



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 5545, **Version:** 1

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### **Subject:**

Jerry W. Solomon and Violet Shirley Solomon, Revocable Trust (Richard Bartley Spangler) request a change of zoning classification from BU-1 to BU-2. (22Z00065) (Tax Account 2102130) (District 1)

### **Fiscal Impact:**

None

### **Dept/Office:**

Planning & Development

### **Requested Action:**

It is requested Board of County Commissioners conduct a public hearing to consider a change of zoning classification from BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial).

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

The applicant is requesting a change of zoning classification from BU-1 to BU-2 in order to build a boat, vehicle, and RV outdoor storage facility. The BU-2 zoning requires a principal structure of a minimum of 300 square feet. The applicant is proposing both open storage bays as well as under roof storage areas. This could be considered an introduction of the BU-2 zoning classification in the immediate area, which is the highest intensity commercial zoning the County has.

The BU-2 zoning classification encompasses lands devoted to general retail and wholesale businesses, contracting, heavy repair services, and warehousing. Retail items of substantial size or which of necessity must remain outside of a building may be permitted to be displayed outdoors. Storage yards must be enclosed within a six-foot wall, louvered fence, or chain link fence.

The developed character of the surrounding area is a mixture of commercial, single-family mobile homes, and a single-family residence. To the north of the subject property is a single-family residence zoned AU (Agricultural Residential). To the west is U.S. Highway 1; across the ROW is a mobile home park zoned TR-1 (Single-family Mobile Home). To the east is Old Dixie Highway; across the ROW is a single-family residence with a large metal building and cell phone tower zoned AU.

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

On February 13, 2023, the Planning and Zoning Board heard the request and unanimously recommended approval with a BDP retaining all BU-1 uses and limiting the BU-2 use to boat and RV storage only.

**Clerk to the Board Instructions:**

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