



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 1864, **Version:** 1

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### **Subject:**

Daren T. Dempsey Revocable Trust requests a change of zoning classification from RR-1 to AU. (20Z00005) (Tax Account 2316704) (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 RR-1 (Rural Residential) to AU (Agricultural Residential).

### **Summary Explanation and Background:**

The applicants are seeking a change of zoning classification from RR-1 (Rural Residential) to AU (Agriculture Residential) for the purpose of having a plant nursery business. The parcel is an approved flag lot and is developed with a single-family home that is the applicants' homestead along with residential amenities. The flag stem for the subject parcel is approximately 665 feet long, located on the south side of Bishop Road, a 50-foot wide public right-of-way. The portion of Bishop Road the flag stem is accessed from is unpaved but is maintained by Brevard County Public Works Department.

The developed character of the surrounding area south of Bishop Road is RR-1 and AU, developed with single-family homes. The abutting parcel to the north is zoned AU and is the private drive, Bishop Road, which allows access to three AU parcels to the west of the subject property developed with single-family homes, each on 2.5 acres.

The Board may wish to consider whether the request is consistent and compatible with the surrounding RR-1 single-family residences and AU zoning classifications. Because the parcel is a flag lot on an unpaved section of roadway through a residential neighborhood, the Board may wish to consider if agricultural pursuits are appropriate. Additionally, the Board may wish to consider the effect of Agritourism adjacent to single-family residential.

On July 16, 2020, the North Merritt Island Dependent Special District Board heard the request and recommended approval by a 4:2 vote.

### **Clerk to the Board Instructions:**

Upon receipt of resolution, please execute and return to Planning and Development.