

**Ritchie, George C**

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**From:** Martin, Peter  
**Sent:** Monday, May 20, 2019 12:02 PM  
**To:** Sterk, Erin; Ramos, Tania  
**Cc:** Ritchie, George C  
**Subject:** RE: Account #: 2716177  
**Attachments:** Sec.\_62\_1372.\_\_Medium\_density\_multiple\_family\_residential\_\_RU\_2\_10\_\_RU\_2\_12\_and\_RU\_2\_15..pdf; Sec.\_62\_1343.\_\_Single\_family\_attached\_residential\_\_RA\_2\_4\_\_RA\_2\_6\_\_RA\_2\_8\_and\_RA\_2\_10..pdf

Tania,

He wants to plat this project as two separate single-family attached units, so they can be sold as separate units. It is a case of the property owner seeking platting to develop to RA-2-10 standards in RU-2-12 zoning. Single-Family attached units are required to plat per Section 62-1343 (7) (b) of the Zoning Regulations. Please also see Section 62-1343 (7) (a) requiring site planning. The duplex may be exempt from site plan review, but it seems that platting would be still be required by Section 62-1343 (7) (b) in order to have each half of the duplex under separate ownership.

Erin,

I'm thinking we need to let the potential applicant know that they'll be required to hook to central sewer to have RU-2-12 zoning, since it is as dense or denser than 4 units per acre, as required by the comp plan Policy 1.2 C. Technically, services don't have to be provided until building permit, but what is the sense of rezoning if they will not be able to afford to hookup to central sewer and, therefore, be denied a building permit?

*Peter J. Martin*

Peter J. "Pete" Martin, AICP  
Board of County Commissioners  
Planning & Development Department  
Planning & Zoning Division  
2725 Judge Fran Jamieson Way  
Building A-114  
Viera, Florida 32940  
321-633-2070 X52215

This office can only provide zoning and comprehensive plan information. You may wish to contact other County agencies to fully determine the development potential of this property. This letter does not establish a right to develop or redevelop the property and does not constitute a waiver to any other applicable land development regulations. At the time of development, this property will be subject to all such regulations. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

**From:** Ramos, Tania  
**Sent:** Monday, May 20, 2019 11:20 AM  
**To:** Martin, Peter <Peter.Martin@brevardfl.gov>; Sterk, Erin <Erin.Sterk@brevardfl.gov>  
**Cc:** Ritchie, George C <George.Ritchie@brevardfl.gov>  
**Subject:** RE: Account #: 2716177

Peter,

A duplex is exempt from site plan review. This would go straight to building permit.

**Tania Ramos**

**Planner II**

Brevard County Planning & Development

Land Development

Office (321) 633-2072 x 56309

Email [tania.ramos@brevardfl.gov](mailto:tania.ramos@brevardfl.gov)

**From:** Martin, Peter

**Sent:** Monday, May 20, 2019 10:49 AM

**To:** Sterk, Erin

**Cc:** Ritchie, George C; Ramos, Tania

**Subject:** FW: Account #: 2716177

Erin,

The subject property is designated RES 15 and retains a Zoning classification of RU-1-7. It has two underlying lots. The original zoning was RU-1. Mr. Doci wants to build a duplex which requires RU-2-12. There is no central sewer available. The question is whether it can be rezoned to RU-2-12 since the FLU is already RES 15 or would the applicant have to provide hookup to central sewer to get the rezoning. It seems like the hookup to central sewer would have to be promised and/or provided at platting. It would certainly have to be provided at building permit stage. This is probably something we want to have a P,Z & LD meeting to discuss. Timing of concurrency in various circumstances.

*Peter J. Martin*

Peter J. "Pete" Martin, AICP

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**From:** Martin, Peter

**Sent:** Monday, May 20, 2019 10:27 AM

**To:** [andidoci24@gmail.com](mailto:andidoci24@gmail.com)

**Cc:** Ramos, Tania <[Tania.Ramos@brevardfl.gov](mailto:Tania.Ramos@brevardfl.gov)>

**Subject:** Account #: 2716177

Mr. Andi Doci:

As promised, attached is a map of the subject property depicting the Zoning as Single-Family Residential (RU-1-7) and the Future Land Use (FLU) of Residential 15 (RES 15). Single-Family attached is a permitted housing type in both Single-Family Residential Attached (RA-2-10) and Medium Density Multiple Family Residential (RU-2-12), but only RU-2-12 provides enough density for two (2) units on a 0.18 acre lot.

Also attached are the application materials you requested to change the Zoning classification from RU-1-7 to RU-2-12. As stated, this request must be heard by The Planning & Zoning Board at an advertised public hearing and the final decision is made by the Board of County Commissioners (BOCC) at second advertised public hearing. Whether the request is approved or denied, the fee is the same and no refund will be issued for denied applications. **I can go over the application and necessary materials outlined on page two of the application over the phone. You will need to make an appointment with me to submit the application in person at our offices (see address in signature box).**

The application is the .PDF document with title beginning: “application-for-zoning-action...” A rezoning is heard in two public hearings, one before the Planning & Zoning Board, a recommending body, and the other by the Board of County Commissioners that makes the final decision.

Page 1 of the application is a general application that is used for all types of zoning actions. Please check the box that addresses your application type. If you are doing a Rezoning without a Conditional Use Permit, for example, then check the box next to “REZONING (Without CUP) (RWOC).”

Page 2 of the application is a table with footnotes that together indicate what documents you need to include as part of your application based on the type of zoning action you are requesting. Find the name of the zoning action you are requesting in the left column, “Zoning request” and follow the row to the right of that action to find boxes with an “X” that indicate which items listed above need to be included as part of the application, as further clarified by the associated footnotes. In this way, **the table and the footnotes indicate what you actually need to submit, so please read all footnotes.**

The fee sheet (Fees) and Zoning Information Worksheet are completed by a planner on our staff. The base fee for rezoning to multiple family is \$960.00, the unit fee for 2 dwelling units is  $2 \times \$24.00 = \$48.00$ , and the Natural Resources Management (NRM) fee is \$300.00, resulting in a total of \$1,308.00 in application fees to request a rezoning from RU-1-7 to RU-2-12. The Property Appraisers Map is also completed by the planner processing your application. The applications and some other forms need to be notarized. We have notaries on site that can notarize signatures of signers present in our office at time of signing.

Applications must be submitted in person by appointment. Please contact me if you have any questions and e-mail me to set an appointment to submit the application.

Please contact me if I can be of further assistance at any point during this process, including providing information to complete the application. **As soon as your application materials are complete, contact me to schedule an appointment to submit your application in person.**

If you want to be able to sell each side of the duplex as a separate fee simple single-family attached unit, the RU-2-12 zoning will need to be in place first, you’ll have to comply with the design standards of RA-2-10 per the RU-2-12 regulations (Section 62-1372) and then you can apply for a minor subdivision review to have each unit platted as a separate lot. Address questions regarding the subdivision/platting process to Tania Ramos in our Land Development Section at 321-633-2070 X56309.

Kind Regards,

*Peter J. Martin*

Peter J. “Pete” Martin, AICP

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