



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 4944, **Version:** 1

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### **Subject:**

Carla Theadora Reece requests a change of zoning classification from RR-1 to AU. (22Z00032) (Tax Account 2403816) (District 1)

### **Fiscal Impact:**

None

### **Dept/Office:**

Planning & 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 applicant is seeking a change of zoning classification from RR-1 to AU on a 7.21-acre flag lot parcel for agricultural pursuits such as raising quail for off-site resale of birds and eggs; raising chicken for off-site sale of eggs - and birds as needed; and honey production and off-site sales. The subject parcel is developed with one single family residence. 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 and plants nurseries.

The developed character of the surrounding area is residential and agricultural residential. Most parcels in the immediate area are one (1) acre or larger in size and developed with single-family homes. To the north is an AU-zoned portion of a 10.1-acre parcel that has RR-1 zoning on the remaining portion west of the subject property. To the south, across James Road, is an undeveloped 8.48-acre parcel with RR-1 zoning. To the west are two parcels (3.0-acre and 1.96-acre), each developed with a single-family residence and zoned RR-1. To the east is an undeveloped 15.7-acre parcel with RR-1 zoning.

The Board may wish to consider if the request is consistent and compatible with the surrounding area. The Board may also wish to consider the potential impacts of agritourism activities in the area.

On August 15, 2022, the Planning and Zoning 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.