



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5812, **Version:** 1

Subject:

Mina St, LLC (W. Nathan Meloan) requests a change of zoning classification from RU-1-13 to RU-2-10. The property is 0.21 acres, located on the north side of South Court, approx. 600 ft. west of N. Highway A1A (23Z00026) (Tax Account 2716147) (District 5)

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 a change of zoning classification from RU-1-13 (Single-Family Residential) to RU-2-10 (Medium Density Multi-Family Residential).

Summary Explanation and Background:

The applicant is requesting to change the zoning classification from RU-1-13 to RU-2-10 on a 0.21 acre lot to legitimize the existing use of the property. The subject parcel is currently developed as a residential duplex, converted from a single-family residence built in 1963. The proposed RU-2-10 classification allows for multi-family residential development or single-family residences at a density of up to 10 units per acre on minimum lot sizes of 7,500 square feet.

The developed character of the surrounding area is residential, with a mix of single-family residential on one-quarter acre lots or smaller. Immediately west of the subject property is a parcel developed as a religious institution within the City of Melbourne. The closest RU-2-10 zoning is located approximately 340 feet east of the subject property and serves as a transition area from beachside RU-2-15 zoning. There are five (5) single-family residences on the north side of South Court between the subject property and the RU-2-10 primarily developed as multi-family condominiums. The proposed multi-family zoning classification would allow for resort dwellings.

Note to Board: There is an active code enforcement case (23CE-00245) associated with this property for the operation of a Resort Dwelling use.

The Board may wish to consider whether the expansion of RU-2-10 multi-family zoning, which introduces Resort Dwelling into single-family residential, is consistent and compatible with the surrounding area.

The Board of County Commissioners will consider the request on **Thursday, July 13, 2023**, beginning at **5:00 p.m.** The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way,

Commission Room, Viera, Florida.

Clerk to the Board Instructions:

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