



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5809, **Version:** 1

Subject:

Samir and Ilham Itani Revocable Living Trust requests a change of zoning classification from AU to EU-2. (23Z00031) (Tax Account 2101052) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Planning & Zoning Board conduct a public hearing to consider a change of zoning classification from AU (Agricultural Residential) to EU-2 (Estate Use Residential).

Summary Explanation and Background:

The applicant is requesting to change the zoning classification from AU to EU-2 on an 11.13-acre lot to develop a 24-lot subdivision. The subject parcel is currently developed with an 864 square-foot shed. The proposed EU-2 zoning classification requires a minimum lot size of 9,000 square feet, with a minimum lot width of 90 feet and depth of 100 feet, and a minimum living area of 1,500 square feet.

The developed character of the surrounding area is agricultural residential to the west and suburban estate residential use to the east on lots one acre or larger in size along Ford Road. To the east of the subject property is a residential neighborhood (Sherwood Estates) with lots approximately one-quarter acre to one-half acre in size.

While the predominant zoning classification to the east of the subject property is EU-2, this request can be considered an introduction of EU-2 along Ford Road. This request may also be considered compatible with the surrounding area, recognizing existing development trends.

The Board may wish to consider if the request is consistent and compatible with the surrounding area.

The Board of County Commissioners will consider the request on **Thursday, July 13, 2023**, 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: