



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 1203, **Version:** 1

Subject:

Charles and Lindsey Michell request a change of zoning classification from GU to AU. (19PZ00132) (Tax Account 2314035) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a change of zoning classification from GU (General Use) to AU (Agricultural Residential).

Summary Explanation and Background:

The applicants are seeking a change of zoning classification from GU to AU for the purpose of having farm animals, specifically a cow and a horse, on 2.38 acres located at 5430 Florida Palm Avenue, Canaveral Groves. The AU zoning classification allows the raising and grazing of animals, as well as all agricultural pursuits, including the packing, processing, and sales of commodities raised on the premises as provided in Chapter 86, Article IV.

The subject property is nonconforming to the five acres required for GU after May 1975. Pursuant to Section 62-1188(8), any nonconforming lot of record may be considered for rezoning to another zoning consistent with the Comprehensive Plan. The lot was recorded in Survey Book 2, Page 55 in August 1960. A GU lot recorded or platted prior to May 1975 is considered non-conforming if they are less than five acres and the lot has not been altered from its original configuration.

The surrounding properties are zoned GU and AU on lots slightly smaller than 2.5 acres, and the trend in the area is a gradual transition from GU to AU.

The Board may wish to consider if the request is consistent and compatible with the surrounding GU and AU zoned parcels, and the area's Residential 1:2.5 Future Land Use.

On January 13, 2020, the Planning and Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

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