File #: 3953, **Version:** 1

Subject:
South Beach Cove Development Corp.; and Robert A. Baugher, Trustee (David Menzel) request a change of zoning classification from RU-2-15 to BU-1. (21Z00050) (Tax Account 2520070) (District 2)

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-2-15 (Medium Density Multi-Family Residential) to BU-1 (General Retail Commercial).

Summary Explanation and Background:
The applicant requests to change the zoning classification from RU-2-15 to BU-1. This parcel is developed with an existing multi-tenant commercial building, built in 1965. Rezoning to BU-1 would make the use of the property consistent with the Future Land Use designation of CC (Community Commercial). The BU-1 classification allows retail commercial land uses on minimum 7,500 square foot lots, but does not allow warehousing or wholesaling.

Commercial use has been allowed on this property since August, 1973. It is currently identified as nonconforming use since rezoning from BU-1 to RU-2-15 on November 2, 2006. The applicant proposes to continue the existing commercial uses that the property had retained as nonconforming uses. Proposed modifications will be reviewed at the site plan review stage for the enlarged parking lot area.

The developed character of the surrounding area is a mixture of commercial and multi-family residential zoning classifications developed with restaurant, retail, single-family and multi-family uses.

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

The Board of County Commissioners will consider the request on **Thursday, April 7, 2022,** 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:
None