



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 1307, **Version:** 1

Subject:

Beatrice Akman (Corey Lancaster) requests a CUP for a Guesthouse in an RU-1-11 zoning classification. (19PZ00139) (Tax Account 2514604) (District 2)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a CUP (Conditional Use Permit) for a Guesthouse in an RU-1-11 zoning classification.

Summary Explanation and Background:

The applicant is seeking a CUP to build a 1,188 sq. ft guesthouse to be used for visiting family and not rented. The property is located at 1291 Newfound Harbor Drive, Merritt Island and is currently developed with a 4,250 square-foot single-family home with 3,549.7 sq. ft of living area on 0.96 acres. As the property is less than one acre, a CUP is required for a guesthouse, per Section 62-1932(b). The proposed guesthouse is not allowed to have a kitchen, and may not be used for rental purposes.

At 0.96 acres, four detached accessory structures are permitted on the property, each not exceeding 600 square feet or 50% of the living area of the principal structure, whichever is greater. All detached accessory structures shall not exceed the floor area of the principal structure. Per the proposed plan, the guesthouse will be 1,188 square feet and will meet the accessory structure size requirements.

The developed character of the surrounding area are single-family residential residences with a Residential 4 and Residential 6 (across Newfound Harbor Rd.) Future Land Use designation and RU-1-11 zoning.

The existing house is not connected to sewer; however, Brevard County sewer is located along the east side of Newfound Harbor Drive directly in front of the parcel.

The Board may wish to consider whether the use of a guesthouse is compatible with the abutting lots and surrounding single-family residences. There are no other guesthouses within a half-mile of the subject property. The Board may wish to consider that the guesthouse be connected to Brevard County sewer and not be on septic. In addition, the Board may wish to consider additional conditions beyond those cited in Sections 62-1901 and 62-1932 in order to mitigate potential impacts to the community.

This item was tabled from the January 13, 2020, Planning and Zoning meeting, and the February 6, 2020, Commission meeting due to the applicant's failure to appear.

On February 10, 2020, the Planning and Zoning Board heard the request and recommended approval by a 6:3 vote, with the condition that the applicant connect both the principal structure and the guesthouse to sewer, if available.

Clerk to the Board Instructions:

Once resolution is received, please execute and return to Planning and Development.