



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 3577, **Version:** 1

Subject:

Howard L. Gasman (Robert Gasman) requests a change of zoning classification from GU to AU. (21Z00045) (Tax Account 2402174) (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 requests to change the zoning classification from GU to AU in order to add agricultural pursuits to the property and to allow larger accessory buildings than the size limit allows in the GU zoning classification. The lot is currently developed with a residence and a 200 square-foot accessory structure. 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

The applicant had a variance request heard and approved by the Board of Adjustment on December 15, 2021. The variance reduced the required 2.5-acre minimum lot size in the AU zoning classification to 1.72-acres (a reduction of 0.78-acres in lot area).

The subject property is surrounded by GU-zoned properties; however, in the larger area the following additional zonings are identified: AU, AU(L) or RR-1 (Rural Residential). Lot sizes range from 1-acre to over 2.0-acres on average. Uses range from mostly single-family residential with limited agricultural activities; however, some lots are developed with horticultural uses or types of farm husbandry or other agricultural pursuits.

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