



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4840, **Version:** 1

Subject:

Island Bluff, LLC (Kim Rezanka) requests a change of zoning classification from BU-1 and IN(L) with an existing BDP, to SR, removing the existing BDP, and adding a new BDP. (22Z00023) (Tax Account 2426893) (District 2)

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 BU-1 (General Retail Commercial) and IN(L) (Institutional Use, Low-Intensity) with an existing BDP (Binding Development Plan), to SR (Suburban Residential), removing the existing BDP, and adding a new BDP.

Summary Explanation and Background:

The applicants are seeking a change of zoning classification from BU-1 and IN(L) with an existing BDP, to SR with the removal and replacement of BDP to allow the development of two single-family residences on 2.12 acres. The proposed SR classification permits single-family residences on minimum half acre lots, with a minimum width of 100 feet and a depth of 150 feet, and a minimum house size of 1,300 square feet.

The existing BDP is on the BU-1 portion of the property and includes, but is not limited to, the following conditions: Use of the property shall be limited to professional offices and/or medical building, and any laboratory use shall be attendant to medical and dental office use, limited to use only by on-site health care practitioners; developer shall provide a 25-foot vegetative buffer on the entire north boundary of the property.

The applicant is requesting the removal of the current BDP, and proposes a new BDP limiting density of the subject property to 1 unit per acre, for a total of 2 units.

The developed character of the surrounding area is a mix of commercial and multi-family zoning. The subject property is currently vacant. To the north is undeveloped commercial land zoned BU-1 and IN(L), with RU-2-30 (12) further north. To the south are single-family residences zoned RU-2-15 and BU-1. To the east (across N. Tropical Trail) is a multi-tenant office building zoned BU-1, and to the west by the Indian River Lagoon.

The Board may wish to consider whether the request is consistent and compatible with the surrounding area and Objective 7 of the Coastal Management Element of the Comprehensive Plan.

On July 18, 2022, the Planning and Zoning Board heard the request and unanimously recommended approval with a BDP limiting density to one unit per acre, for a total of two units.

Clerk to the Board Instructions:

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