

IV.B.2.

Commission District # 2 (16PZ00004)
Initial Hearing Dates: P&Z 03/07/16 BCC 04/07/16

REZONING REVIEW WORKSHEET

Applicant/Owner Name: WAYNE D. & LINDA L. SPRACKLIN, TRUSTEES

Request: AU to RR-1

Subject Property:

Parcel ID#: 25-36-23-25-00-8.01
Tax Acct#: 2511235
Location: West side of Rockledge Dr., approx. 0.38 mile north of Coquina Rd.
Address: 1907 Rockledge Dr., Rockledge
Acreage: 1.3 acres

Consistency with Land Use Regulations

- YES Current zoning can be considered under the Future Land Use Designation. Sec. 62-1255
- YES Proposal can be considered under the Future Land Use Designation. Sec. 62-1255
- YES Would proposal maintain acceptable Levels of Service (LOS) (XIII 1.6.C)

	CURRENT	PROPOSED
Zoning	AU	RR-1
Potential*	1 SFR unit	1 SFR unit
Can be Considered under FLU MAP	YES RESIDENTIAL 4	YES

*Zoning potential for concurrency analysis purposes only, subject to applicable land development regulations.

Trips from Existing Zoning	10	1	Segment Number	360M
Trips from Proposed Zoning	10	1	Segment Name	US1
Maximum Acceptable Volume (MAV)	99,200	4,477.2	Acceptable LOS	E
Current Volume	25,690	2,337.8	Directional Split	.50
Volume With Proposed Development	25,770	2,338.8	ITE CODE 210	
Current Volume / MAV	52%	52%		
Volume / MAV with Proposal	52%	52%		
Current LOS	D	D		
LOS With Proposal	D	D		

Land Use Compatibility

FLUE Policy 1.1 requires consideration of land use compatibility and character of the area.

The request is for the RR-1 zoning classification. The RR-1 classification permits single-family residential land uses on minimum one acre lots, with a minimum lot width and depth of 125 feet. The RR-1 classification permits horses, barns and horticulture as accessory uses to a single-family residence. The minimum house size is 1,200 square feet. The surrounding properties are zoned EU to the north and south, AU also to the south, to the west is the remaining piece of the property and will be left with the existing AU zoning classification. The EU zoning classification is an estate single family residential zoning classification. The minimum lot size is 15,000 square feet with a minimum lot width and depth of 100 feet. The minimum living area is 2,000 square feet. The AU zoning classification permits single-family residences and agricultural pursuits on 2 ½ acre lots, with a minimum lot width and depth of 150 feet. The minimum house size in AU is 750 square feet. The AU classification also permits the raising/grazing of animals, fowl and beekeeping. This area of Rockledge is characterized by single-family home development along the Rockledge Drive frontage with some commercial zoning and uses to the west along the Highway US 1 corridor. The Board should evaluate the compatibility of this application within the context of Administrative Policies 2 - 8 of the Future Land Use Element, as outlined on pages 2 through 5 of these staff comments.

Environmental Constraints

* Does the project appear to meet county use or density restrictions based upon:
 * Refer to NRM's comments following these staff comments.

The following environmental factors may affect development potential (Policies 1.1.A, II.2.E, and 3.1.F, of the Future Land Use Element):

Environmental Factor	Preliminary Assessment of Factor	Environmental Factor	Preliminary Assessment of Factor
Hydric Soils	Mapped NWI Wetlands	Coastal Protection	NA
Aquifer Recharge Soils	Not Mapped	Surface Water Protection	Class III Waters
Floodplains	Mapped	Habitat for Protected Species	Not Mapped

Note: This is a preliminary review based upon environmental maps available to the Natural Resources Management (NRM) at the time of this review and does not include a site inspection to verify the accuracy of this information. This review does not ensure whether a proposed use or development of the property can be permitted under current federal, state or local regulations. Hydric Soils may be associated with wetlands. If applicable, the full text of NRM's comments follow these staff comments.

Other Considerations: The subject property is a portion of property that is in the process of being subdivided from a larger parent parcel that is approximately 3.04 acres. The subject property is approximately 1.3 acres and will meet the minimum requirements of the RR-1 zoning classification. However, the remaining AU portion of property will be under the 2.5 acre minimum required by the zoning classification.

Summary: This area of Rockledge is characterized by single-family home development along the Rockledge Drive frontage with some commercial zoning and uses to the west along the Highway US 1 corridor. Although there is some AU zoning in the area, it does not appear that there is any RR-1 in the adjacent area to the subject parcel.

Given that the remaining piece of property will be undersized for the AU zoning classification, the Board may wish to table this request so that there is no violation of Section 62-2102, "alteration of lot". Additionally, given that there is a lack of the requested RR-1 zoning in the area, the Board may wish to table this request for readvertising so that SEU Zoning classification may be considered. The SEU zoning classification, which is likely to be more compatible, requires one acre minimum and a minimum square footage of 2,000 s.f.. The existing home on the subject property is over 6,000 s.f. and would meet the minimum requirements of SEU zoning.

NATURAL RESOURCES MANAGEMENT OFFICE
Rezoning Review
SUMMARY

Item #: 16PZ00004	Owner: Wayne & Linda Spracklin
Zoning Request: AU to RR-1	
P & Z Hearing Date: 03/07/16	BCC Hearing Date: 04/07/16

This is a preliminary review based on environmental maps available to the Natural Resources Management Department (NRM) at the time of this review and does not include a site inspection to verify the accuracy of this information. This review does not ensure whether or not a proposed use, specific site design, or development of the property can be permitted under current Federal, State, or County Regulations. In that this process is not the appropriate venue for site plan review, specific site designs that may be submitted with the rezoning will be deemed conceptual and any comments or omissions relative to specific site design do not provide vested rights or waivers from these regulations, unless specifically requested by the owner and approved by the Board of County Commissioners. If the owner has any questions regarding this information, he/she is encouraged to contact NRM prior to submittal of any development or construction plans.

Natural Resource	Preliminary Assessment	Natural Resource	Preliminary Assessment
Wetlands Potential/Hydric Soils	Mapped NWI Wetlands	Coastal Protection	N/A
Aquifer Recharge Soils	Not mapped	Surface Waters	Class III Waters
Floodplains	Mapped	Wildlife	Not mapped

Comments:

This review relates to the following property: Twp. 25, Rng. 36, Sec. 23; Tax ID No. 2511235

The subject property is located on the Indian River Lagoon, designated as a Class III surface water in this location. A 25-foot surface water protection buffer is required. Primary structures shall be located outside the surface water protection buffer. Accessory structures are permissible within the buffer with conditions (e.g., stormwater management is provided, avoidance/minimization of impacts, and maximum 30% impervious). Native vegetation located within the buffer shall not be removed without an approved development order. The applicant is encouraged to contact NRM at 321-633-2016 prior to any activities, plan, or permit submittal.

The subject parcel has mapped NWI wetlands along the shoreline. Any permitted wetland impacts must meet the requirements of Sections 62-3694(e) and 62-3696 of the Wetland Protection Ordinance. The applicant is encouraged contact NRM at 321-633-2016 prior to any activities, or site plan or permit submittal.

The very eastern portion of the property is mapped as being within floodplain as identified by the Federal Emergency Management Agency; and is subject to the development criteria in Conservation Objective 4, its subsequent policies, and the Floodplain Ordinance

The applicant is advised to refer to Article XIII, Division 2, entitled Land Clearing, Landscaping, and Tree Protection, for specific requirements for preservation and canopy coverage requirements.