



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2671, **Version:** 1

Subject:

SDLD, LLC (Scott Demasso) requests a change of zoning classification from AU to EU. (21Z00001) (Tax Accounts 2501421 and 2501422) (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 request for 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 (Agricultural Residential) to EU (Estate Use Residential) on two lots totaling 0.99 acres. The lots do not meet the minimum lot size for the AU zoning classification. The applicant submitted building permit applications for each lot, but the permits cannot be approved until rezoning. The proposed EU zoning classification may be considered to be consistent with the current Residential 15 Future Land Use, and permits detached single-family residential land uses on minimum 15,000 square-foot lots, with a minimum width and depth of 100 feet, and a minimum living area of 2,000 square feet.

In addition to rezoning, the applicant must show how the lots satisfy the access requirements in Sec. 62-102 to obtain a building permit. The lots are located adjacent to a 30-foot wide easement that extends from the riverfront parcel to the west, also owned by the applicant, out to South Tropical Trail. The existing homes along the easement obtained building permits before the effective date of this ordinance.

The Board may wish to consider whether this request for EU is consistent and compatible with the surrounding area, given the surrounding lots are zoned AU and RU-1-13.

On March 8, 2021, the Planning and Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Once the resolution is received, please execute and return to Planning and Development.