



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2167, **Version:** 1

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 Board of County Commissioners 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) on 2.02 acres for the purpose of building a barn and having horses at 5490 Simpson Place, Cocoa Florida. The parcel currently is developed with a 2,823 square-foot single-family residence and an 864 square-foot detached garage. In GU zoning, agricultural pursuits (barns and horses) are permitted with 5 acres or more of land.

Lots 13 and 14, Block 2, were combined and does not allow them to be considered as a “nonconforming lot of record”. Therefore, the lots do not fall under the provisions of Sec.62-1188. The combined lots meet the proposed RR-1 zoning minimum 125 feet lot width and depth and the RR-1 minimum one acre lot size requirements. In addition, RR-1 may be considered compatible with the RES 1 (Residential 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 west are developed as single family residential on substandard GU parcels. Although there is not any RR-1 zoning in the surrounding area, RR-1 does resemble actual development in the surrounding area. In addition, the RR-1 zoning allows 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.

On October 5, 2020, the Planning and Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

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