



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 6495, **Version:** 1

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### **Subject:**

John L. Hearton requests a changes of zoning classification from EU to SEU. (23Z00077) (Tax Account 2633100) (District 4)

### **Fiscal Impact:**

None

### **Dept/Office:**

Planning and Development

### **Requested Action:**

It is requested that the Local Planning Agency conduct a public hearing to consider a change of zoning classification from EU (Estate Use) to SEU (Suburban Estate Residential).

### **Summary Explanation and Background:**

The applicant is requesting to rezone the property from EU (Estate Residential) to SEU (Suburban Residential Use) to have the zoning classification consistent and compatible with the Residential 1 (RES 1) Future Land Use Map designation. This will allow for future development of one single family residence. Currently, the existing EU zoning classification is not consistent with the RES 1 (FLUM) designation per #62-1255. Rezoning this property will correct this inconsistency.

The subject property is currently a vacant lot. It was originally platted as of 09/15/1881 as a 4 acre parcel. The parcel was divided to its' current configuration in 02/27/2015 and the lot is part of "JW Stewarts" lots 3 & 4 as described in ORB 7341 Pg 499. This lot split caused the lot to lose its' nonconforming status.

Additionally, the applicant applied for variance to Sec. 62-1337(4), to permit a 9% deviation for the lot width in a SEU zoning classification. The variance was approved on November 20, 2023 by the Board of Adjustment (BOA).

Staff analysis indicates the property is located within a residential area not a residential neighborhood. The closest parcel with SEU zoning is located approximately 2,065 feet to the north. The majority of sites within the subjects' immediate area are zoned EU to the north and RU-1-13 to the south.

The Board may wish to consider if the request is consistent and compatible with the surrounding area. The Board may also wish to consider the development, given the environmental constraints identified with the property.

## **Clerk to the Board Instructions:**