



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2766, **Version:** 1

Subject:

Michael J. and Annette Costello request a change of zoning classification from RR-1 to AU. (21Z00005) (Tax Account 2700924) (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 request for a change of zoning classification from RR-1 (Rural Residential) to AU (Agricultural Residential)

Summary Explanation and Background:

The applicants are requesting a change of zoning classification from RR-1 to AU on a five-acre lot in order to board horses and offer horses for hire. The parcel is currently developed with a single-family home, a pole barn, and a riding arena. In addition to the boarding of horses and horses for hire, AU zoning would allow for other agricultural pursuits including the raising and grazing of animals, plant nurseries, and the packing, processing, and sales of commodities raised on the premises. Boarding of horses and horses for hire is a conditional use in AU where the number of horses exceeds four per acre. The applicant does not plan to trigger the requirement for CUP of 20 horses.

The properties along the Appaloosa Boulevard are primarily zoned RR-1. The RR-1 classification is considered to be lands devoted to single-family residential development of spacious character, together with such accessory uses to a single-family residence such as horses, barns and horticulture. However, it does not allow these accessory uses to be commercial activities on the property. The closest AU zoning is approximately 658 feet to the east along Ranchland Road. All lots along Richland Road are zoned AU, and the uses include single-family residences and two plant nurseries.

The Board may wish to consider whether this request to introduce AU is consistent and compatible with the surrounding area. In addition, the Board may wish to consider whether the potential Agritourism activities associated AU zoning classification are compatible with the surrounding area.

Please note, there is an active Code Enforcement complaint (20CE-01435) on the property for two items. One for operating a commercial business for the boarding of horses and riding lessons. If the Board grants the request to rezone the property to AU, it will resolve this issue. The other issue relates to the lighting fixtures illuminating in excess of the maximum allowed 0.2 tenths foot-candle limit per Sec. 62-2257. Since the lighting

standards are the same for all residential zoning classifications, rezoning the property will not resolve the lighting matter.

On April 5, 2021, the Planning and Zoning Board heard the request and voted 6:1 to approve with a Binding Development Plan limiting the use on the property to horse-related activities only, and limiting the number of horses to a maximum of six.

Clerk to the Board Instructions:

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