



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4839, **Version:** 1

Subject:

DeRosa Holdings, LLC (Kim Rezanka) requests an amendment to an existing BDP in an RU-2-12 zoning classification. (22Z00022) (Tax Account 2534267) (District 2)

Fiscal Impact:

None

Dept/Office:

Planning & Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider an amendment to an existing BDP (Binding Development Plan) in an RU-2-12 (Medium Density Multi-Family) zoning classification.

Summary Explanation and Background:

The applicant requests to amend the existing BDP to change the restriction of single-ownership of the 0.24 acre subject property. The existing BDP, approved on April 21, 2022, as submitted by the applicant, allows for the development of two detached residential units for residency or rental, and stipulates that the property shall remain under one ownership. The proposed BDP amendment adds this language as follows: *The property shall remain under one ownership, unless platted or developed as a condominium.*

The existing BDP replaced a prior BDP that was approved as part of zoning action Z-11033 in February 2005. The prior BDP, of which the 0.24 acre subject property represented only a fraction of the overall BDP area, allowed for the development of a 13-unit luxury townhouse project on 1.41 acres.

The character of the area is multi-family residential with supportive commercial establishments. While the subject property is immediately adjacent to undeveloped lots, commercial uses in the surrounding area include a self-storage mini-warehousing and a religious facility to the north. The property to the west is developed as multi-family, and to the east is undeveloped land zoned GML, owned by Brevard County.

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

On July 18, 2022, the Planning and Zoning Board heard the request and unanimously recommended approval with an amended BDP limiting development of the property as two (2) detached residential units for residency and/or rental, and that the property shall remain under one ownership, unless platted or developed as a condominium.

Clerk to the Board Instructions:

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