



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 1748, **Version:** 1

Subject:

Bud and Mary Carol Crisafulli request a change of zoning classification from GU to SEU. (20PZ00017) (Tax Account 2316832) (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 change of zoning classification from GU (General Use) to SEU (Suburban Estate Use Residential).

Summary Explanation and Background:

The applicants are seeking a change of zoning classification from GU (General Use) to SEU (Suburban Estate Use Residential) on the north 485 feet of their parcel for the purpose of bringing the parcel into conformity with the surrounding area and for future single-family development. The remainder of the parcel to the south is zoned SR (Suburban Residential) and is developed with a single-family home that is the applicants' homestead. The SEU zoning classification permits residential uses on lots of a minimum of one acre, having a width of 125 feet, a depth of 200 feet, and a minimum living area of 2,000 square feet.

The developed character of the area is single-family residential. The subject parcel and the surrounding area along Country Lane have a Future Land Use designation of Residential 1, which is not compatible with the EU and SR zonings, but is compatible with the proposed SEU zoning classification.

The parcel is not serviced by Brevard County sewer. The closest available Brevard County sewer line is located directly across North Courtenay Parkway along the west side of North Courtenay Parkway. The parcel is not serviced by City of Cocoa water; however, the surrounding parcels are all serviced by City of Cocoa.

The Board may wish to consider whether the request is consistent and compatible with the surrounding single-family residences along Country Lane and Kings Way.

On June 11, 2020, the North Merritt Island Dependent Special District Board heard the request and unanimously recommended approval. 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.