



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2765, **Version:** 1

Subject:

John & Terri Kroboth, and John Bradley Kroboth request a CUP for a Private Boat Dock Adjacent to a Single-Family Residence in an RU-1-13 zoning classification. (21PZ00004) (Tax Account 2953088) (District 3)

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 CUP (Conditional Use Permit) for a Private Boat Dock Adjacent to a Single-Family Residence in an RU-1-13 (Single-Family Residential zoning classification).

Summary Explanation and Background:

The applicants are requesting approval of a Conditional Use Permit (CUP) for a private residential boat dock in the RU-1-13 zoning classification for the purpose of legitimizing an existing boat dock on the parcel as an accessory use. Sec. 1943.3 allows a private boat dock to be considered adjacent if, any lot is within the same neighborhood.

A CUP for the existing dock was never applied for by the previous owners. The applicants also own Lot 1, Block D, located in the same Crystal Lakes subdivision approximately 1,495 feet northeast of the subject waterfront lot and both parcels retain the RU-1-13 zoning classification.

The character of the area is a mix of existing single-family homes and parcels with existing docks. Of the 13 similar parcels on the south side of Ross Avenue, all but two have existing docks. There have been nine approved CUP actions for private boat docks accessory to adjacent single-family residential lots in the immediate area of the Crystal Lakes subdivision.

The Board may wish to consider the compatibility of the proposed CUP with surrounding development. The Board may also wish to consider additional conditions beyond those cited in Sections 62-1901 and 62-1906 in order to mitigate potential impacts to the abutting properties.

On April 5, 2021, the Planning and Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

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