



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2192, **Version:** 1

Subject:

Donald Minnick requests a change of zoning classification from AU and EU-2 with a BDP, to all EU-2 and removal of BDP. (20Z00028) (Tax Account 2112241) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Planning and Zoning Board conduct a public hearing to consider a change of zoning classification from AU (Agricultural Residential) and EU-2 (Estate Use Residential) with a BDP (Binding Development Plan), to all EU-2 and removal of the BDP.

Summary Explanation and Background:

The applicant is requesting a change of zoning classification from AU and EU-2 with a BDP to all EU-2 with removal of the BDP for the purpose of building a single-family residence. This request may be considered to be consistent with the Residential 15 Future Land Use.

The parcel's split zoning fails to incorporate sufficient land area under either zoning classification to meet the required minimum lot area, lot width or lot depth of either zoning classification. To correct this issue, the applicant has opted to expand the EU-2 zoning to cover the entire lot. As the current BDP contains parameters not applicable to this lot, the applicant is also requesting to remove the BDP from this property. The BDP covered an area which later became the Eagle Pointe Subdivision recorded in Plat Book 52 Page 37.

The developed character of the surrounding area is a mix of single family detached dwellings under the EU-2, RU-1-11 and RU-1-13 zoning classifications, townhouses under the PUD zoning designation and a condominium developed under the RU-2-30 zoning designation. The proposed removal of the BDP conditions from this parcel will have no impact upon those areas retaining the BDP. Site specific conditions of the BDP affected other portions of the Eagle Pointe development outside of this lot. The recorded Plat identifies the subject property as a separate lot.

The Board may wish to consider whether the request is consistent and compatible with the surrounding neighborhood given that the EU-2 zoning classification offers a minimum living area of 1,500 square feet.

The Board of County Commissioners will consider the request on **Thursday, December 3, 2020, at 5:00 p.m.** at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Building C, 1st Floor, Viera, Florida.

Clerk to the Board Instructions:

None