



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 4754, **Version:** 1

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### **Subject:**

Evan Bales and Kelsey Godfrey (Charlene Morgan) request a CUP for a Guesthouse in an RU-1-11 zoning classification. (22Z00024) (Tax Account 2522454) (District 2)

### **Fiscal Impact:**

None

### **Dept/Office:**

Planning & Development

### **Requested Action:**

It is requested that the Planning & Zoning Board conduct a public hearing to consider a CUP (Conditional Use Permit) for a Guesthouse in an RU-1-11 (Single-Family Residential) zoning classification.

### **Summary Explanation and Background:**

The property owner is seeking a CUP to allow a guesthouse in the RU-1-11 zoning classification, per Section 62-1932. The lot currently contains a single-family home and one accessory building.

The applicants included a dimensional sketch plan in their CUP application showing the proposed location and size of the structure. The dimensional sketch plan has not been reviewed for compliance with other County departments.

The developed character of the surrounding area consists of lots less than 1-acre in size zoned RU-1-11 developed with single-family homes. A CUP for guesthouse was approved on a 0.96 acre parcel located approximately a quarter-mile southwest of the subject property on the west side of Newfound Harbor Drive.

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

The Board of County Commissioners will consider the request on **Thursday, August 4, 2022**, beginning at **5:00 p.m.** The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Commission Room, Viera, Florida.

### **Clerk to the Board Instructions:**

None