



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6649, **Version:** 2

Subject:

West Malabar Properties, LLC requests a change of zoning classification from RP and AU to all BU-2 with a BDP. (24Z00004) (Tax Account 2806110, 2806111, 2806115, 2808112) (District 5)

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 RP (Residential Professional) and AU (Agricultural Residential) to all BU-2 (Retail, Warehousing and Wholesale Commercial) with a BDP (Binding Development Plan).

Summary Explanation and Background:

The applicant has requested a change of zoning classification from RP (Residential Professional) and AU (Agricultural Residential) to BU-2 (Retail, Warehousing and Wholesale Commercial) and a FLUM amendment.

The subject parcel is in a commercial corridor along the westside of Minton Road with RP and BU-1 zoning within the County's jurisdiction. The closest BU-2 zoning classification is located approximately 1,830 feet northwest of the subject property, along the north side of Norfolk Pkwy. The subject property could be considered as transitional use with BU-1 zoning abutting to the south. Additional commercial uses are located south along Minton Road. The east side of Minton Road is in the jurisdiction of the City of West Melbourne, and further south along Minton Road is in the jurisdiction of the City of Palm Bay.

There is a Small-Scale Comprehensive Plan Amendment (SSCPA) companion application, 24SS00001, to change the Future Land Use Map designation from NC (Neighborhood Commercial) and RES 2 (Residential 2) to all CC (Community Commercial).

The applicant has provided a Binding Development Plan which stipulates limiting the use of the property to climate-controlled mini-storage as allowed in BU-2 zoning classification and other uses as allowed in the BU-1 zoning district. In addition, the applicant has provided a concept plan. This plan has not been reviewed for compliance with county code. It should be considered informative only and is not included in the Board approval.

The Board may wish to consider whether the proposed zoning request is consistent and compatible with the surrounding area and if the Binding Development Plan mitigates any off-site impacts.

The Board of County Commissioners will consider the request on Thursday, April 4, 2024. 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: