



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 3569, **Version:** 1

Subject:

Steven H. Long requests a change of zoning classification from GU to AU. (21Z00038) (Tax Account 2538150) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning & Development

Requested Action:

It is requested that the Planning & Zoning Board 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 to AU for the purpose of legitimizing an undersized substandard GU lot, which would allow the property owner to build a single-family home, a barn, and to keep farm animals. 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 minimum house size of 750 square feet. The AU classification also permits the raising/grazing of animals, fowl, and beekeeping

Developing the lot with a single-family structure and accessory agricultural uses is in keeping with the character of the neighborhood. This area to the west of I-95 is mostly vacant and has a rural character, with lots close to five acres in size at a minimum. AU and GU are the only zoning classifications present along Providence Road. Further to the north the density becomes greater, characterized by a mobile home park and an RV park zoned TR-3 and RVP respectively. To the south lies the city limits of Rockledge. All of the land within the city that is to the south of this property and to the west of I-95 is unimproved.

The Board may wish to consider whether the requested rezoning action is consistent and compatible with the surrounding area.

The Board of County Commissioners will consider the request on **Thursday, February 3, 2022**, beginning at **5:00 p.m.** The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

Clerk to the Board Instructions:

None