Brevard County Board of County Commissioners

Legislation Text

File #: 5618, **Version:** 1

Subject:
Rebecca and Allen Potter request a change of zoning classification from RR-1 and AU to all AU. (23Z00011) (Tax Account 3006359) (District 3)

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) and AU (Agricultural Residential) to all AU.

Summary Explanation and Background:
The applicants are seeking a change of zoning classification from AU and RR-1 to all AU for the purpose of combining parcels to build a family farm. The subject parcel zoned RR-1 is currently undeveloped; the AU-zoned parcel is developed with a 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 permits the raising/grazing of animals and plant nurseries. Conditional uses in AU include hog farms, zoological parks, and land alteration.

The developed character of the surrounding area is low-density residential. Most parcels in the immediate area are 0.18-acres or larger in size and developed with single-family homes.

To the north are two parcels zoned TR-1, each developed with a single-family residence. To the west are two parcels zoned TR-1, each developed with a mobile home. To the south is a 5.46-acre undeveloped parcel zoned IN(L) (Institutional Use, Low-Intensity).

The Board may wish to consider if the request is consistent and compatible with the surrounding area, recognizing existing development trends and the potential that agritourism could affect the surrounding area.

The Board of County Commissioners will consider the request on **Thursday, May 4, 2023**, 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: