



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 1494, **Version:** 1

Subject:

Michael Richard and Carina Emma Hugoboom request a change of zoning classification from GU to AU(L). (20PZ00022) (Tax Account 2404041) (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(L) (Agricultural Residential, Low-Intensity).

Summary Explanation and Background:

The applicants are seeking a change of zoning classification from GU (General Use) to AU(L) (Agricultural Residential Low-Intensity) for the purpose of having a guesthouse without a kitchen for family members and temporary guests. A Conditional Use Permit is not required for guesthouses on parcels of one acre or greater. AU(L) allows single-family detached residential dwellings, parks and public recreational facilities, foster homes, and agricultural pursuits of a personal non-commercial nature. The property is one acre in size, located at 3656 Oneida Street, Cocoa.

Pursuant to section 62-1188(8), any nonconforming lot of record may be considered for rezoning to another zoning classification consistent with the Comprehensive Plan. Should the Board grant AU(L), the subject property will remain nonconforming to the 2.5 acre lot size requirement.

The developed character of the area is single-family residential on lots ranging from one to two and one-half acres.

The Board should consider whether AU(L) zoning is consistent with the adjacent GU and AU parcels. The Board should further consider whether the addition of a guesthouse without a kitchen fits the character of the surrounding residential area.

On April 6, 2020, the Planning and Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Upon receipt of resolution, please execute and return to Planning and Development.