



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2674, **Version:** 1

Subject:

Scott W. and Debora A. Speer request a change of zoning classification from RR-1 to AU. (21Z00002) (Tax Account 2316763) (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 to AU for the purpose of having farm animals (2 pigs and two donkeys) and a small orchard. The parcel is located at 1465 Bishop Road, Merritt Island, and is developed with a 3,294 sq. ft. single-family residence. The applicant has not provided staff with a proposed development plan for the location of the proposed orchard or where the farm animals will be located. The RR-1 classification permits horses, barns and horticulture as accessory uses to a single-family residence, but does not permit other farm animals.

The developed character of the surrounding area along Bishop Road is RR-1 (Rural Residential) and AU which are developed with single-family houses. The subject parcel and the surrounding area along Bishop Road have a Future Land Use (FLU) designation of RES 1 which is compatible with the current RR-1 zoning and the proposed AU.

The proposed AU zoning classification permits single-family residences and agricultural uses on 2.5 acre lots, with a minimum lot width and depth of 150 feet. The minimum house size in AU is 750 square feet. The AU classification also permits the raising/grazing of animals, fowl and beekeeping, plant nurseries and all agricultural pursuits, including the packing, processing, and sales of commodities raised on the premises are a permitted use in AU zoning.

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. The Board may also wish to consider the potential effects of Agritourism adjacent to single-family residential.

On March 11, 2021, the North Merritt Island Dependent Special District 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.