



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2286, **Version:** 1

Subject:

Tropical Manor Holdings, LLC (Kenneth Metcalf) requests a change of zoning classification from RU-1-7 and RU-2-30 to RU-2-12 with a BDP limited to a maximum of 85 units. (20Z00033) (Tax Account 2417034) (District 2)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a change of zoning classification from RU-1-7 (Single-Family Residential) and RU-2-30 (High Density Multi-Family Residential) to RU-2-12 (Medium Density Multi-Family Residential) with a BDP (Binding Development Plan) limited to a maximum of 85 units.

Summary Explanation and Background:

The applicant is requesting a change of zoning classification from RU-1-7 and RU-2-30 to RU-2-12 with a BDP limiting density of the property to 85 units to recognize the existing apartment units.

The purpose of this rezoning is to make the property's zoning consistent with the RES 15 (Residential 15) FLU (Future Land Use Designation). In addition, the request will correct the zoning for two of the existing multi-family buildings partly located in the RU-1-7 zoning classification, which is limited to single-family use. The subject property currently consists of 85 existing apartment units, and the contract purchaser proposes to improve the condition of the property with no proposed increase in the number of dwelling units.

The property retains the RES 15 FLU designation. One of the existing zoning classifications, RU-1-7, is consistent with RES 15, while the existing RU-2-30 zoning classification is not consistent with RES 15. The proposed zoning classification, RU-2-12, is consistent with RES 15.

This lot abuts a roadway on its east perimeter; across this roadway is an unused elementary school owned by Brevard Public Schools. To the north is a 5.22-acre parcel containing a church zoned IN(L) (Institutional Use, Low-Intensity). To the south is a single-family residential subdivision zoned RU-1-9 (Single-Family Residential). To the west are several single-family residential lots zoned RU-1-7. Zonings of the immediate area are: RU-1-7, RU-1-9, AU (Agricultural Residential), IN(L), and GML(I) (Government Managed Lands, Institutional). RU-2-15 (Medium Density Multi-Family Residential) is located approximately 434 feet to the north of the subject property.

The Board may wish to consider whether the requested RU-2-12 zoning classification is consistent and compatible with the surrounding area given the fact that the property will be downzoned to meet the density limitations of Res 15. In addition, the Board may also consider if the proposed limitation on number of units proposed by the BDP mitigates impact.

On November 9, 2020, the Planning and Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

When resolutions are received, please execute and return to Planning and Development.