



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 5546, **Version:** 1

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### **Subject:**

Edita Realty (James McKnight) 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 Board of County Commissioners 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 act 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.

On February 8, 2023, the Port St. John Dependent Special District Board heard the request and unanimously approved the requested RU-2-10 zoning classification, and further recommended the applicant amend the request to the RU-1-7 (Single-Family Residential) zoning classification.

On February 13, 2023, the Planning & Zoning Board heard the request and unanimously recommended approval of the requested RU-2-10 zoning classification.

**Clerk to the Board Instructions:**

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