



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 3579, **Version:** 1

Subject:

Justin M. Falscroft requests a change of zoning classification from RR-1 to AU. (21Z00039) (2404081) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning & Development

Requested Action:

It is requested that the Planning & Zoning Board 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 applicant requests to change the zoning classification from RR-1 to AU in order to allow the agricultural uses and the development standards under the AU classification, such as larger accessory buildings, additional fence height, etc. The lot is currently developed with a residence and a pole barn. The 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, and a minimum house size of 750 square feet. The AU classification also permits the raising/grazing of animals, fowl, and beekeeping.

The developed character of the surrounding area to the south of Highway 528 is suburban residential, which can be classified as 1 acre to 2.5-acre lots. Most lots are developed as single family on lots greater than one-acre. There are six AU-zoned lots within 1,000 feet of the subject property. The subject property is located in a residential neighborhood, which is a platted subdivision.

The Board may wish to consider the request is consistent and compatible with the surrounding area and the potential impact of agritourism.

The Board of County Commissioners will consider the request on **Thursday, February 3, 2022**, beginning at **5:00 p.m.** The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

Clerk to the Board Instructions:

None