



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

9/20/2021

Subject:

Aaron-Michael A. and Penny M. Keegan (Steve DeFillips) request a CUP for a Private Boat Dock Accessory to an Adjacent Single-Family Residential Lot in an RU-1-13 Zoning Classification. (21PZ00038) (Tax Account 2953245) (District 3)

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 CUP (Conditional Use Permit) for a Private Boat Dock Accessory to an Adjacent Single-Family Residential Lot in an RU-1-13 (Single-Family Residential) zoning classification.

Summary Explanation and Background:

The applicants are seeking approval of a CUP (Conditional Use Permit) for a private residential boat dock in the RU-1-13 zoning classification for the purpose of legitimizing an existing boat dock on the parcel as an accessory use. Section 62-1943.3 allows a private boat dock to be considered adjacent if the lot is located within the same neighborhood.

A CUP for the existing dock was never obtained. The applicant also owns Lot 20, Block D, located in the same Crystal Lakes subdivision approximately 1/4 mile northeast of the subject waterfront lot. Both the dock parcel and parent parcel retain the RU-1-13 zoning classification.

The character of the area is a mix of existing single-family homes and parcels with existing docks. Of the 13 similar parcels on the south side of Ross Avenue, all but two have existing docks. There have been 10 approved CUP actions for private boat docks accessory to adjacent single-family residential lots within the Crystal Lakes subdivision.

The Board may wish to consider the compatibility of the proposed CUP with surrounding development, or additional conditions beyond those cited in Sections 62-1901 and 62-1906 in order to mitigate potential impacts to the abutting properties.

The Board may also wish to stipulate that the parcels be combined with a Joinder to prohibit the selling of the dock parcel separately from the principal residential parcel.

The Board of County Commissioners will consider the request on **Thursday, October 7, 2021**, at **5:00 p.m.** at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Building C, 1st Floor, Viera, Florida.

Clerk to the Board Instructions:

None