



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4980, **Version:** 1

Subject:

Mark A. and Rebecca L. Oostdyk request a change of zoning classification from RR-1 to AU. (22Z00036) (Tax Account 2405176) (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 is requesting to rezone from RR-1 to AU. The applicant is proposing to build one single-family detached residential dwelling, and would like to raise and graze farm animals, including fowl, as well as beekeeping and growing fruit trees. The subject parcel is undeveloped.

The subject parcel was recorded into the Official Record Books in June 1982. The easement over the north 50 feet of the east 149.66 feet was recorded in Official Record Book (ORB) 2779, Page 1737 dated March 3, 1987. A revision to the easement was made through an Administrative Action (AA-485) on March 15, 1990. The applicants would need to obtain flag lot approval prior to applying for Building Permits or demonstrate easement access satisfies Section 62-102.

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 permits the raising/grazing of animals and plant nurseries.

All immediate surrounding parcels are single-family residential or undeveloped. Several parcels in the immediate area have horses but there was no observation of agricultural use during a recent site visit. On Rayburn Road, south of the subject parcel, is Rudy Ranch which has cattle. There is a mixture of GU and RR-1 zoning classifications in the general area. There is an existing pattern of consistent zoning in the area surrounding the subject parcel. The closest parcel with AU zoning, as mentioned, is 641 feet north.

Should the Board be concerned with compatibility and consistency of agricultural activities, on a commercial level, they may consider a lower intensity zoning classification such as AU(L).

The Board may wish to consider if the request is consistent and compatible with the surrounding area. The Board may consider whether the potential of Agritourism activities adversely affect the surrounding area.

The Board of County Commissioners will consider the request on **Thursday, October 6, 2022**, beginning at **5:00 p.m.** The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Commission Room, Viera, Florida.

Clerk to the Board Instructions: