



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 3459, **Version:** 1

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### **Subject:**

DeRosa Holdings, LLC (Bruce Moia) requests an amendment to an existing BDP in a RU-2-12 zoning classification. (21PZ00059) (Tax Account 2534267) (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 an amendment to an existing BDP in a RU-2-12 (Medium Density Multi-Family Residential) zoning classification.

### **Summary Explanation and Background:**

The applicant's request is to remove the existing BDP and create a new BDP to restrict the property to two detached residential units for residency or rental. The existing BDP allows for the development of a luxury townhouse project of 13-units on 1.41 acres; this lot area represents only a fraction of the overall BDP area. Remaining lots within this block would remain bound to the existing BDP restrictions and limited to 11-units luxury townhomes.

Development under the current BDP would require the development of a townhouse project on this 0.24-acre lot which would require that the owner subdivide this parcel into two platted lots each limited to the development of one attached living unit per lot. If allowed to amend the BDP stipulation, the owner proposes to develop two detached living units upon the existing parcel and not to require a new subdivision plat/review. The RU-2-12 zoning classification is a 12 unit per acre multi-family residential zoning classification.

The adjacent lots within this block all carry the same RU-2-12 with BDP restrictions. Across the street to the north is BU-2 zoning developed as a self-storage mini-warehouse facility. To the east lying east of S. Atlantic Avenue is vacant property zoned GML (Government Managed Lands) and owned by Brevard County. To the south across Summer Street is another storage facility. To the west across of S. Orlando Avenue is the 77-unit Magnolia Bay condominium.

The parcel has access to public water by the City of Cocoa and centralized sewer may be available from the City of Cocoa Beach. Without connection to sewer, this site should limit development to 4-units per acre which would limit the site development potential to 1 unit.

The Board may wish to consider whether the requested action to remove the existing BDP and replace it with

a new BDP is consistent and compatible with the surrounding area.

The Board of County Commissioners will consider the request on **Thursday, December 2, 2021**, at **5:00 p.m.** at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Building C, 1st Floor, Viera, Florida.

**Clerk to the Board Instructions:**

None