



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6867, **Version:** 2

Subject:

Walter Chlewicki requests a change of zoning classification from RU-1-13 to RU-2-4 with a BDP. (24Z00020)
(Tax Account 2624912) (District 4)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Planning and Zoning Board conduct a public hearing to consider a change of zoning classification from RU-1-13 (Single-Family Residential) to RU-2-4 (Low-Density Multiple-Family Residential) with a BDP (Binding Development Plan).

Summary Explanation and Background:

The applicant is requesting to change the zoning classification from RU-1-13 (Single-Family Residential) to RU-2-4 (Low-Density Multiple-Family Residential) with a BDP (Binding Development Plan). Binding Development Plan would limit the development of the site to the existing duplex. RU-1-13 does not allow for multi-family dwellings. This request will correct this issue.

The applicant is requesting to retain the nonconforming duplex, constructed on the property in 1955. The property owner's financial institution is requiring the owner to rezone the property rather than pursue a pre-existing use (PEU) determination.

The applicant has provided a BDP with the following stipulation:

- Limit density to 2 units

Abutting this parcel are six (6) single-family residential lots which were created after the property was rezoned from GU and multi-family zoning to the current RU-1-13 zoning. Those home sites were developed in 1998 to 1999. The abutting US 1 frontage lots to the south of this request were developed in 1965 (duplex) and the other lot at the southeast end of the residential development was developed as a single-family residence in 1955.

To the north and east, beyond the abutting residential lots the area is predominately developed with a mixture of commercial and single-family residential uses. To the south, beyond the abutting residential lots the area is predominately commercial. To the west, beyond the abutting residential lot the area has an industrial use for an asphalt plant.

Note: the request was advertised as RU-1-13 to RU-2-15 with a BDP. This was incorrect. The request should be for RU-2-4 with a BDP. Since the RU-2-15 is a higher intensity zoning classification than the RU-2-4 as requested, the P&Z board may hear the request and make a recommendation based on the requested RU-2-4.

The Board may wish to consider whether the proposed zoning request is consistent and compatible with the surrounding area and the BDP addresses any off-site impacts.

The Board of County Commissioners will consider the request on Thursday, July 11, 2024. 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:

None