



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5820, **Version:** 1

Subject:

John Earl and Chelsea Dominique Bassford (David Bassford) request a change of zoning classification from BU-1-A to AU. (23Z00020) (Tax Account 2003014) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Planning & Zoning Board conduct a public hearing to consider a change of zoning classification from BU-1-A (Restricted Neighborhood Commercial) to AU (Agricultural Residential).

Summary Explanation and Background:

The applicant requests to rezone from BU-1-A to AU for the purpose of building a single-family residence. Although the BU-1-A classification permits single-family residential, for commercial uses in the RES 1 Future Land Use designation, it has to meet the criteria in Policy 2.11 to be considered a transitional use. The applicant has chosen to rezone the property due to the inability to obtain a loan for the construction of a single-family residence within a commercially zoned property. The subject parcel is 3.09 acres and is currently undeveloped.

The proposed 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 a minimum house size of 750 square feet. The AU classification permits the raising/grazing of animals and plant nurseries. Conditional uses in AU include hog farms, zoological parks, and land alteration.

The developed character of the surrounding area is low-density residential. Most parcels in the immediate area are one (1) acre or larger in size and developed with single-family homes. To the north is County Line Road, and then Volusia County border. To the south is a 4.54-acre parcel developed with a single-family residence zoned AU. To the east is a 9-acre parcel with a single-family residence zoned AU. To the west is U.S. Highway 1.

The Board may wish to consider if the request is consistent and compatible with the surrounding area.

The Board of County Commissioners will consider the request on **Thursday, July 13, 2023**, 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: