



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Public Hearing

H.12.

2/5/2026

### Subject:

Beverly Jean Richardson (Angel Myers) requests a zoning classification change from RU-1-9 to RU-2-4. (25Z00055) (Tax Account 2103811) (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 RU-1-9 (Single-Family Residential) to RU-2-4 (Low-Density Multiple-Family Residential).

### Summary Explanation and Background:

The applicant is seeking a change of zoning classification from RU-1-9 (Single-Family Residential) to RU-2-4 (Low-Density Multiple-Family Residential) for the purposes of legitimizing the subject parcel currently developed with two single-family residences that were built in 1959.

The subject property is the east ½ of lot 43 and all of lots 44 and 45 plat of Puryear Ward Plat of Mimis as recorded in Plat Book 1, page 4 of the Public Records of Brevard County. The configuration of the has not changed.

The subject property's original zoning classification was RU-1 when the Brevard County Zoning Code was established on May 22, 1958. Under zoning action Z-2980, the zoning classification was reclassified to RU-1-9 on May 30, 1972.

The property to the north across Cherry St. is a 0.72-acre parcel developed with a single-family residence with RU-1-9 zoning and NC FLU designation. To the South across Caver St. are two parcels developed with a single-family residences with RU-1-9 zoning and NC FLU designation.

To the East, across Mitchell Ave. is a 0.24-acre parcel developed with a single-family residence with RU-1-9 zoning and RES 4 FLU designation. To the West of the subject property, is a 0.36-acre vacant parcel with RU-1-9 zoning and NC FLU designation.

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

On January 12, 2026, the Planning and Zoning Board heard the request and unanimously recommended

approval with a BDP restricting the use of resort dwellings. A representative of the applicant indicated during the meeting they are amenable to this restriction, as they intend for the subject property to be used as personal residence only.

**Clerk to the Board Instructions:**

Upon receipt of the resolution, please execute and return a copy to Planning and Development.

**Resolution 25Z00055-C**

On motion by Commissioner Delaney, seconded by Commissioner Feltner, the following resolution was adopted by a unanimous vote:

**WHEREAS, Beverly Jean Richardson** requests a zoning classification change from RU-1-9 (Single-Family Residential) to RU-2-4 (Low-Density Multiple-Family Residential), on property described as Tax Parcel 43, as recorded in OR Book 10237, Page 446 of the Public Records of Brevard County, Florida. **Section 17, Township 21, Range 35.** (0.6 acres) Located on the northwest corner of Carver St. and Mitchell Ave. (3002 Carver St., Mims); and

**WHEREAS,** a public hearing of the Brevard County Planning and Zoning Board was advertised and held, as required by law, and after hearing all interested parties and considering the adjacent areas, the Brevard County Planning and Zoning Board recommended that the application be approved; and

**WHEREAS,** the Board, after considering said application and the Planning and Zoning Board's recommendation, and hearing all interested parties, and after due and proper consideration having been given to the matter, find that the application should be approved as recommended; now therefore,

**BE IT RESOLVED** by the Board of County Commissioners of Brevard County, Florida, that the requested change of zoning classification from RU-1-9 to RU-2-4, be approved. The Planning and Development Director, or designee, is hereby directed to make this change on the official zoning maps of Brevard County, Florida.

**BE IT FURTHER RESOLVED** that this resolution shall become effective as of February 05, 2026.

BOARD OF COUNTY COMMISSIONERS  
Brevard County, Florida

  
Thad Altman, Chair  
Brevard County Commission  
As approved by the Board on February 05, 2026.

ATTEST:

  
RACHEL M. SADOFF, CLERK

(SEAL)

P&Z Board Hearing – January 12, 2026

Please note: A CUP (Conditional Use Permit) will generally expire on the three-year anniversary of its approval if the use is not established prior to that date. CUPs for Towers and Antennas shall expire if a site plan for the tower is not submitted within one year of approval or if construction does not commence within two years of approval. A Planned Unit Development Preliminary Development Plan expires if a final development plan is not filed within three years. **The granting of this zoning does not guarantee physical development of the property. At the time of development, said development must be in accordance with the criteria of the Brevard County Comprehensive Plan and other applicable laws and ordinances.**

**Resolution 25Z00055**

On motion by Commissioner Delaney, seconded by Commissioner Feltner, the following resolution was adopted by a unanimous vote:

**WHEREAS, Beverly Jean Richardson** requests a zoning classification change from RU-1-9 (Single-Family Residential) to RU-2-4 (Low-Density Multiple-Family Residential), on property described as Tax Parcel 43, as recorded in OR Book 10237, Page 446 of the Public Records of Brevard County, Florida. **Section 17, Township 21, Range 35.** (0.6 acres) Located on the northwest corner of Carver St. and Mitchell Ave. (302 Carver St., Mims); and

**WHEREAS,** a public hearing of the Brevard County Planning and Zoning Board was advertised and held, as required by law, and after hearing all interested parties and considering the adjacent areas, the Brevard County Planning and Zoning Board recommended that the application be approved; and

**WHEREAS,** the Board, after considering said application and the Planning and Zoning Board's recommendation, and hearing all interested parties, and after due and proper consideration having been given to the matter, find that the application should be approved as recommended; now therefore,

**BE IT RESOLVED** by the Board of County Commissioners of Brevard County, Florida, that the requested change of zoning classification from RU-1-9 to RU-2-4, be approved. The Planning and Development Director, or designee, is hereby directed to make this change on the official zoning maps of Brevard County, Florida.

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## **ADMINISTRATIVE POLICIES OF THE FUTURE LAND USE ELEMENT**

Administrative Policies in the Future Land Use Element establish the expertise of staff with regard to zoning land use issues and set forth criteria when considering a rezoning action or request for Conditional Use Permit, as follows:

### **Administrative Policy 1**

The Brevard County zoning official, planners and the Director of the Planning and Development, however designated, are recognized as expert witnesses for the purposes of Comprehensive Plan amendments as well as zoning, conditional use, special exception, and variance applications.

### **Administrative Policy 2**

Upon Board request, members of the Brevard County planning and zoning staff shall be required to present written analysis and a recommendation, which shall constitute an expert opinion, on all applications for zoning, conditional uses, comprehensive plan amendments, vested rights, or other applications for development approval that come before the Board of County Commissioners for quasi-judicial review and action. The Board may table an item if additional time is required to obtain the analysis requested or to hire an expert witness if the Board deems such action appropriate. Staff input may include the following:

#### **Criteria:**

- A. Staff shall analyze an application for consistency or compliance with comprehensive plan policies, zoning approval criteria and other applicable written standards.
- B. Staff shall conduct site visits of property which are the subject of analysis and recommendation. As part of the site visit, the staff shall take a videotape or photographs where helpful to the analysis and conduct an inventory of surrounding existing uses. Aerial photographs shall also be used where they would aid in an understanding of the issues of the case.
- C. In cases where staff analysis is required, both the applicant and the staff shall present proposed findings of fact for consideration by the Board.
- D. For development applications where a specific use has not been proposed, the worst case adverse impacts of potential uses available under the applicable land use classification shall be evaluated by the staff.

### **Administrative Policy 3**

Compatibility with existing or proposed land uses shall be a factor in determining where a rezoning or any application involving a specific proposed use is being considered. Compatibility shall be evaluated by considering the following factors, at a minimum:

#### **Criteria:**

- A. Whether the proposed use(s) would have hours of operation, lighting, odor, noise levels, traffic, or site activity that would significantly diminish the enjoyment of, safety or quality of life in existing neighborhoods within the area which could foreseeably be affected by the proposed use.

- B. Whether the proposed use(s) would cause a material reduction (five percent or more) in the value of existing abutting lands or approved development.
- C. Whether the proposed use(s) is/are consistent with an emerging or existing pattern of surrounding development as determined through analysis of:
  - 1. historical land use patterns;
  - 2. actual development over the immediately preceding three years; and
  - 3. development approved within the past three years but not yet constructed.
- D. Whether the proposed use(s) would result in a material violation of relevant policies in any elements of the Comprehensive Plan.

#### **Administrative Policy 4**

Character of a neighborhood or area shall be a factor for consideration whenever a rezoning or any application involving a specific proposed use is reviewed. The character of the area must not be materially or adversely affected by the proposed rezoning or land use application. In evaluating the character of an area, the following factors shall be considered:

##### **Criteria:**

- A. The proposed use must not materially and adversely impact an established residential neighborhood by introducing types of intensity of traffic (including but not limited to volume, time of day of traffic activity, type of vehicles, et cetera), parking, trip generation, commercial activity or industrial activity that is not already present within the identified boundaries of the neighborhood.
- B. In determining whether an established residential neighborhood exists, the following factors must be present:
  - 1. The area must have clearly established boundaries, such as roads, open spaces, rivers, lakes, lagoons, or similar features.
  - 2. Sporadic or occasional neighborhood commercial uses shall not preclude the existence of an existing residential neighborhood, particularly if the commercial use is non-conforming or pre-dates the surrounding residential use.
  - 3. An area shall be presumed not to be primarily residential but shall be deemed transitional where multiple commercial, industrial or other non-residential uses have been applied for and approved during the previous five (5) years.

#### **Administrative Policy 5**

In addition to the factors specified in Administrative Policies 2, 3, and 4, in reviewing a rezoning, conditional use permit or other application for development approval, the impact of the proposed use or uses on transportation facilities either serving the site or impacted by the

use(s) shall be considered. In evaluating whether substantial and adverse transportation impacts are likely to result if an application is approved, the staff shall consider the following:

**Criteria:**

- A. Whether adopted levels of services will be compromised;
- B. Whether the physical quality of the existing road system that will serve the proposed use(s) is sufficient to support the use(s) without significant deterioration;
- C. Whether the surrounding existing road system is of sufficient width and construction quality to serve the proposed use(s) without the need for substantial public improvements;
- D. Whether the surrounding existing road system is of such width and construction quality that the proposed use(s) would realistically pose a potential for material danger to public safety in the surrounding area;
- E. Whether the proposed use(s) would be likely to result in such a material and adverse change in traffic capacity of a road or roads in the surrounding area such that either design capacities would be significantly exceeded or a de facto change in functional classification would result;
- F. Whether the proposed use(s) would cause such material and adverse changes in the types of traffic that would be generated on the surrounding road system, that physical deterioration of the surrounding road system would be likely;
- G. Whether projected traffic impacts of the proposed use(s) would materially and adversely impact the safety or welfare of residents in existing residential neighborhoods.

**Administrative Policy 6**

The use(s) proposed under the rezoning, conditional use or other application for development approval must be consistent with, (a), all written land development policies set forth in these administrative policies; and (b), the future land use element, coastal management element, conservation element, potable water element, sanitary sewer element, solid waste management element, capital improvements element, recreation and open space element, surface water element, and transportation elements of the comprehensive plan.

**Administrative Policy 7**

Proposed use(s) shall not cause or substantially aggravate any, (a), substantial drainage problem on surrounding properties; or (b), significant, adverse and unmitigatable impact on significant natural wetlands, water bodies or habitat for listed species.

**Administrative Policy 8**

These policies, the staff analysis based upon these policies, and the applicant's written analysis, if any, shall be incorporated into the record of every quasi-judicial review application for development approval presented to the Board including rezoning, conditional use permits, and vested rights determinations.

Section 62-1151(c) of the Code of Ordinances of Brevard County directs, "The planning and zoning board shall recommend to the board of county commissioners the denial or approval of each application for amendment to the official zoning maps based upon a consideration of the following factors:

- (1) The character of the land use of the property surrounding the property being considered.
- (2) The change in conditions of the land use of the property being considered and the surrounding property since the establishment of the current applicable zoning classification, special use or conditional use.
- (3) The impact of the proposed zoning classification or conditional use on available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property.
- (4) The compatibility of the proposed zoning classification or conditional use with existing land use plans for the affected area.
- (5) The appropriateness of the proposed zoning classification or conditional use based upon a consideration of the applicable provisions and conditions contained in this article and other applicable laws, ordinances and regulations relating to zoning and land use regulations and based upon a consideration of the public health, safety and welfare.

The minutes of the planning and zoning board shall specify the reasons for the recommendation of approval or denial of each application."

#### **CONDITIONAL USE PERMITS (CUPs)**

In addition to the specific requirements for each Conditional Use Permit (CUP), Section 62-1901 provides that the following approval procedure and general standards of review are to be applied to all CUP requests, as applicable.

- (b) Approval procedure. An application for a specific conditional use within the applicable zoning classification shall be submitted and considered in the same manner and according to the same procedure as an amendment to the official zoning map as specified in Section 62-1151. The approval of a conditional use shall authorize an additional use for the affected parcel of real property in addition to those permitted in the applicable zoning classification. The initial burden is on the applicant to demonstrate that all applicable standards and criteria are met. Applications which do not satisfy this burden cannot be approved. If the applicant meets its initial burden, then the Board has the burden to show, by substantial and competent evidence, that the applicant has failed to meet such standards and the request is adverse to the public interest. As part of the approval of the conditional use permit, the Board may prescribe appropriate and reasonable conditions and safeguards to reduce the impact of the proposed use on adjacent and nearby properties or the neighborhood. A nearby property, for the purpose of this section, is defined as any property which, because of the character of the proposed use, lies within the area which may be substantially and adversely impacted by such use. In stating grounds in

support of an application for a conditional use permit, it is necessary to show how the request fulfills both the general and specific standards for review. The applicant must show the effect the granting of the conditional use permit will have on adjacent and nearby properties, including, but not limited to traffic and pedestrian flow and safety, curb-cuts, off-street loading and parking, off-street pickup of passengers, odors, glare and noise, particulates, smoke, fumes, and other emissions, refuse and service areas, drainage, screening and buffering for protection of adjacent and nearby properties, and open space and economic impact on nearby properties. The applicant, at his discretion, may choose to present expert testimony where necessary to show the effect of granting the conditional use permit.

(c) General Standards of Review.

- (1) The planning and zoning board and the board of county commissioners shall base the denial or approval of each application for a conditional use based upon a consideration of the factors specified in Section 62-1151(c) plus a determination whether an application meets the intent of this section.
  - a. The proposed conditional use will not result in a substantial and adverse impact on adjacent and nearby properties due to: (1), the number of persons anticipated to be using, residing or working under the conditional use; (2), noise, odor, particulates, smoke, fumes and other emissions, or other nuisance activities generated by the conditional use; or (3), the increase of traffic within the vicinity caused by the proposed conditional use.
  - b. The proposed use will be compatible with the character of adjacent and nearby properties with regard to use, function, operation, hours of operation, type and amount of traffic generated, building size and setback, and parking availability.
  - c. The proposed use will not cause a substantial diminution in value of abutting residential property. A substantial diminution shall be irrebuttably presumed to have occurred if abutting property suffers a 15% reduction in value as a result of the proposed conditional use. A reduction of 10% of the value of abutting property shall create a rebuttable presumption that a substantial diminution has occurred. The Board of County Commissioners carries the burden to show, as evidenced by either testimony from or an appraisal conducted by an M A I certified appraiser, that a substantial diminution in value would occur. The applicant may rebut the findings with his own expert witnesses.
- (2) The following specific standards shall be considered, when applicable, in making a determination that the general standards specified in subsection (1) of this section are satisfied:

- a. Ingress and egress to the property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire and catastrophe, shall be: (1), adequate to serve the proposed use without burdening adjacent and nearby uses, and (2), built to applicable county standards, if any. Burdening adjacent and nearby uses means increasing existing traffic on the closest collector or arterial road by more than 20%, or 10% if the new traffic is primarily comprised of heavy vehicles, except where the affected road is at Level of Service A or B. New traffic generated by the proposed use shall not cause the adopted level of service for transportation on applicable roadways, as determined by applicable Brevard County standards, to be exceeded. Where the design of a public road to be used by the proposed use is physically inadequate to handle the numbers, types or weights of vehicles expected to be generated by the proposed use without damage to the road, the conditional use permit cannot be approved without a commitment to improve the road to a standard adequate to handle the proposed traffic, or to maintain the road through a maintenance bond or other means as required by the Board of County Commissioners.
- b. The noise, glare, odor, particulates, smoke, fumes or other emissions from the conditional use shall not substantially interfere with the use or enjoyment of the adjacent and nearby property.
- c. Noise levels for a conditional use are governed by Section 62-2271.
- d. The proposed conditional use shall not cause the adopted level of service for solid waste disposal applicable to the property or area covered by such level of service, to be exceeded.
- e. The proposed conditional use shall not cause the adopted level of service for potable water or wastewater applicable to the property or the area covered by such level of service, to be exceeded by the proposed use.
- f. The proposed conditional use must have existing or proposed screening or buffering, with reference to type, dimensions and character to eliminate or reduce substantial, adverse nuisance, sight, or noise impacts on adjacent and nearby properties containing less intensive uses.
- g. Proposed signs and exterior lighting shall not cause unreasonable glare or hazard to traffic safety, or interference with the use or enjoyment of adjacent and nearby properties.
- h. Hours of operation of the proposed use shall be consistent with the use and enjoyment of the properties in the surrounding residential community, if any. For commercial and industrial uses adjacent to or near residential uses, the hours of operation shall not adversely affect the use and enjoyment of the residential character of the area.
- i. The height of the proposed use shall be compatible with the character of the area, and the maximum height of any habitable structure shall be not more than 35 feet higher than the highest residence within 1,000 feet of the property line.

- j. Off-street parking and loading areas, where required, shall not be created or maintained in a manner which adversely impacts or impairs the use and enjoyment of adjacent and nearby properties. For existing structures, the applicant shall provide competent, substantial evidence to demonstrate that actual or anticipated parking shall not be greater than that which is approved as part of the site plan under applicable county standards.

### **FACTORS TO CONSIDER FOR A REZONING REQUEST**

Section 62-1151(c) sets forth factors to consider in connection with a rezoning request, as follows:

“The planning and zoning board shall recommend to the board of county commissioners the denial or approval of each application for amendment to the official zoning maps based upon a consideration of the following factors:

- (1) The character of the land use of the property surrounding the property being considered.
- (2) The change in conditions of the land use of the property being considered and the surrounding property since the establishment of the current applicable zoning classification, special use or conditional use.
- (3) The impact of the proposed zoning classification or conditional use on available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property.
- (4) The compatibility of the proposed zoning classification or conditional use with existing land use plans for the affected area.
- (5) The appropriateness of the proposed zoning classification or conditional use based upon a consideration of the applicable provisions and conditions contained in this article and other applicable laws, ordinances and regulations relating to zoning and land use regulations and based upon a consideration of the public health, safety and welfare.”

These staff comments contain references to zoning classifications found in the Brevard County Zoning Regulations, Chapter 62, Article VI, Code of Ordinances of Brevard County. These references include brief summaries of some of the characteristics of that zoning classification. Reference to each zoning classification shall be deemed to incorporate the full text of the section or sections defining and regulating that classification into the Zoning file and Public Record for that item.

These staff comments contain references to sections of the Code of Ordinances of Brevard County. Reference to each code section shall be deemed to incorporate this section into the Zoning file and Public Record for that item.

These staff comments contain references to Policies of the Brevard County Comprehensive Plan. Reference to each Policy shall be deemed to incorporate the entire Policy into the Zoning file and Public Record for that item.

These staff comments refer to previous zoning actions which are part of the Public Records of Brevard County, Florida. These records will be referred to by reference to the file number. Reference to zoning files are intended to make the entire contents of the cited file a part of the Zoning file and Public Record for that item.

## DEFINITIONS OF CONCURRENCY TERMS

**Maximum Acceptable Volume (MAV):** Maximum acceptable daily volume that a roadway can carry at the adopted Level of Service (LOS).

**Current Volume:** Building permit related trips added to the latest TPO (Transportation Planning Organization) traffic counts.

**Volume with Development (VOL W/DEV):** Equals Current Volume plus trip generation projected for the proposed development.

**Volume/Maximum Acceptable Volume (VOL/MAV):** Equals the ratio of current traffic volume to the maximum acceptable roadway volume.

**Volume/Maximum Acceptable Volume with Development (VOL/MAV W/DEV):** Ratio of volume with development to the Maximum Acceptable Volume.

**Acceptable Level of Service (CURRENT LOS):** The Level of Service at which a roadway is currently operating.

**Level of Service with Development (LOS W/DEV):** The Level of Service that a proposed development may generate on a roadway.



BOARD OF COUNTY COMMISSIONERS

**Planning and Development Department**

2725 Judge Fran Jamieson Way  
 Building A, Room 114  
 Viera, Florida 32940  
 (321)633-2070 Phone / (321)633-2074 Fax  
<https://www.brevardfl.gov/PlanningDev>

**STAFF COMMENTS**

**25Z00055**

**Beverly Jean Richardson (Angel Myers)**

**Single-Family Residential (RU-1-9) to Low-Density Multiple-Family Residential (RU-2-4)**

Tax Account Number: 2103811  
 Parcel I.D.: 21-35-17-52-\*-43  
 Location: Northwest corner of Carver Street and Mitchell Avenue (District 1)  
 Acreage: 0.6 acres

Planning and Zoning Board: 1/12/2026  
 Board of County Commissioners: 2/05/2026

**Consistency with Land Use Regulations**

- Current zoning can be considered under the Future Land Use Designation, Section 62-1255.
- The proposal can be considered under the Future Land Use Designation, Section 62-1255.
- The proposal would maintain acceptable Levels of Service (LOS) (XIII 1.6.C)

	<b>CURRENT</b>	<b>PROPOSED</b>
<b>Zoning</b>	RU-1-9	RU-2-4
<b>Potential*</b>	1 unit	2 units
<b>Can be Considered under the Future Land Use Map</b>	YES NC	YES NC

\* Zoning potential for concurrency analysis purposes only, subject to applicable land development regulations.

**Background and Purpose of Request**

The applicant is seeking a change of zoning classification from RU-1-9 (Single-Family Residential) to RU-2-4 (Low-Density Multiple-Family Residential) for the purposes of legitimizing the subject parcel currently developed with two single-family residences that were built in 1959.

The subject property is the east ½ of lot 43 and all of lots 44 and 45 plat of Puryear Ward Plat of Mimis as recorded in Plat Book 1, page 4 of the Public Records of Brevard County. The configuration of the has not changed.

The subject property’s original zoning classification is RU-1 when the Brevard County Zoning Code was established on may 22, 1958. Under zoning action **Z-2980**, the zoning classification was reclassified to RU-1-9 on May 30, 1972.

The Future Land Use designation is Neighborhood Commercial (NC). Pursuant to Policy 2.10 in the Brevard County Comprehensive Plan, residential development is permissible at density of up to one

category higher than the closest residentially designated area on the Future Land Use Map (FLUM). At 0.6 acres this permits the property to have up to 3 residential units.

The property meets the minimum lot width and depth requirements for the proposed RU-2-4 zoning. The RU-2-4 would permit resort dwellings are a permitted use within the classification.

There are no current code enforcement complaints on the property.

**Surrounding Area**

	<b>Existing Land Use</b>	<b>Zoning</b>	<b>Future Land Use</b>
<b>North (across Cherry St.)</b>	Single-family residence	RU-1-9	NC
<b>South (across Carver St.)</b>	Single-family residence	RU-1-9	NC
<b>East (across Mitchell Ave.)</b>	Single-family residence	RU-1-9	RES 4
<b>West</b>	Single-family residence	RU-1-9	NC

The property to the north across Cherry St. is a 0.72 acre parcel developed with a single-family residence with RU-1-9 zoning and NC FLU designation.

To the South across Caver St. are two parcels developed with a single-family residences with RU-1-9 zoning and NC FLU designation.

To the East, across Mitchell Ave. is a 0.24 acre parcel developed with a single-family residence with RU-1-9 zoning and RES 4 FLU designation.

To the West of the subject property, is a 0.36 acre vacant parcel with RU-1-9 zoning and NC FLU designation.

The current RU-1-9 classification encompasses lands devoted to single-family residential development of spacious character, together with such accessory uses as may be necessary or are normally compatible with residential surroundings on lots of 6,600 square feet (minimum). The minimum house size is 900 square feet.

The proposed RU-2-4 classification is a low-density multiple-family residential zoning classification that encompasses lands devoted to low-density multifamily residential purposes, together with such accessory uses as may be necessary or are normally compatible with residential surroundings. RU-2-4 is a four unit per acre multiple-family residential zoning classification. It permits multi-family residential development or single family residences at a density of up to four units per acre on 7,500 square foot lots.

The closest RU-2-4 zoning is approximately 628 feet east of the subject parcel. RU-2-10 and RU-2-30 zoning is present on the east side of Harry T. Moore Ave., east of the subject property.

### **Future Land Use**

The subject property's RU-1-9 zoning classification may be considered consistent with the Neighborhood Commercial (NC) Future Land Use designation provided on the FLUM series contained within Chapter XI – Future Land Use Element of Brevard County's Comprehensive Plan. The proposed RU-2-4 zoning classification may be considered consistent with the existing NC FLUM designation.

The Board should evaluate the compatibility of this application within the context of Administrative Policies 2 – 8 of the Future Land Use Element.

### **FLUE Policy 2.2 – Role of Zoning Regulations in the Designation of Commercial Lands**

The zoning process regulates the types and intensities of uses for a parcel of land. Criteria which aid in assessing zoning compatibility, shall include consideration of the following standards:

#### **Criteria:**

- A. Permitted/prohibited uses;

**RU-2-4 classification is a low-density multiple-family residential zoning classification that encompasses lands devoted to low-density multifamily residential purposes, together with such accessory uses as may be necessary or are normally compatible with residential surroundings. RU-2-4 is a four unit per acre multiple-family residential zoning classification. It permits multi-family residential development or single family residences at a density of up to four units per acre on 7,500 square foot lots. Commercial uses such as retail, wholesale and warehousing are prohibited within this zoning classification. However, resort dwellings are a permitted use within the classification.**

- B. Existing commercial zoning trends in the area;

**The parcel is abutting only single-family uses. There are commercial uses on parcels that abut Highway US-1 approximately 150 feet west of the subject parcel.**

- C. Compatibility of the proposed use with the area, pursuant to Administrative Policy 3;

**The closest RU-2-4 zoning is approximately 618 feet east of the subject parcel, along the east side of Harry T. Moore Ave. Also there are RU-2-10 and RU-2-30 zoning locate along the east side of Harry T. Moore Ave.**

- D. Impact upon Level of Service (LOS) standards for roads, potable water service, sanitary sewer service and solid waste disposal;

**Parcel has two existing single-family homes. Level of service for roads, potable water, sanitary sewer service and solid waste disposal will not be increased.**

- E. Impact upon natural resources, including wetlands, floodplains, and endangered species; and

**Natural Resources has identified the subject property contains Pomello sand, classified as an aquifer recharge soil.; and Federally and/or state protected species may be present on the property. Specifically, Gopher Tortoises can be found in areas of aquifer recharge soils. Please see NRM comments at the end of this report.**

- F. Other issues which may emerge specific to a particular property which may be addressed through performance based zoning criteria.

**This subject property will need to comply with Brevard County Performance Standards noted within Sections 62-1481 and 62-2251 through 62-2272 of Brevard County Code.**

**Analysis of Administrative Policy #3 - Compatibility between this site and the existing or proposed land uses in the area:**

Compatibility shall be evaluated by considering the following factors, at a minimum:

Criteria:

- A. Whether the proposed use(s) would have hours of operation, lighting, odor, noise levels, traffic, or site activity that would significantly diminish the enjoyment of, safety or quality of life in existing neighborhoods within the area which could foreseeably be affected by the proposed use;

**The parcel has two existing single-family residences that were built in 1959. The request is not anticipated to diminish the enjoyment of safety or quality of life in existing residential area. The proposed rezoning will need to comply with Brevard County's Performance Standards defined by Sections 62-2251 through 62-2272.**

- B. Whether the proposed use(s) would cause a material reduction (five per cent or more) in the value of existing abutting lands or approved development.

**Only a certified MAI (Master Appraiser Institute) appraisal can determine if material reduction has or will occur due to the proposed request.**

- C. Whether the proposed use(s) is/are consistent with an emerging or existing pattern of surrounding development as determined through an analysis of:

1. historical land use patterns;

**The historical land use patterns of the surrounding development can be characterized as single-family residences on properties 0.19 acre to 0.72 acres in size.**

**There are four (4) FLU designations (CC, NC, RES 4 and REC) within a 0.5-mile radius of the subject property. RES 4 is the prominent FLU in this area.**

**There are twenty three (23) zoning classifications (AGR, AU, RR-1, SR, EU-1, RU-1-13, RU-1-11, RU-1-9, RU-1-7, RU-2-4, RU-2-6, RU-2-10, RU-2-30, RRMH-1 TR-1, TR-3, RVP, BU-1-A, BU-1, BU-2, IU, GML and IN(L) within a 0.5-mile radius of the subject property. RU-1-7 is the prominent zoning classification in this area.**

2. actual development over the immediately preceding three years; and

**There has been one development within 0.5 miles approved within the past three years. Tootie's Retail Store was developed and built in 2024 approximately 788 feet to the northeast of the subject parcel.**

3. development approved within the past three years but not yet constructed.

**There has been one approved development within this area in the preceding three (3) years that has yet to be constructed. Tootie's Retail Store was developed and built in 2024 approximately 788 feet to the northeast of the subject parcel.**

- D. Whether the proposed use(s) would result in a material violation of relevant policies in any elements of the Comprehensive Plan.

**No material violation of relevant policies has been identified.**

#### **Analysis of Administrative Policy #4 - Character of a neighborhood or area.**

Character of a neighborhood or area shall be a factor for consideration whenever a rezoning or any application involving a specific proposed use is reviewed. The character of the area must not be materially or adversely affected by the proposed rezoning or land use application. In evaluating the character of an area, the following factors shall be considered:

##### **Criteria:**

- A. The proposed use must not materially and adversely impact an established residential neighborhood by introducing types or intensity of traffic (including but not limited to volume, time of day of traffic activity, type of vehicles, etc.), parking, trip generation, commercial activity or industrial activity that is not already present within the identified boundaries of the neighborhood.

**Based on staff analysis, the requested rezoning from RU-1-9 to RU-2-4 zoning classification is not anticipated to materially or adversely affect the surrounding developments. The subject parcel has two existing single-family residences that were built in 1959. This request is not anticipated to have a measurable impact on the area in terms of trip generation, or parking. No commercial or industrial activity is proposed.**

B. In determining whether an established residential neighborhood exists, the following factors must be present:

1. The area must have clearly established boundaries, such as roads, open spaces, rivers, lakes, lagoons, or similar features.

**Staff analysis has determined the property is located in an existing residential area.**

**The area, known as Mims, can be characterized as a single-family residential area with residential lots and roadways.**

2. Sporadic or occasional neighborhood commercial uses shall not preclude the existence of an existing residential neighborhood, particularly if the commercial use is non-conforming or pre-dates the surrounding residential use.

**The request is not for commercial use. It is located in an existing single-family residential neighborhood with Neighborhood Commercial (NC) Land Use established in this area.**

3. An area shall be presumed not to be primarily residential but shall be deemed transitional where multiple commercial, industrial, or other non-residential uses have been applied for and approved during the previous five (5) years.

**The immediate surrounding area is single-family residential use. There has been one commercial use approved in the residential area during the previous five (5) years. Tootie's Retail Store was developed and built in 2024 approximately 788 feet to the northeast of the subject parcel.**

#### **Analysis of Administrative Policy #7**

Proposed use(s) shall not cause or substantially aggravate any (a) Substantial drainage problem on surrounding properties; or (b) significant, adverse and unmitigable impact on significant natural wetlands, water bodies or habitat for listed species.

**Natural Resources has identified the subject property contains Pomello sand, classified as an aquifer recharge soil.; and Federally and/or state protected species may be present on the property. Specifically, Gopher Tortoises can be found in areas of aquifer recharge soils.**

**Please review all comments from the Natural Resources Management Department found at the end of this report.**

## **Preliminary Concurrency**

The closest concurrency management segment to the subject property is Highway US-1 located between State Road 46 and Dairy Road, which has a Maximum Acceptable Volume (MAV) of 38,430 trips per day, a Level of Service (LOS) of D, and currently operates at 48.53% of capacity daily. The maximum development potential from the proposed rezoning increases the percentage of MAV utilization by 0.00%. The corridor is anticipated to operate at 48.53% of capacity daily. The proposal is not anticipated to create a deficiency in LOS.

No school concurrency information has been provided as the development potential of this site falls below the minimum number of new residential lots that would require a formal review.

The parcel is within the Brevard County public potable water service and septic service.

## **Environmental Constraints**

### **Summary of Mapped Resources and Noteworthy Land Use Issues:**

- Aquifer Recharge Soils
- Land Clearing and Landscape Requirements
- Protected Species

## **For Board Consideration**

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

**NATURAL RESOURCES MANAGEMENT DEPARTMENT**  
**Zoning Review & Summary**  
**Item No. 25Z00055**

**Applicant:** Victor Richardson (Owner: Beverly Jean Richardson)

**Zoning Request:** RU-1-9 to RU-2-4

**Note:** to legitimize 2 existing units

**Zoning Hearing:** 01/12/2026; **BCC Hearing:** 02/5/2026

**Tax ID No.:** 2103811

- This is a preliminary review based on best available data maps reviewed by the Natural Resources Management Department (NRM) and does not include a site inspection to verify the accuracy of the mapped information.
- In that the rezoning process is not the appropriate venue for site plan review, specific site designs submitted with the rezoning request will be deemed conceptual. Board comments relative to specific site design do not provide vested rights or waivers from Federal, State or County regulations.
- **This review does not guarantee whether or not the proposed use, specific site design, or development of the property can be permitted under current Federal, State, or County Regulations.**

**Summary of Mapped Resources and Noteworthy Land Use Issues:**

- Aquifer Recharge Soils
- Land Clearing and Landscape Requirements
- Protected Species

**Land Use Comments:**

**Aquifer Recharge Soils**

This property contains Pomello sand, classified as an aquifer recharge soil. Additionally, the mapped topographic elevations show that the property falls within a Type 2 and/or Type 3 Aquifer Recharge area, which is subject to impervious area restrictions. The applicant is hereby notified of the

development and impervious restrictions within Conservation Element Policy 10.2 and the Aquifer Protection Ordinance.

### **Land Clearing and Landscape Requirements**

The applicant is advised to refer to Article XIII, Division 2, entitled Land Clearing, Landscaping, and Tree Protection, for specific requirements for Protected and Specimen tree preservation. Land clearing is not permitted without prior authorization by NRM. **Applicant should contact NRM at 321-633-2016 prior to performing any land clearing activities.**

### **Protected Species**

Federally and/or state protected species may be present on the property. Specifically, Gopher Tortoises can be found in areas of aquifer recharge soils. Prior to any plan, permit submittal, or development activity, including land clearing, the applicant should obtain any necessary permits or clearance letters from the Florida Fish and Wildlife Conservation Commission (FWC), and/or U.S. Fish and Wildlife Service, as applicable. The applicant is advised to call Valeria Guerrero at 561-882-5714 (O) or 561-365-5696 (C) with the FWC to obtain any necessary permits or clearance letters for Gopher Tortoises.

# LOCATION MAP

RICHARDSON, BEVERLY JEAN  
25Z00055



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



1:24,000 or 1 inch = 2,000 feet

Buffer Distance: 500 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 11/10/2025

- Buffer
- Subject Property

# ZONING MAP

## RICHARDSON, BEVERLY JEAN

### 25Z00055



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

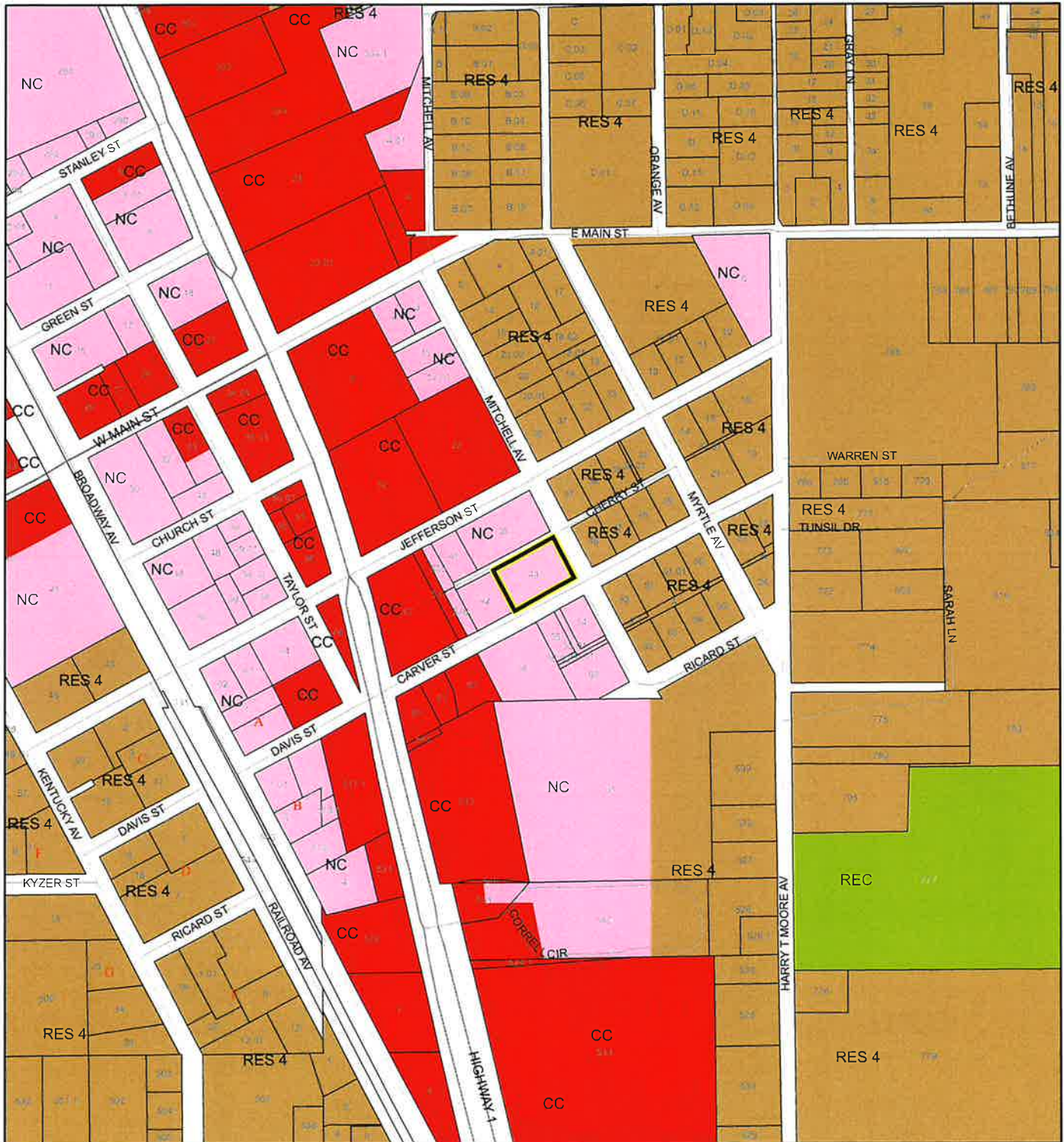
Produced by BoCC - GIS Date: 11/10/2025

- Subject Property
- Parcels
- Zoning

# FUTURE LAND USE MAP

RICHARDSON, BEVERLY JEAN



25Z00055



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 11/10/2025

-  Subject Property
-  Parcels

AERIAL MAP  
RICHARDSON, BEVERLY JEAN  
25Z00055





1:1,200 or 1 inch = 100 feet

PHOTO YEAR: 2025

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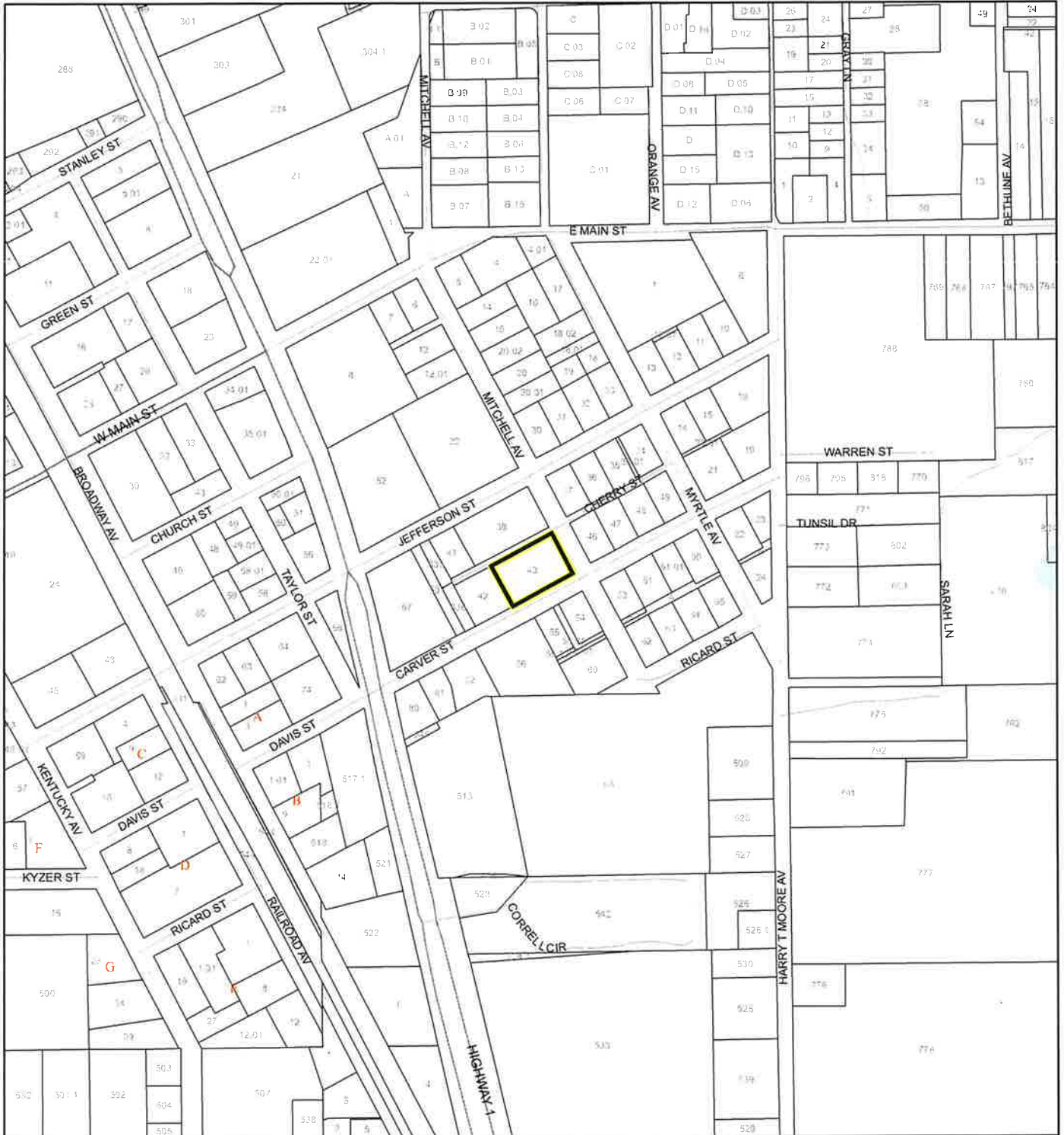
Produced by BoCC - GIS Date: 11/10/2025

 Subject Property  
 Parcels

# NWI WETLANDS MAP

RICHARDSON, BEVERLY JEAN

25Z00055













1:4,800 or 1 inch = 400 feet

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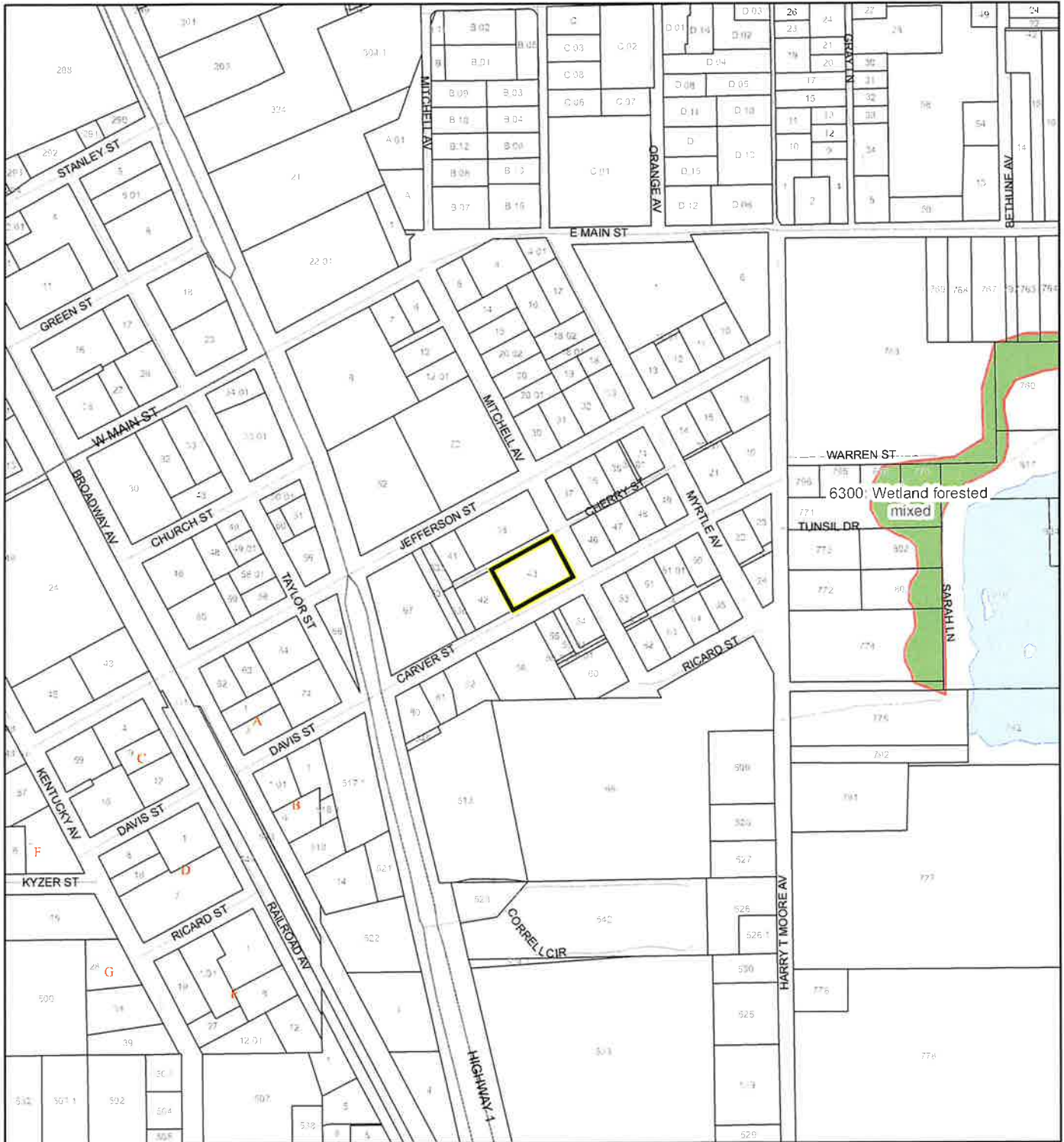
Produced by BoCC - GIS Date: 11/10/2025

### National Wetlands Inventory (NWI)

- |   |   |
|---|---|
|  Estuarine and Marine Deepwater    |  Freshwater Pond |
|  Estuarine and Marine Wetland      |  Lake            |
|  Freshwater Emergent Wetland       |  Other           |
|  Freshwater Forested/Shrub Wetland |  Riverine        |
|  Subject Property                  |  Parcels         |

# SJRWMD FLUCCS WETLANDS - 6000 Series MAP

RICHARDSON, BEVERLY JEAN  
25Z00055



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 11/10/2025

## SJRWMD FLUCCS WETLANDS

- Wetland Hardwood Forests - Series 6100
- Wetland Coniferous Forest - Series 6200
- Wetland Forested Mixed - Series 6300
- Vegetated Non-Forested Wetlands - Series 6400
- Non-Vegetated Wetland - Series 6500

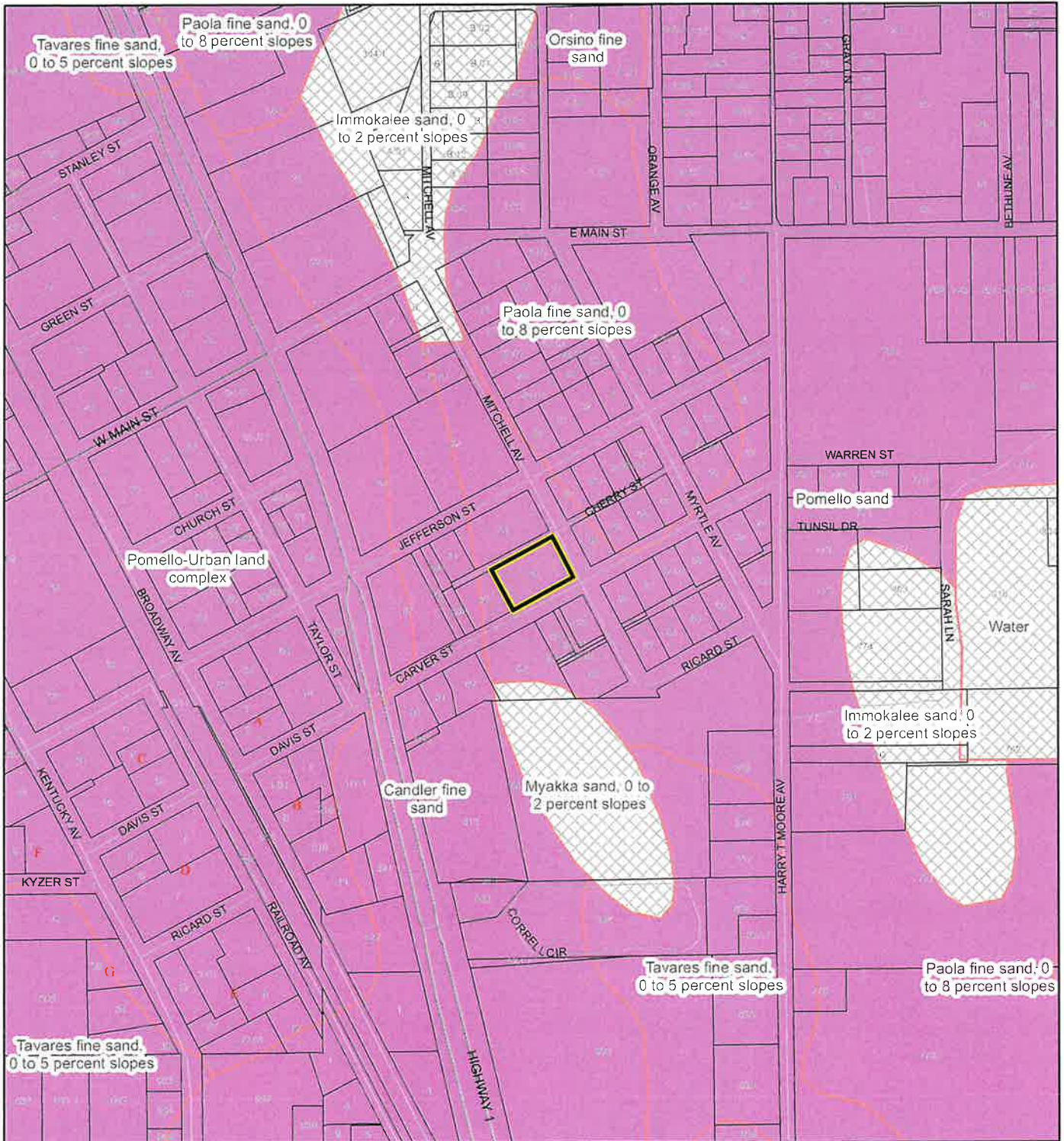
Subject Property

Parcels

# USDA SCSSS SOILS MAP

RICHARDSON, BEVERLY JEAN

25Z00055



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 11/10/2025

## USDA SCSSS Soils

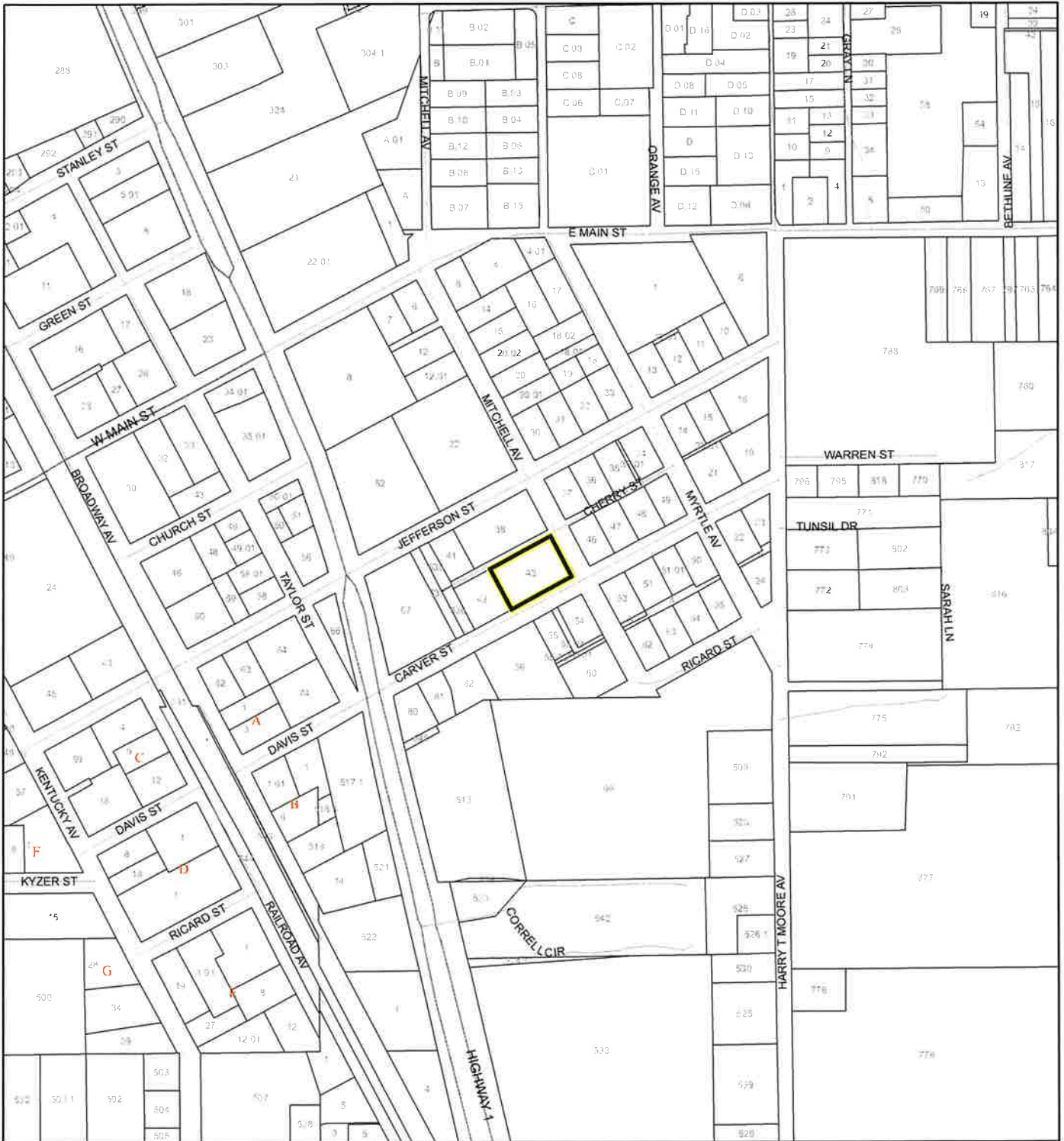
- Aquifer and Hydric
- Aquifer
- Hydric
- None

- Subject Property
- Parcels

# FEMA FLOOD ZONES MAP

RICHARDSON, BEVERLY JEAN

25Z00055




1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 11/10/2025

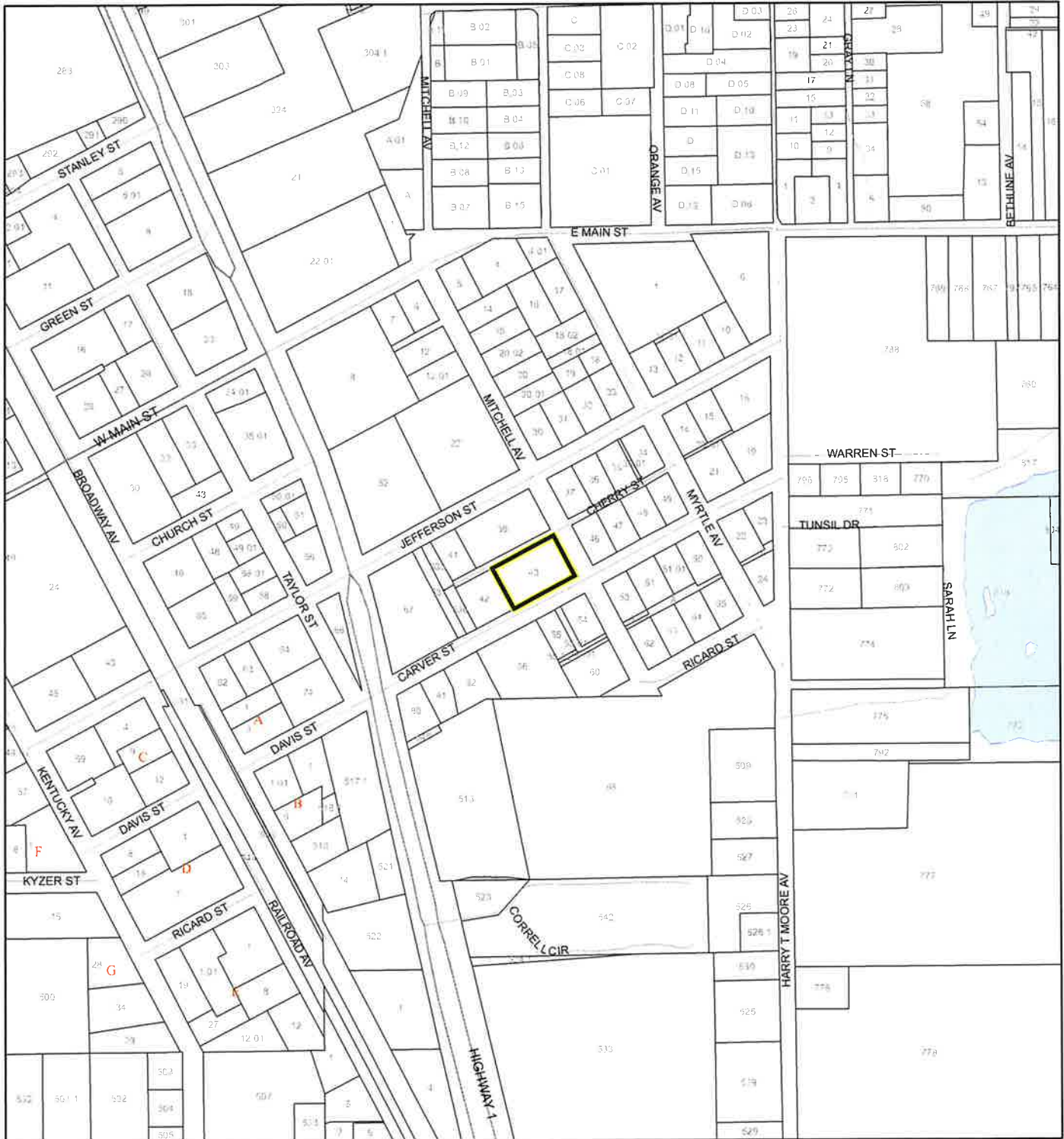
### FEMA Flood Zones

- |   |                  |   |            |   |   |
|---|------------------|---|------------|---|---|
|  | A                |  | AO         |  | X |
|  | AE               |  | Open Water |   |   |
|  | AH               |  | VE         |   |   |
|  | Subject Property |  | Parcels    |   |   |

# COASTAL HIGH HAZARD AREA MAP

RICHARDSON, BEVERLY JEAN

25Z00055



1:4,800 or 1 inch = 400 feet


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Produced by BoCC - GIS Date: 11/10/2025

 Subject Property

 Parcels

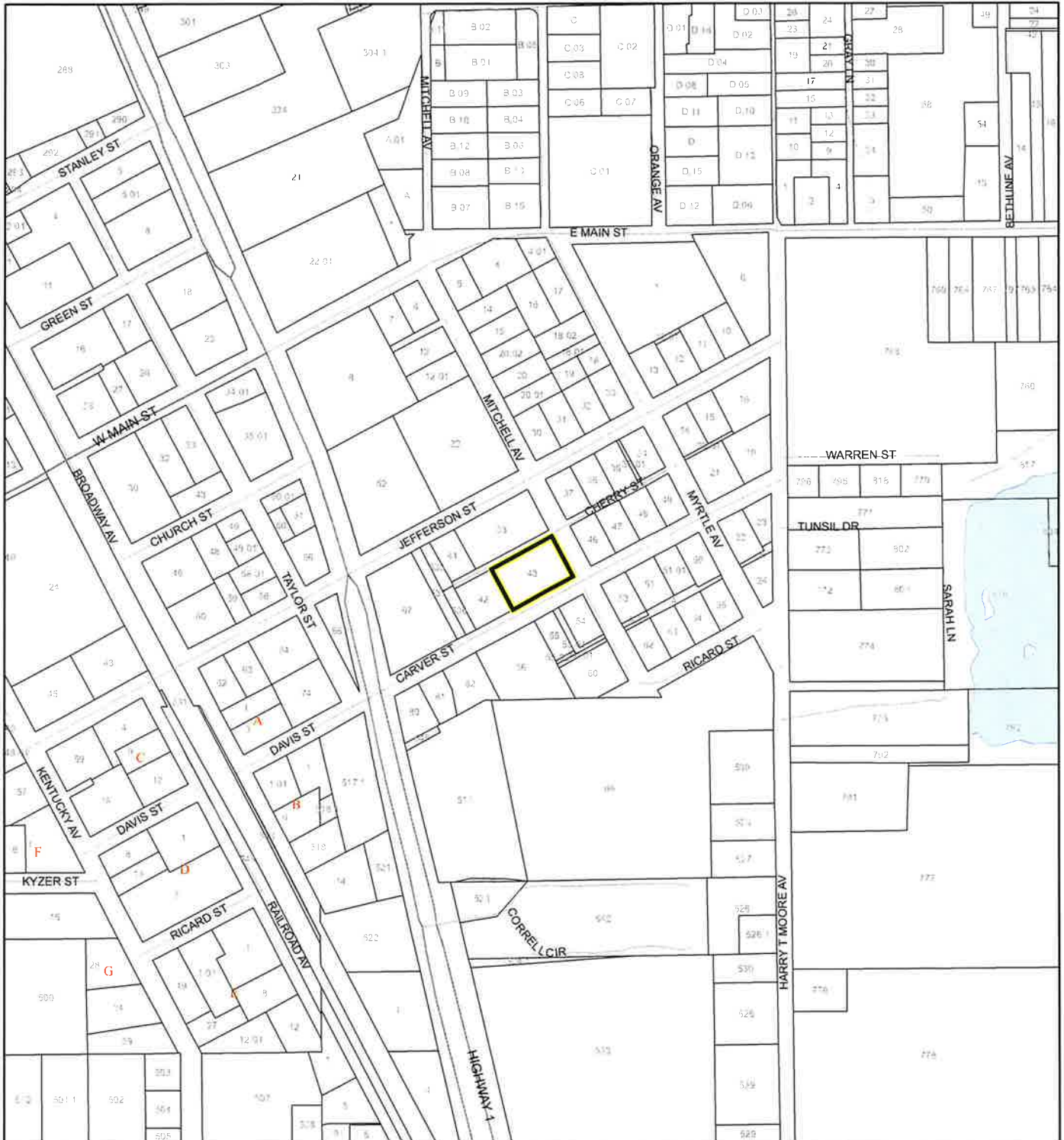
**Coastal High Hazard Area**

 SurgeZoneCat1

# INDIAN RIVER LAGOON SEPTIC OVERLAY MAP

RICHARDSON, BEVERLY JEAN

25Z00055



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 11/10/2025

 Subject Property

 Parcels

**Septic Overlay**

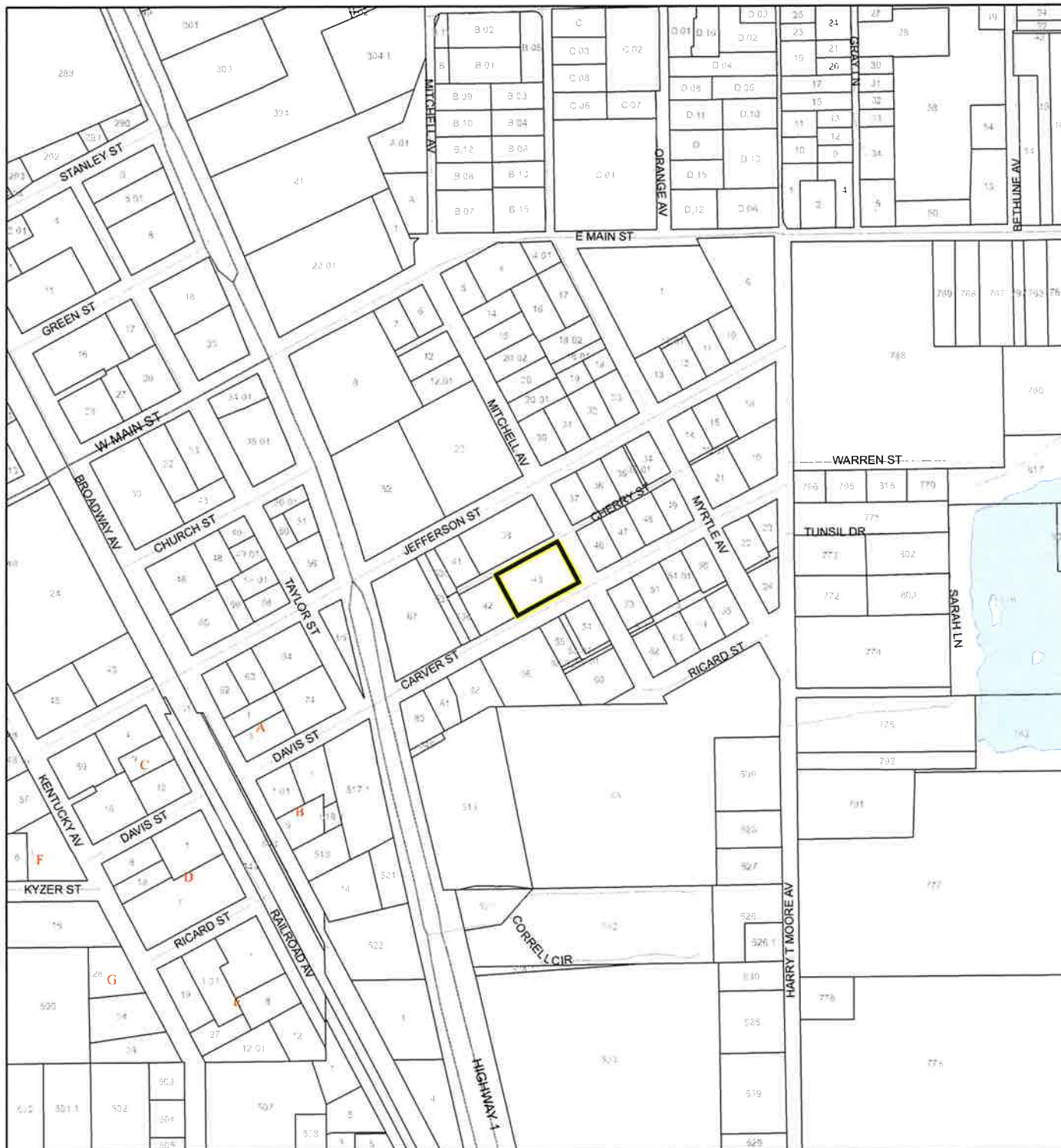
 40 Meters

 60 Meters

 All Distances

# EAGLE NESTS MAP

RICHARDSON, BEVERLY JEAN  
25Z00055



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 11/10/2025

 Subject Property

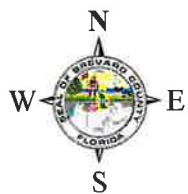
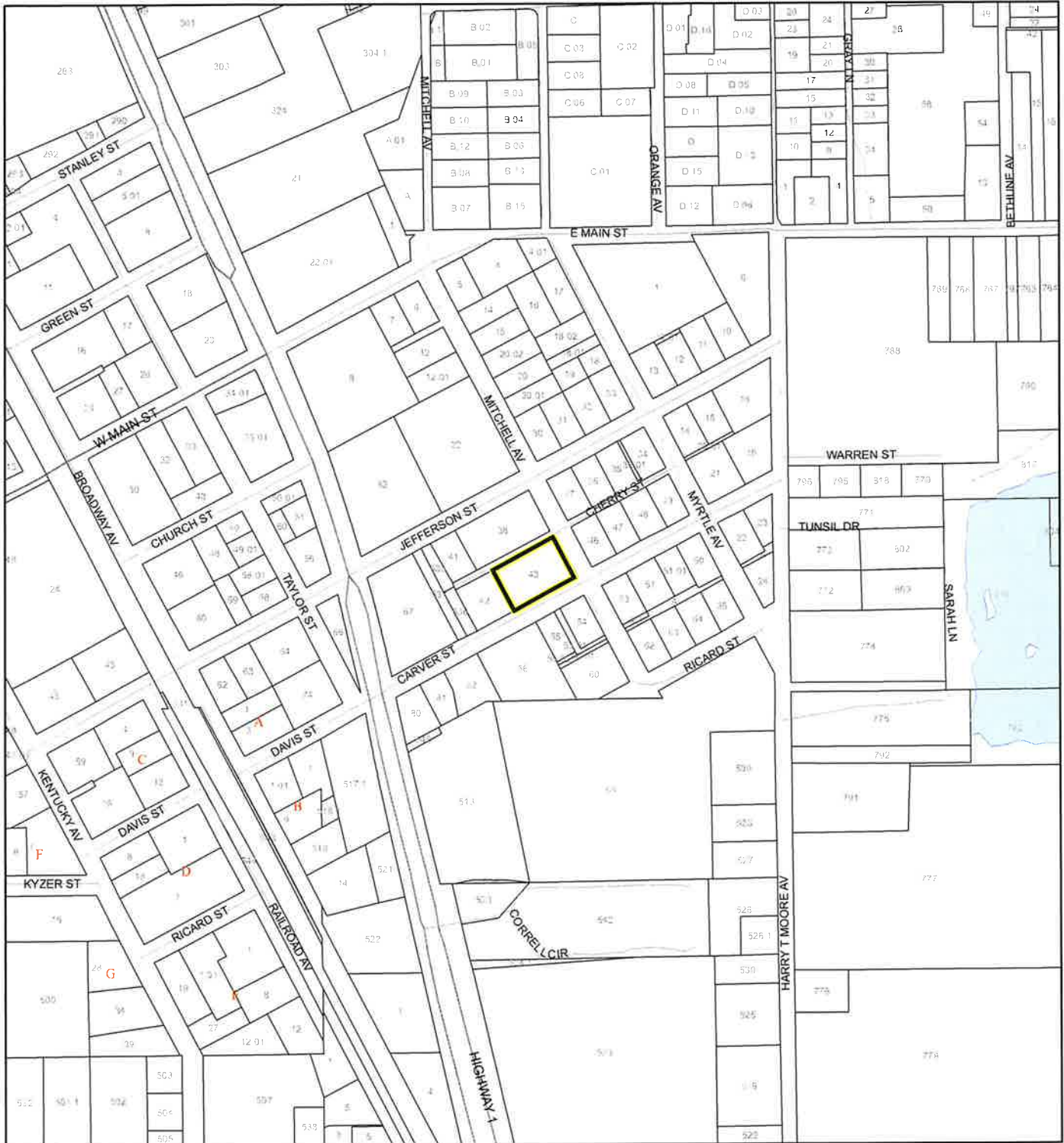
 Parcels

 Eagle Nests FWS

# SCRUB JAY OCCUPANCY MAP

RICHARDSON, BEVERLY JEAN




25Z00055



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 11/10/2025

-  Subject Property
-  Parcels
-  Scrub Jay Occupancy

# SJRWMD FLUCCS UPLAND FORESTS - 4000 Series MAP

RICHARDSON, BEVERLY JEAN  
25Z00055



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 11/10/2025

## SJRWMD FLUCCS Upland Forests

- Upland Coniferous Forest - 4100 Series
- Upland Hardwood Forest - 4200 Series
- Upland Mixed Forest - 4300 Series
- Tree Plantations - 4400 Series

Subject Property

Parcels

November 5, 2025

**Letter of Intent**

**To:** Brevard County Planning and Zoning Department  
**From:** Beverly Jean Richardson (Owner) and Victor Richardson (Authorized Representative)  
**Property:** 3002 & 3004 Carver Street, Mims, FL 32754  
**Tax ID:** 2103811  
**Parcel ID:** 21-35-17-52-\*43  
**Land Description:** PURYEAR WARD PLAT OF MIMS E 1/2 OF LOT 43 & ALL LOTS 44,45

**Request:** Rezoning from RU-1-9 to RU-2-~~6~~ (Low-Density Multi-Family Residential)

Dear Planning and Zoning Board Members,

We respectfully request rezoning approval to legitimize the existing ~~two~~ residential units on the property located at 3004 Carver Street, Mims, Florida. The property was originally approved in 1964 for a Special Use Permit as a Beauty Salon and was later converted into residential units. Each unit is equipped with separate electric meters and utilities.

This rezoning is being requested to bring the property into compliance with current zoning requirements and to ensure safe, lawful occupancy of the existing units. The owner, Beverly Jean Richardson, and her brother, Victor Richardson, are working closely with the prospective buyer, Ms. Urshala Williams, who is under contract to purchase the property with a closing date of December 17, 2025.

The buyer intends to use the property as her permanent residence and will invest in beautifying and maintaining the site to uplift the neighborhood. Approving this request will allow the property to be properly financed and recorded, eliminating any nonconforming use issues and supporting responsible homeownership in the Mims community.

We appreciate your expedited review and consideration of this application.

Respectfully submitted,

  
**Beverly Jean Richardson, Owner**



**Victor Richardson, Authorized Representative**

## PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, January 12, 2026**, at **3:00 p.m.**, in the Florida Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

The meeting was called to order at 3:00 p.m.

Board members present were Mark Wadsworth, Chair (D4); Henry Minneboo, Vice-Chair (D1); Jerrad Atkins (D1); John Hopengarten (D1); Ruth Amato (D1); Ron Bartcher (D2); Robert Wise (D2); Erika Orriss (D3); Eric Michajlowicz (D3); Debbie Thomas (D4); Neal Johnson (D4); Robert Brothers (D5); Ana Saunders (D5); and Melissa Jackson (D5).

Staff members present were Trina Gilliam, Planning and Zoning Manager; Paul Body, Planner; George Ritchie, Planner; Derrick Hughey, Planner; Alex Esseesse, Deputy County Attorney; and Alice Randall, Operations Support Specialist.

### EXCERPT OF COMPLETE MINUTES

#### **H.12. Beverly Jean Richardson (Angel Myers) requests a zoning classification change from RU-1-9 to RU-2-4. (25Z0055) (Tax Account 2103811) (District 1)**

Paul Body read the item into the record.

Angel Myers spoke to the application. She is a realtor at LPT Realty, and here today representing Miss Beverly Jean Richardson with her authorization. We are here to request that the two homes on the property that were originally built in 1959 be rezoned so they can be legitimized for the sale or purchase. We were under contract back in October with a closing date of October 13th and was notified by the buyer's lender that there was a zoning issue. Everything had to come to an immediate halt. We reached out to the planning and zoning department where we had the pleasure of meeting Mr. Paul Body, and I would like to give him kudos because with his guidance he has been very instrumental in navigating us through this process. On November 14th, we did a conference call with everybody, the seller, the buyer, the two realtors, the lender, all with Commissioner Delaney. She heard what the zoning issue was, but we must go through protocols. So, we are here today because you are the recommendation board, and if everything gets approved, then we still must go through the county commissioners, and they give the final say. Everyone is on board, the buyer, the seller, the realtors, everybody. And the buyer of course wanting to close in October but is still holding out with the hopes that we can get this zoning issue rectified.

### NO PUBLIC COMMENT

Ms. Amato stated when I was looking at the maps, this RU-2-4, that's a new zoning into this area, and if I have it right, does this include allowing resort dwellings? Because this is in a neighborhood that concerns me.

Mr. Body responded RU-2-4 does permit resort dwellings, which is short-term rental under 90 days in a row. There is some multi-family that is to the west. I think we pointed out and to the east. RU-2-4. Then there's RU-2-10 and RU-2-30 on the east side of Harry Moore Avenue.

Ms. Amato replied Harry T Moore Avenue is a main thoroughfare into that area where this is off into the neighborhood. And where US1 also has commercial. That is a major road through there. So, it's a little bit different. I was just concerned about resort dwellings being allowed to go in there and introducing that.

Mr. Body responded yes, it is a permitted use in the RU-2-4, the short-term rental dwelling.

Ms. Amato inquired if it is possible, if they agreed, to restrict it to no resort dwellings? That would be my recommendation just to make sure that it stays residential because it is a residential neighborhood.

Mr. Body responded you can always make that request. It's up to the county commission then again.

Mr. Esseesse added you do have a first and a second. There is a motion on the floor right now. So, they'd have to amend that. But yes.

Ms. Myers stated this is going to be as a personal residence. She's the buyer, so she's okay.

Motion to recommend approval of Item H.12., not allowing resort dwellings by Robert Brothers, seconded by Erika Orriss. Motion passed unanimously.

Meeting adjourned at 6:28 p.m.

DRAFT