



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 1206, **Version:** 1

Subject:

Thomas P. and Shannon Harmony request a change of zoning classification from TR-3 and AU to all AU and removal of BSP. (19PZ00136) (Tax Accounts 2504668 and 3013762) (District 2)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a change of zoning classification from TR-3 (Mobile Home Park) and AU (Agricultural Residential) to all AU.

Summary Explanation and Background:

The applicants are seeking a change of zoning classification from TR-3 and AU to all AU, and removal of a BSP (Binding Site Plan), on 5.13 acres located at 2235 Pluckebaum Road, Cocoa, for the purpose of boarding horses.

The current TR-3 portion of the subject property is a remnant of a previous zoning action for an entrance to a mobile home park that was never developed, along with a Binding Site Plan for the mobile home park. The AU zoning classification permits single-family residences and agricultural pursuits, including the raising and grazing of animals, fowl, and beekeeping on 2.5-acre lots.

A minimum lot area of five acres shall be required for boarding of horses and horses for hire, and all structures for the permanent or temporary housing of horses shall meet the setback requirements for such structures in the AU and AGR zoning classifications. A conditional use permit shall not be required where the number of horses does not exceed four per acre.

The developed character along Pluckebaum Road is single-family residential and agricultural. Abutting the subject property to the east and south are AU zoned properties, the parcel to the west is zoned GU. To the north, across Pluckebaum Road, is AU zoned property. The sizes of the surrounding properties range from 4.03 acres to 20 acres.

The Board may wish to consider whether the request is consistent and compatible with the AU and GU parcels to the east, south, and west.

On January 13, 2020, 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 to Planning and Development.