



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5600, **Version:** 1

Subject:

Chelsey L. Cobb requests a change of zoning classification from RR-1 to AU. (23Z00004) (Tax Account 2405118) (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 requesting to rezone the property from RR-1 to AU. The applicant also proposes to use the property for a small nursery, raise chickens, and small livestock, as well as make the property more sustainable and self-sufficient. The applicant currently has a cow and bull on the property. Code Enforcement case 22CE-00499, related to a pole-barn being constructed without a permit.

The AU zoning classification permits single-family residential and agricultural uses on 2.5-acre lots, with a minimum lot width and depth of 150 feet, and a minimum living area of 750 square feet. The AU classification permits the raising/grazing of animals and plant nurseries. AU(L) prohibits the commercial aspects of the agricultural uses and would not allow a nursery.

Most parcels in the immediate area are one (1) acre or larger in size and developed with single-family homes.

The Board may wish to consider if the request is consistent and compatible with the surrounding area. The Board may consider whether there are potential effects of Agritourism activities on the surrounding area.

On March 13, 2023, the Planning & Zoning Board heard the request and unanimously recommended approval to the AU(L) (Agricultural Residential, Low Intensity) zoning classification.

Clerk to the Board Instructions:

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