



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 3161, **Version:** 1

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### **Subject:**

Joshua E. Motta and Virginia L. Rymer request a change of zoning classification from GU to AU. (21Z00017)  
(Tax Account 2314015) (District 1)

### **Fiscal Impact:**

None

### **Dept/Office:**

Planning & 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 applicant is seeking a change of zoning classification from GU (General Use) to AU (Agricultural Residential) for the purpose of developing a single-family residence and agricultural/residential accessory structures and uses, including raising and grazing of animals for commercial purposes. The applicants applied for a variance of 0.27-acre from the 2.5 acre minimum lot size required for the proposed AU zoning classification. On June 23, 2021, the Board of Adjustment unanimously approved the variance.

The surrounding area can be characterized as a mixture of low density single-family residential (SFR) and low density SFR with accessory agricultural uses. Most of these properties are developed with single-family residences, but some of them are also characterized by agricultural uses, such as horses, other farm animals, barns, or citrus, consistent with the proposed use of the subject site. The properties in the surrounding area mostly have similar lot dimensions and area as the subject parcel and are zoned either AU or GU.

The parcel is not serviced by Brevard County sewer. The closest available sewer is approximately 1.8 miles north of the subject property. 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 a mix of AU and GU zoning. In addition, the Board may wish to consider the potential impacts of agritourism.

On July 12, 2021, 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.