



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 4838, **Version:** 1

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### **Subject:**

James A. and Vikki P. Dean request a change of zoning classification from AU to RR-1. (22Z00019) (Tax Account 2442557) (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 splitting the property into two parcels. The subject parcel is currently developed with one single family residence. The subject property is currently designated as RES 1:2.5 (Residential 1:2.5), which is not consistent with the proposed RR-1 zoning classification. A companion application, 22SS00005, if approved, would change the Future Land Use designation to RES 1 (Residential 1).

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, 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 one (1) acre or larger in size and developed with single-family homes.

The Board may wish to consider if the request is consistent and compatible with the surrounding area recognizing existing development trends.

On July 18, 2022, the Planning and 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 and Development.