



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 2128, **Version:** 1

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### **Subject:**

Jennifer Robbins requests a change of zoning classification from GU to RR-1. (20Z00021) (Tax Account 2402990) (District 1)

### **Fiscal Impact:**

None

### **Dept/Office:**

Planning and Development

### **Requested Action:**

It is requested that the Planning and Zoning Board conduct a public hearing to consider a change of zoning classification from GU (General Use) to RR-1 (Rural Residential).

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

The applicant requests to change of zoning classification from GU (General Use) to RR-1 (Rural Residential) for the purpose of building a barn and having horses. The parcel is two combined lots located in the Canaveral Groves area. In GU zoning, agricultural pursuits (barns and horses) are permitted with 5 acres or more of land. The parcel currently is developed with a 2,823 square-foot single-family residence and an 864 square-foot detached garage. The lots were recorded in Survey Book 2, Page 61, on September 29, 1960. When these lots were recorded in the Survey Book, GU zoning required a minimum lot with and depth of 150 feet and a minimum lot size of one acre. These two lots have a lot width of 147 feet each and although they were recorded in Survey 2, Page 61, they did not meet the GU zoning 150 feet minimum lot width required to be Nonconforming Lots of Record. The lots do meet the proposed RR-1 zoning minimum 125 feet lot width and depth and the RR-1 minimum one acre lot size requirements. The proposed RR-1 zoning would legitimize the lots for lot size requirements.

The subject property retains the RES 1 (Residential 1) Future Land Use designation. The existing GU zoning and the proposed RR-1 zoning are consistent with the RES 1 Future Land Use designation.

The parcel abuts GU zoning along its northern, southern, and western boundaries and abuts AU zoning to the east. The abutting parcels to the north, east and south are undeveloped. Although there is not any RR-1 zoning in the surrounding area, the RR-1 zoning does allow agricultural pursuits limited to the keeping of horses and activities of a horticultural nature which are permitted uses in AU. These uses are also permitted in GU if the parcel is five acres in size or may be considered as a Conditional Use with a CUP (Conditional Use Permit) if the parcel is less than five acres in size.

The Board may wish to consider whether this request for RR-1 zoning is consistent and compatible with the

surrounding neighborhood which has AU and GU zoning.

The Board of County Commissioners will consider the request on **Thursday, November 5, 2020**, at **5:00 p.m.** at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Building C, Viera, Florida.

**Clerk to the Board Instructions:**

None