

Mina St, LLC Rezoning

Brevard County Planning and Zoning Commission

June 12, 2023

This Property is and has been a Duplex

1963 Variance Application 60 demonstrates that this property was built as a duplex and has been for almost 60 years.

File No. 60

May 24, 1963.

BE IT RESOLVED by the Brevard County Board of Adjustment in special meeting this twenty fourth day of May, 1963, having fully considered in public hearing, the case of MRS. REGINA McKEEVER, wherein is requested:

(1) a variance of 12.5 ft. minimum frontage on Lot 20;

(2) a variance of 15 ft. minimum frontage on Lot 21;

(3) a variance on the minimum lot area of Lot 21

on Lots 20 & 21, Krajic S/D as recorded in PB 10 page 17, Section 13 Township 27 Range 37, now,

THHEREFORE, since the intended duplex use is an upgrading of the present RM-3 (Multiple Family Residence) zone classification, it is the decision of the Board that the request of MRS. REGINA McKEEVER be granted, and it is, and the Zoning Director of the County is hereby authorized to issue the necessary Building Permit and subsequently the Certificate of Occupancy.

Brevard County Board of Adjustment

Brevard County, Fla.


by - John McLaughlin
Vice Chairman

Board Members in Attendance:

John McLaughlin; Joe Tangus; Frank Barnes; Ray Winstead

On motion by Ray Winstead, seconded by Joe Tangus, the motion passed unanimously.

Previous Owners Tax Application Shows Duplex in 2006

 **JIM FORD, CFA**
Brevard County Property Appraiser
"OWNER REQUEST FORM"

MM 1 2 2000
A/C Keyed
Hex OK
Hex

ADDRESS CHANGE: FILL OUT SECTIONS A, C, D (if applicable) & E
PROPERTY SPLIT OR COMBINATION: FILL OUT SECTIONS A, B & D (if applicable) & E

A Parcel I.D.(s)/Account Number(s)

27-37-13-76-20	# 2716147

B

1. PERMANENTLY DIVIDED FOR _____ (YEAR) please attach copy of survey, sketch or legal description.
2. PERMANENTLY COMBINED FOR _____ (YEAR) If Homesteaded property please fill out "Box D", IF CONDOMINIUM, COMBINE WILL BE FOR ASSESSMENT LIMITATION (SOH CAP) ONLY.

NOTE: A property split for taxation purposes does not imply suitability for parcel development. Please contact the appropriate land development or planning and zoning department of your jurisdiction for questions concerning property development.

C CHANGE MAILING ADDRESS TO:
*Fill out box "D" below if homestead property

Robert M. McMillion
29 South Court
Indian Lake, FL 32903

D *HOMESTEAD PROPERTY. You are hereby requested to make the above change in the mailing address, and/or the combination division of land on my/our homestead property. This homestead property is still my/our legal and permanent residence. The mailing address for the homestead property is being changed because:
This is our property & it is also a Duplex
the property with Hex is 29 South Ct.

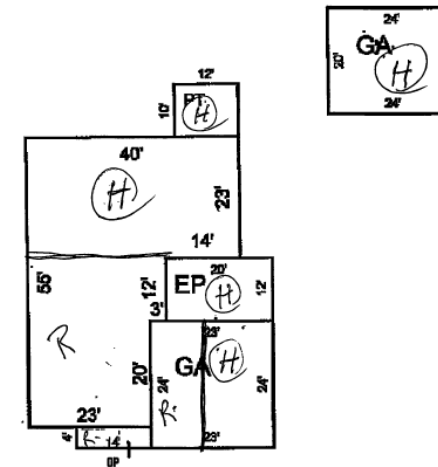
In the event my/our homestead status is changed in any way, I/we will immediately notify the Brevard County Property Appraiser's office in writing.

NOTICE: 196.131(2), Florida Statutes, provides that any person who knowingly gives false information for the purpose of claiming homestead exemption shall be guilty of a misdemeanor of the first degree, punishable by a term imprisonment not exceeding 1 year or a fine not exceeding \$5,000 or both.

Signed this 3 day of May, 2006
(Month) (Year)

Robert M. McMillion

PI a indicate homestead vs. non-homestead/rental use.
ID: 2716147



I/We do hereby swear that the representations provided herein are true and based on my/our personal knowledge.

Signed this 5 day of 3, 2006

Robert M. McMillion
(Owner 1 Signature)

(Owner 2 Signature)

ROBERT M. McMILLION
(Print Name of Owner 1)

(Print Name of Owner 2)

Daytime Telephone Number: 321-723-9353

Daytime Telephone Number: _____

S. 837.06 - False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes

8/9/06 BN

However, a mass rezoning in 1973 made it a non-conforming use as it changed the entire area to Single Family
- Ordinance 73-13

Current zoning allows, and disallows a duplex

Sec. 62-1340. - Single-family residential, RU-1-13 and RU-1-11.



The RU-1-13 and RU-1-11 single-family residential zoning classifications encompass lands devoted to single-family residential development of spacious character, together with such accessory uses as may be necessary or are normally compatible with residential surroundings.

(1) *Permitted uses.*

a. Permitted uses are as follows:

One single-family residential detached dwelling.

Parks and public recreational facilities.

Private golf courses.

Foster homes.

Sewer lift stations.

b. Permitted uses with conditions are as follows (see division 5, subdivision II, of this article):

Group homes, level I, subject to the requirements set forth in [section 62-1835.9](#).

Power substations, telephone exchanges and transmission facilities.

Preexisting use.

Private parks and playgrounds.

Resort dwellings.

Temporary living quarters during construction of a residence.

Proposed Zoning

Sec. 62-1372. - Medium-density multiple-family residential, RU-2-10, RU-2-12 and RU-2-15.



The RU-2-10, RU-2-12 and RU-2-15 medium-density multiple-family residential zoning classifications encompass lands devoted to medium-density multifamily residential purposes, together with such accessory uses as may be necessary or are normally compatible with residential surroundings.

(1) *Permitted uses.*

a. Permitted uses are as follows:

Multifamily dwellings.

Duplexes.

Resort dwellings.

Single-family attached dwellings, in accordance with the development standards in the single-family attached residential zoning classifications.

Single family dwellings up to the allowable density limitation of the zoning classification. For the purposes of setback and spacing requirements, such single family dwellings shall be considered principal buildings. Additional multiple-family dwellings are permitted on the parcel if all units comply with the density limits.

Parks and public recreational facilities.

Private golf courses.

Foster homes.

Sewer lift stations.

b. Permitted uses with conditions are as follows (see division 5, subdivision II, of this article):

Group homes, levels I and II, subject to the requirements set forth in-section [62-1835.9](#).

Preexisting use.

Private parks and playgrounds.

Temporary living quarters during construction of a residence.

Consistency

- AS shown in the staff report, this is consistent with the comprehensive plan
- It is also compatible as this property has been there as it is for 60 years

Other end of South and North Court has Multifamily Zoning

Brevard County GIS Open Data Hub
Nathan
Sign In

Zoning and Future Land Use Web App

✓ Authoritative

Private Member
 Brevard County, Board of County Commissioners

Summary

Zoning and Future Land Use Interactive Map

[View Full Details](#)

Details

- Application**
Web Mapping Application
- February 8, 2023**
Date Updated
- February 15, 2017**
Published Date
- Public**
Anyone can see this content
- No License Provided**
Request permission to use

No Redevelopment; Property is Staying the Same – Long Term Leased

Non-Managed Residential Lease

THIS LEASE AGREEMENT between , hereinafter “Landlord/Manager” Nash Cole, and
Micheal M [REDACTED], hereinafter “Tenant(s)”.

Landlord/Manager leases to the Tenant and the Tenant rents from the Landlord/Manager a residential dwelling located at 29 SOUTH CT INDIALANTIC FL 32903, hereinafter “Premises”. Witnessed that in consideration of rental below specified and then covenants and terms herein stipulated the parties agree to the following:

1. **TERM.** Rental of the Premises for a ⁵~~12~~ month term beginning on the 1st day of January, 20 23 and ending on the 31st day of May, 20 23 at midnight.