



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5700, **Version:** 1

Subject:

Matthew and Christine Morak request a change of zoning classification from AU to RR-1. (23Z00010) (Tax Account 2004738) (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 building a single-family residence. At 2.2 acres, the subject property is substandard for the minimum lot size required for AU, which is 2.5 acres, and does not qualify as a nonconforming lot of record.

The RR-1 zoning classification permits single-family residential land uses on a minimum 1-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 1 acre or larger in size, zoned AU, and developed with single-family homes. The closest RR-1 zoning classification is approximately 30 feet to the southeast across the right-of-way of Burkholm Road.

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

On April 17, 2023, 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.