



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5389, **Version:** 1

Subject:

Robert J. Woodhouse requests a change of zoning classification from GU to AU(L). (22Z00059) (Tax Account 2441057) (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 GU (General Use) to AU (Agricultural Residential, Low-Intensity).

Summary Explanation and Background:

The applicant is requesting to change the zoning classification from GU to AU(L) to allow agricultural uses and to construct an accessory building that would be exempted from size limitations for accessory buildings. Section 62-2100.5(g) states that accessory buildings in the agricultural zoning classification are exempted from this size limitation. The applicant is applying for a rezoning rather than applying for a variance to allow for a larger accessory structure. The property is developed with a 2,186 square-foot single-family home and two accessory buildings. The site has the original 1958 zoning. A variance request to reduce the 2.5-acre minimum lot size in AU(L) to 1 acre was approved on October 19, 2022.

The proposed AU(L) zoning classification permits single-family residences and non-commercial 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(L) zoning classification is a less intense classification than AU and does not allow for commercial agricultural uses such as the packing, processing and sales of commodities raised on the premises, plant nurseries, or private camps.

The developed character of the surrounding area is a mixture of single-family homes zoned GU, AU and AU(L). The majority of lots in the area are approximately 1 acre in size. While GU is the original zoning in the area and is still the prominent zoning on most of the lots, there is a history of parcels being rezoned to AU or AU(L). This rezoning could be considered consistent with the character of the area.

The Board may wish to consider whether the requested rezoning action is consistent and compatible with the surrounding area.

The Board of County Commissioners will consider the request on **Thursday, February 2, 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:

None