



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4942, **Version:** 1

Subject:

Laura and Earl McCullough request a change of zoning classification from SR, with an existing BSP, to RR-1, retaining the existing BSP. (22Z00026) (Tax Account 2320550) (District 2)

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 SR (Suburban Residential) with an existing BSP (Binding Site Plan), to RR-1 (Rural Residential), retaining the existing BSP.

Summary Explanation and Background:

The applicants are seeking a change of zoning classification from SR with an existing BSP to RR-1, retaining BSP. The BSP, attached to zoning Resolution Z-8165, contains the following conditions: 1) Limit density to 120 units over 120 acres; 2) Work with governing agencies regarding wetlands regulations & permitting. The SR zoning has a minimum lot size of 0.5-acres and RR-1 has a minimum lot size of 1-acre. To keep the density limited they are requesting to rezone to a classification that meets the BSP criteria. The applicants would like to keep up to 2 horses on their property for personal use. According to Brevard County Code of Ordinance Section 62-2100.5(2) the keeping of horses in proposed zoning classification RR-1 is an accessory agricultural use to a residence and they can have up to 4 horses per acre.

Most parcels in the immediate area are one (1) acre or larger in size and developed with single-family homes. Within a half-mile radius there are no other parcels with the RR-1 zoning classification. Lot size for this zoning is a minimum of one (1) acre and allows for farm animals and fowl, including horses. The lot size of the subject parcel is similar to those in the surrounding area.

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

On August 11, 2022, the North Merritt Island Dependent Special District 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.