



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2122, **Version:** 1

Subject:

Carmen Fanczi (Michael Maguire) requests a change of zoning classification from AU to EU. (20Z00013) (Tax Account 2511450) (District 2)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that 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 requesting a change of zoning classification from AU to EU for the purpose of creating an 11-unit subdivision on 6.33 acres located on the southwest corner of Curry Dell Lane and S. Courtenay Parkway.

The subject parcel is a remnant undeveloped AU parcel surrounded by AU, EU and SEU (Suburban Estate Residential Use) zoning classifications. The abutting developed parcel to the west is also zoned AU. Most of the subject property lies between S. Tropical Trail and S. Courtenay Parkway. This portion of the property is proposed to be split into two segments. The portion accessed by S. Tropical Trail will be developed as a 1.0+ acre flag lot. The portion accessing S. Courtenay Parkway is proposed to be developed as multiple EU zoned lots. There is also a portion lying east of S. Courtenay Parkway extending to the Banana River which contains an estimated 1.24 acres.

The developed character of the surrounding area is residential. The abutting parcels to the north are zoned EU. The abutting parcel to the east is also part of this application request. The abutting parcels to the south are EU except for that portion lying east of S. Courtenay Parkway which is zoned SEU. The abutting developed parcel to the west is zoned AU.

This area is within the Indian River Lagoon Nitrogen Reduction Overlay and if not connected to sewer facilities will need to utilize alternative septic systems designed to provide at least 65% total nitrogen reduction through multi-stage treatment processes.

During the Planning and Zoning meeting, the applicant acknowledged that since Curry Dell Road is private, they cannot utilize it for access. They will need to ensure the proposed lots have adequate access during the subdivision phase and access may limit their lot yield.

The Board may wish to consider whether the request is consistent and compatible with the surrounding area.

The Planning and Zoning Board heard the request on September 14, 2020, and recommended approval by a 6:1 vote.

Clerk to the Board Instructions:

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