



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4844, **Version:** 1

Subject:

Jacob Aaron Corporation; Gigi II, LLC; The BDM Financial Corporation; and Michael P. and Lori L. Melzer (Kim Rezanka) request a change of zoning classification from GU, BU-1, and TU-2, with an existing BDP, to RU-2-15 and removal of existing BDP. (22Z00027) (Tax Accounts 2312160, 2312187, 2312255, 2312301, 2312312, 2312307, 2312339, 2312276, 2312262, 2312334, 2312264, 2312333, 2312332, 2312260, 2319284, 2312251, & 2312250) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning & Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a change of zoning classification from GU (General Use), BU-1 (General Retail Commercial), and TU-2 (Transient Tourist Commercial), with an existing BDP (Binding Development Plan), to RU-2-15 (Medium Density Multi-Family Residential) and removal of existing BDP.

Summary Explanation and Background:

The applicants are requesting to change the zoning of a 20.88± acre property from GU, TU-2, and BU-1 with a BDP, to RU-2-15 and removal of a BDP, in order to develop a 313-unit apartment complex. A companion application, 22SS00006, if approved, would change the Future Land Use designation from CC and NC to RES 15. The proposed RU-2-15 zoning classification permits multiple-family residential uses or single-family residences at a density of up to 15 units per acre on 7,500 square-foot lots.

In general, the character of the area along Port St. John Parkway is mostly undeveloped commercial parcels. Existing developed commercial parcels include an office building immediately south of the subject property, and a medical center further to the east on the south side of Port St. John Parkway. Due to the I-95 interchange, Port St. John Parkway provides vehicular access into the Port St. John community and is intended to serve as a commercial corridor to provide an array of services for local and regional neighborhoods and tourist markets.

If the zoning is approved, the Board would be introducing RU-2-15 zoning into an area consisting of GU, RU-1-11, BU-1, and TU-2.

The Board may wish to consider whether the request is consistent and compatible with the surrounding area.

On July 18, 2022, the Planning and Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Once resolution is received, please execute and return a copy to Planning and Development.