



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4175, **Version:** 1

Subject:

Robert F. Erario and Jeremy Sothea Sun request a change of zoning classification from BU-1 and AU to all AU. (22Z00008) (Tax Account 2001826) (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 BU-1 (General Retail Commercial) and AU (Agricultural Residential) to all AU.

Summary Explanation and Background:

The applicants are seeking a change of zoning classification from AU and BU-1 to all AU. BU-1 zoning occupies a one-acre portion of their 7.24-acre property along Highway 1. The applicant seeks to have AU across the entire parcel for agricultural purposes. The applicants would also like to have farm animals in the future (horses and goats). 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 living area of 750 square feet. The AU classification also permits the raising/grazing of animals and plants nurseries.

The most recent zoning request, 21Z00027, was approved by the Board on November 4, 2021 with a BDP (Binding Development Plan) requiring a 25-foot natural buffer along the property lines abutting residentially zoned properties. However, the applicants stated they could not meet the conditions of the BDP and withdrew the application on February 4, 2022.

In general, lots in the area fronting Highway 1 have a mix of residential and commercial zoning classifications, including AU, RRMH-1, BU-1, and SR. There is BU-1 zoning adjacent to Highway 1 directly south of the subject property. There is AU zoning directly across the highway to the east, approximately 388 feet to the south, and approximately 550 feet to the north on the same side of the road as the subject property. Within a 500 ft. buffer area, there are no AU zoned properties with an Agricultural Exemption through the Property Appraiser.

The Board may wish to consider whether the request is consistent and compatible with the surrounding area. The Board may also wish to consider the potential impacts of agritourism activities in the area.

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

Commission Room, Viera, Florida.

Clerk to the Board Instructions:

None