



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 3743, **Version:** 1

Subject:

Michael R. and Malena C. Stewart (Pamela McCarty) request removal of a BDP in an RU-2-12 zoning classification. (21PZ00091) (Tax Account 2521132) (District 2)

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 removal of a BDP (Binding Development Plan), in an RU-2-12 (Medium Density Multi-Family Residential) zoning classification.

Summary Explanation and Background:

The applicant's request is to develop one single-family residence, and requests removal of the existing BDP limitation of development of a luxury townhouse project of 13-units on 1.41 acres; the subject lot area represents only a fraction of the overall BDP area. The existing BDP restrictions will apply to the remaining lots, however, the size of the individual lots would limit the development potential to 2 or 3 units. Zoning action 21PZ00059, to remove the adjacent lot to the north from the BDP, was approved at the Board's January 11, 2022, meeting.

The removal of the existing BDP would allow development of up to two residential units. The applicant is proposing only one unit (single-family residence) to be developed on the property.

The character of the area is mostly multi-family residential use with supportive commercial establishments servicing the area. The adjacent lots within this block all carry the same RU-2-12 with BDP restrictions. RU-2-12 zoning classification is a 12 unit per acre multi-family residential zoning classification, allowing multi-family residential development or single-family residences at a density of up to 12 units per acre on 7,500 square foot lots. Removing the property from the BDP does not increase the development density of the property; however, it does not restrict the use to luxury townhomes. The applicant proposes to limit development to one single-family residence.

The Board may wish to consider whether the requested action to remove the existing BDP is consistent and compatible with the surrounding area. The Board may wish to consider a BDP to limit the development to 1 unit as outlined in the request.

The Board of County Commissioners will consider the request on **Thursday, March 3, 2022**, beginning at **5:00**

p.m. The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

Clerk to the Board Instructions:

None