



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 3164, **Version:** 1

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### **Subject:**

Schwab Construction Group, Inc. (Daniel Lee Schwab) requests a change of zoning classification from BU-1 to RU-2-15. (21Z00015) (Tax Account 2426535) (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) to RU-2-15 (Medium Density Multi-Family Residential).

### **Summary Explanation and Background:**

The applicant is seeking a change of zoning classification from BU-1 (General Retail Commercial) to RU-2-15 (Medium-Density Multi-Family Residential) for the purpose of building a 13-unit townhome subdivision, on vacant property located on the southeast corner of Palmetto Avenue and Burnwood Drive. The applicant has not provided a proposed development plan submitted with this application for the proposed multi-family townhomes.

The subject property retains the CC (Community Commercial) Future Land Use designation. The proposed RU-2-15 zoning classification may be considered consistent with the CC Future Land Use designation, per Policy 2.13.

The abutting parcel to the south and east of the abutting undeveloped road is a multi-family condominium, zoned RU-2-15. The vacant parcel to the west, across Burnwood Drive, is zoned RU-2-15. The parcel to the north, across Palmetto Avenue is zoned BU-1 and is developed as a shopping center.

The parcel will be serviced by Brevard County sewer and City of Cocoa water.

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

On July 12, 2021, 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 to Planning and Development.