



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5467, **Version:** 1

Subject:

Edita Realty requests a change of zoning classification from BU-1 to RU-2-10. (22Z00049) (Tax Accounts 2302548 & 2302549) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning & Development

Requested Action:

It is requested that the Port St. John Dependent Special District Board conduct a public hearing to consider a change of zoning classification from BU-1 (General Retail Commercial) to RU-2-10 (Medium Density Multi-Family Residential).

Summary Explanation and Background:

The applicant is requesting to change the zoning of two properties from BU-1 to RU-2-10. The request is to develop two duplexes, one on each parcel. The RU-2-10 zoning classification allows for apartments; however, the applicant is proposing duplexes which could acts as a transition from the more intense commercial now under construction to the north and west, and the single-family residential to the south and east. The proposed RU-2-10 zoning permits multi-family uses, single-family residences, duplexes, resort dwellings, and foster homes, at a density of up to 10-units per acre on 7,500 square-foot lots.

The developed character of the surrounding area is a mixture of commercial, single-family and multi-family residential zoning classifications developed with retail, single-family and multi-family uses. The closest multi-family zoning is to the east across North U.S. 1, approximately 380-feet from the subject parcels. The subject property would be the only parcel with RU-2-10 zoning, west of N. US 1. There is a comparable zoning across N. U.S. 1 zoned RU-2-15 (12) that allows density of up to 12-units per acre on 7,500 square-foot lots.

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

The Planning & Zoning Board will hear the request on **Monday, February 13, 2023**, beginning at **3:00 p.m.** The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Commission Room, Viera, Florida.

The Board of County Commissioners will hear the request on **Thursday, March 2, 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: