



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 3580, **Version:** 1

Subject:

Edic and Ashley Moreno request a change of zoning classification from GU to RR-1. (21Z00041) (Tax Account 2423907) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning & Development

Requested Action:

It is requested that the Planning & Zoning Board conduct a public hearing to consider a change of zoning classification from GU (General Use) to RR-1 (Rural Residential)

Summary Explanation and Background:

The applicant requests to change the zoning classification from GU (General Use) to RR-1 (Rural Residential) in order to develop the property with a residence. The lot is currently undeveloped and does not abut a county-maintained road (a requirement of Section 62-102 in order to obtain a building permit). According to Section 62-102, development rights for single-family building permit use can be accommodated by an Administrative Approval of an exclusive access easement. Such easement does not allow other uses such as agricultural or commercial development. It is only for a single family residence.

The developed character of the surrounding area along Sue Drive is a mixture of single-family homes and duplexes developed within the RU-2-10 (Medium-Density Multi-Family Residential) zoning classification. At the eastern end of Sue Drive adjacent to Clearlake Road are multiple parcels commercially developed under the BU-2 (Retail, Warehousing, and Wholesale Commercial) zoning classification. To the west of this lot (within 1,000 feet) are existing AU and RR-1-zoned parcels.

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

The Board of County Commissioners will consider the request on **Thursday, February 3, 2022**, beginning at **5:00 p.m.** The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

Clerk to the Board Instructions:

None