) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning & 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).

Summary Explanation and Background:

The applicants are seeking a change of zoning classification from AU to RR-1 for the purpose of legitimizing an undeveloped substandard lot for the purpose of constructing one single-family residence.

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 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 developed character of the surrounding area is low-density residential. Most parcels in the immediate area are developed with single-family homes and exceed one-acre lot size. To the north and east are two parcels developed with single-family residences, both zoned AU. To the south is a parcel developed with a single-family residence zoned RR-1. To the west, across Turpentine Road, is a parcel developed with a single-family residence zoned AU.

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

On May 9, 2022, the Planning & Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

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