



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

H.3.

10/11/2021

Subject:

Scott Minnick requests a change of zoning classification from AU to SR. (21Z00026) (Tax Account 3023195) (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 AU (Agricultural Residential) to SR (Suburban Residential).

Summary Explanation and Background:

The applicant is seeking a change of zoning classification from AU (Agricultural Residential) to SR (Suburban Residential) for the purpose of legitimizing a substandard lot and constructing a single-family residence on the property. The SR zoning classification permits single family residences on minimum half-acre lots, with a minimum width of 100 feet and a depth of 150 feet, and a minimum house size of 1,300 square feet.

The subject property retains the NC (Neighborhood Commercial) Future Land Use designation, which can be considered with the proposed SR zoning classification.

Lot sizes vary in the surrounding area but, the majority are half an acre in size or greater. Many of the parcels with commercial zoning classifications on the west side of Highway 1 are occupied by single-family residential uses, including the two parcels to the south of the subject property. On the east side of Highway 1, parcels with commercial zoning contain a mix of single-family residences and commercial uses.

The request would be an introduction of SR zoning to the surrounding area. The applicant chose to apply for the SR zoning classification due to the minimum lot size being half an acre, while the minimum lot size for EU-2 is 9,000 square feet and the minimum lot size for RR-1 is 1 acre. There are seven parcels zoned EU-2 on the south side of Glenn Road that range in size from 0.59 acres to 1.18 acres.

The parcel is not serviced by Brevard County sewer. The closest sewer line to the parcel is approximately 1.25 miles to the south at the intersection of Highway 1 and Stanley Street. The parcel is adjacent to central water supplied by Brevard County.

The Board may wish to consider whether the request for SR zoning is consistent and compatible with the

surrounding area.

The Board of County Commissioners will consider the request on **Thursday, November 4, 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