



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2780, **Version:** 1

Subject:

J.W. Dunn Lodge No. 37, Inc. (Patrick Meyer) requests a change of zoning classification from IN(L) to RR-1. (21Z00008) (Tax Account 2718745) (District 4)

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 IN(L) (Institutional Use, Low-Intensity) to RR-1 (Rural Residential).

Summary Explanation and Background:

The applicant is requesting a change of zoning classification from IN(L) to RR-1 zoning for the purpose of developing a single residential lot. If the zoning request is approved, the applicant will need to apply for a flag lot administrative approval to approve the minimal road frontage for access, which is 30.36 feet. The RR-1 zoning requires a minimum lot width of 125 feet.

The applicant wishes to develop the parcel with horticulture uses and beehives separate from the existing lot they own to the west. The applicant has been advised that agricultural uses are accessory uses and a residence is first needed before the accessory uses could be performed. The applicant states he may come back for a conditional use permit in the future to allow the beehives/beekeeping.

The subject property is currently designated as Residential 15 (RES 15). Both the IN(L) and proposed RR-1 zoning classifications are consistent with the RES 15 FLU designation.

This request, RR-1, would introduce a new zoning classification into the area. The developed character of the surrounding area is residential. The applicant's plan is to add the area under their ownership, to preserve it, as they also own the land (4.39 acres) adjacent to the west side of this site. The parcel is not serviced by Brevard County or the City of Melbourne potable water or sewer.

The Board may wish to consider whether the request is consistent and compatible with the surrounding area.

The Board of County Commissioners will consider the request on **Thursday, May 27, 2021, at 5:00 p.m.** at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Building C, 1st Floor, Viera, Florida.

Clerk to the Board Instructions:

None