



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5613, **Version:** 1

Subject:

Crane View, LLC (Steve Anderson) requests a change of zoning classification from RU-2-15, with an existing BDP, to RU-2-30, removal of existing BDP, and adding a new BDP. (22Z00071) (Tax Account 24112341) (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 RU-2-15 (Medium Density Multi-Family Residential), with an existing BDP (Binding Development Plan), to RU-2-30 (High-Density Multi-Family Residential), removal of existing BDP, and adding a new BDP.

Summary Explanation and Background:

The applicant is requesting a change of zoning classification from RU-2-15 with an existing BDP, to RU-2-30, removal of existing BDP and adding a new BDP on 3.95 acres to develop the site as a multi-family complex with 90 units. The existing BDP limits the property to 48 units. This request would allow a density of 23 units/acre. The proposed RU-2-30 classification permits high density multi-family residential development of up to 30 unit per acre. Multi-family residential structures may be constructed on a minimum lot size of 10,000 square feet, with at least 100 feet of lot width and depth. Single-family residences are also permitted on minimum lot sizes of 7,500 square feet with at least 75 feet of lot width depth. The applicant has submitted a companion application (22SS00016) to this Rezoning request to change the Future Land Use from RES 15 and NC to RES 30 DIR.

The character of the area is commercial along the west corridor of N. Courtenay Parkway (SR-3), with residential land uses further west in the surrounding areas. To the north is two, 1.12-acre parcels, each with RU-2-30 zoning and developed as condominiums. To the south are eight, 0.19-acre parcels and one 0.34-acre parcel developed as a single-family residential with RU-1-11 zoning. To the east, across N. Courtenay Parkway is a 1.88-acre parcel developed as retail commercial with BU-1-A zoning. To the west are three, 0.24-acre parcels developed as a single-family residential with RU-1-11 zoning.

The Board may consider if the request is consistent and compatible with the surrounding area.

MIRA heard the request on Thursday, February 23, 2023 and recommended approval.

On March 13, 2023, the Planning & Zoning Board heard the request and voted 8:2 to recommend approval.

Clerk to the Board Instructions:

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