



BOARD OF COUNTY COMMISSIONERS

## Planning and Development Department

2725 Judge Fran Jamieson Way  
Building A, Room 114  
Viera, Florida 32940

## Inter-Office Memo

TO: Board of Adjustment Members

FROM: Paul Body, Senior Planner

Thru: Trina Gilliam, Interim Planning & Zoning Manager

SUBJECT: Variance Staff Comments for Wednesday, February 19, 2025

DATE: January 8, 2025

### DISTRICT 1

**(24V00055) Isabella Zimmerman and Mikke Seppala** request variances of Chapter 62, Article VI, Brevard County Code as follows, 1.) Section 62-1333(4) to permit a variance of 0.26 acres from the minimum 5 acre lot size required for rezoning to AGR (Agricultural). The property is currently zoned GU (General Use). 2.) Section 62-1255(b)(1)(f) to permit a variance of 0.26 acres from the 5 acre minimum density requirement for the AGRIC (Agricultural) Future Land Use Designation. This request represents the applicants' request to legitimize an existing parcel to be rezoned to AGR to have agricultural pursuit on the parcel and legitimize the AGRIC (Agricultural) Future Land Use Designation. The applicant states that the parcel has an Administrative Approval (AA-2344) to the GU lot size. The GU zoning requires five acres to have agricultural pursuits or a Conditional Use Permit (CUP) for any agricultural pursuit on a parcel that is less than 5 acres in size. The applicant also states the property was subdivided into this configuration on November 08, 2006, by a previous owner and was in this configuration when they purchased the parcel on June 20, 2024. The first request equates to an 5% deviation of what the code allows. The second request equates to an 5% deviation of what the code allows. There are no variances approved to the lot size requirement in the immediate area. There is no code enforcement action pending with the Brevard County Planning & Development Department. If the Board approves this variance, it may want to limit its approval as depicted on the survey and provided by the applicant with a date of 6/25/2024.