



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 3736, **Version:** 1

Subject:

Lance C. Boncek requests a change of zoning classification from GU to AU(L). (21Z00046) (Tax Account 2403955) (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) to AU(L) (Agricultural Residential, Low-Intensity).

Summary Explanation and Background:

The applicant requests to change the zoning classification from GU to AU(L) in order to construct an accessory building that would be exempted from size limitations, per Section 62-2100.5(g). The applicant is applying for a rezoning rather than applying for a variance to allow for a larger accessory structure. The property is developed with a 1,632 square-foot single-family home and two accessory buildings that the applicant plans to replace should the rezoning be approved.

A Variance to reduce the minimum lot size from 2.5 acres to the 1.42-acre minimum requirement in the proposed AU(L) zoning classification was approved by the Board of Adjustment on January 19, 2022.

The AU(L) zoning classification is a less intense classification than AU as it does not allow for commercial agricultural uses such as the packing processing, and sales of commodities raised on the premises, plant nurseries, or private camps.

The developed character of the surrounding area is a mixture single-family homes and vacant lots with zoning classifications of GU and AU. A majority of lots in the area are around one-acre in size. While GU is the original zoning of the area and is still the zoning on most of the lots in the neighborhood, there is a history of parcels being rezoned to AU or AU(L). This rezoning could be considered consistent with the character of the area. The closest AU parcel to the subject property is approximately 350 feet north on the south side of Caraway Street. This is the only parcel with AU zoning in a 500-ft. radius, and it does not have an agricultural exemption.

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

The Board of County Commissioners will consider the request on **Thursday, March 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