



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2424, **Version:** 1

Subject:

Thomas R. and Rachel Darnell (Kendall Moore) requests a change of zoning classification from SEU to AU. (20Z00037) (Tax Account 2700779) (District 5)

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 SEU (Suburban Estate Use) to AU (Agricultural Residential).

Summary Explanation and Background:

The applicant is requesting a change of zoning classification from SEU (Suburban Estate Use Residential) to AU (Agricultural Residential) for the purpose of having more horses than are allowed through a conditional use permit in SEU, as well as 4 to 5 goats. The animals will be for the personal use of the property owner. The parcel is located at 5685 Lake Washington Road, and currently contains a single-family residence and a pole barn. SEU is the original zoning of the parcel. The SEU zoning classification permits single-family detached dwellings on one acre lots, with a minimum width of 125 feet and depth of 200 feet.

The property retains Residential 2 Future Land Use designation, which may be considered to be consistent with the current zoning of SEU and the requested AU zoning.

The majority of lots in the area are zoned SEU, with the exception of two 12.69-acre lots zoned AU approximately 1,200 feet to the west. There is a subdivision on the opposite side of Lake Washington Road within the jurisdiction of the City of Melbourne. There are several large parcels owned by the City of Melbourne consisting of a water treatment facility located approximately 2,000 feet to the west.

The Board may wish to consider whether the introduction of the AU zoning classification is consistent and compatible with the surrounding neighborhood, given the surrounding area is primarily SEU. In addition, the Board may wish to consider the potential effects of agritourism in the surrounding area.

On January 11, 2021, the Planning and Zoning Board heard the request and unanimously recommended approval with a BDP (Binding Development Plan) prohibiting agritourism, and agricultural related packing, processing and sales of commodities raised on the premises.

Clerk to the Board Instructions:

Once resolution is received, please execute and return to Planning and Development.