



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2189, **Version:** 1

Subject:

Jason A. and Christina N. Spina request a change of zoning classification from GU and AU to all AU. (20Z00026) (Tax Account 2314129) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

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

Summary Explanation and Background:

The applicant requests a change of zoning classification from AU and GU to all AU for the purpose of having the entire parcel consistent with the AU-zoned southern portion of the parcel and to build an accessory building larger than GU zoning permits. The parcel is two combined lots, Lot 10 and 11, Block 19, 4.76 total acres, located at 5035 Pine St. in Canaveral Groves. The AU portion of the parcel currently is developed with a 2,948 square-foot single-family residence along with residential and agricultural amenities.

When these lots were recorded in the Survey Book, GU zoning required a minimum lot width and depth of 150 feet and a minimum lot size of one acre. Both lots together meet the minimum lot size.

The GU classification allows single-family residences on five-acre lots with a minimum width and depth of 300 feet, and a minimum house size of 750 square feet. The AU zoning classification permits single-family residences and 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 classification permits all agricultural pursuits, including the packing, processing, and sales of commodities raised on the premises, as well as the raising/grazing of animals, fowl, beekeeping, and plant nurseries.

The subject property is consistent with the current Residential 1:2.5 Future Land Use designation.

The parcel abuts GU zoning along its northern, eastern, and southern boundaries. The abutting parcels are developed with single-family residences.

The parcel is not serviced by Brevard County sewer. The closest available sewer line is approximately 2.8 miles southerly of the subject property on the west side of Adams Road. The parcel is serviced by City of Cocoa

water.

The Board may wish to consider whether this request for AU zoning is consistent and compatible with the surrounding neighborhood which has AU and GU zoning. In addition, the Board may wish to consider potential impacts of agritourism on the surrounding properties.

The Board of County Commissioners will consider the request on **Thursday, December 3, 2020**, at **5:00 p.m.** at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Building C, 1st Floor, Viera, Florida.

Clerk to the Board Instructions:

None