



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 1741, **Version:** 1

Subject:

James and Mary Murray (Dan Quattrocchi) request a change of zoning classification from AU to EU. (20PZ00015) (Tax Account 2511451) (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 AU (Agricultural Residential) to EU (Estate Use Residential).

Summary Explanation and Background:

The applicant is seeking a change of zoning classification from AU to EU for the purpose of legitimizing a parcel that does not meet the minimum lot size requirement. The property is 0.57 acres, located at 3720 South Tropical Trail, Merritt Island.

The subject parcel was part of the larger parcel to the east and south which was rezoned from EU to AU in September 1959. The parcel was split into its current configuration in June 1964 by a previous owner. The parcel is inadequate to the AU lot width and lot size requirements at the time it was subdivided. The applicant purchased the parcel in November 1997 and combined it with their abutting 2.05-acre parcel to the north. In November 2019, the applicant sold the north 2.05-acre portion and retained the subject parcel.

The applicant also applied for a variance (20PZ00014), to legitimize the north 10-foot setback requirement for an accessory structure in EU for the existing detached garage and to legitimize the existing single-family house, built in 1961, to meet EU's 2,000 square-foot minimum living area requirement. The variance was approved by the Board of Adjustment on March 25, 2020.

The developed character of the surrounding area along South Tropical Trail is EU and developed with single-family house except the undeveloped abutting parcel to the east and south which is zoned AU. The parcel and the surrounding area along South Tropical Trail have a Future Land Use designation of Residential 3 Directive, which is compatible with the AU and proposed EU zoning classifications.

The parcel is not serviced by Brevard County sewer. The closest available Brevard County sewer line is approximately 2.98 miles north, along the west side of South Tropical Trail. The property lies within the Indian River Lagoon Septic overlay.

The Board may wish to consider whether the request is consistent and compatible with the abutting AU parcel and the surrounding EU zoning classifications.

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.