



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 4685, **Version:** 1

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### **Subject:**

OBC Realty, LLC requests a Small Scale Comprehensive Plan Amendment (22S.05), to change the Future Land Use designation from RES 15 to CC. (22SS00002) (Tax Accounts 2521003 and 2521005) (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 Future Land Use designation from RES 15 (Residential 15) to CC (Community Commercial).

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

The applicant is requesting to amend the Future Land Use designation from RES 15 to CC on 0.52 acres to allow for redevelopment of the subject property with a 3-story mixed use building (including commercial retail, resort dwellings, and a restaurant). The applicant has provided a concept plan which has not been reviewed by staff for conformance to the Land Development Regulations and is for discussion purposes only.

The subject property is developed with one structure (built in 1958) that was formerly utilized as a nightclub/bar (a non-conforming use). The current zoning of the subject property is BU-1 (General Retail Commercial) and was established prior to the adoption of the 1988 Comprehensive Plan and is not consistent with the adopted Future Land Use designation of RES 15. BU-1 zoning is consistent with Community Commercial Future Land Use. There is no companion rezoning application accompanying this request as it is not required.

The subject property is surrounded by multi-family development to the north, south, east and west. In addition to multi-family development, a motel/motor lodge is located to the east and a single-family residence is located to the west.

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

On May 9, 2022, the Local Planning Agency heard the request and unanimously recommended approval.

### **Clerk to the Board Instructions:**

Once the ordinance is filed with the State, please return a copy to Planning & Development.