



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 1746, **Version:** 1

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### **Subject:**

Matthew Wilson and Erin Leray Coris request a change of zoning classification from AU to EU. (20PZ00042) (Tax Account 2511208) (District 4)

### **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 change of classification from AU (Agricultural Residential) to EU (Estate Use Residential).

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

The applicants are seeking a change of zoning classification from AU (Agricultural Residential) to EU (Estate Use Residential) for the purpose of legitimizing a parcel that does not meet the minimum lot area requirement. The property is 1.20 acres, located on the north side of McIver Lane, Rockledge.

The subject parcel was split into its current configuration by a previous owner. When the subject parcel was created, AU required a minimum width and depth of 125 feet, and a minimum lot size of 1 acre. In 1975, AU went to a minimum lot width and depth of 150- feet, and a minimum lot size of 2.5 acres. The current owners propose to replace the existing single-family home with a new home. The proposed EU zoning classification requires a minimum width and depth of 100 feet, and a minimum lot size of 15,000 square feet.

The developed character of the area is single-family residential, consisting of AU, EU, and RU-1-13 (Single-Family Residential) zoning classifications. The parcel is serviced by City of Cocoa water, and not serviced by Brevard County sewer. The closest available Brevard County sewer line is approximately 1.75 miles south of McIver Lane, located along the east side of U.S. Highway 1. The parcel is within the Indian River Lagoon Septic overly and may require an advanced septic system.

The Board may wish to consider whether the request is consistent and compatible with the abutting RU-1-13 parcels to the north and the surrounding EU parcels.

On June 15, 2020, the Planning and Zoning Board heard the request and unanimously recommended approval.

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

Upon receipt of resolution, please execute and return to Planning and Development.