



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4163, **Version:** 1

Subject:

Murrell Properties of Brevard, LLC; and Harmony Villas Properties, Inc. (Vaheed Teimouri) request a change of zoning classification from BU-1-A to BU-1. (21Z00049) (Tax Accounts 2511036 & 2511043) (District 2)

Fiscal Impact:

None

Dept/Office:

Planning and 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-A (Restricted Neighborhood Commercial) to BU-1 (General Retail Commercial)

Summary Explanation and Background:

The applicant requests to change the property from BU-1-A to BU-1. Both parcels are developed with existing buildings. The northern parcel is developed with an office use. The southern parcel is developed as a single-family residence. The BU-1 classification allows retail commercial land uses on minimum 7,500 square foot lots, but does not permit warehousing or wholesaling. A companion application for Small Scale Plan Amendment to change the Future Land Use from NC to CC accompanies this request.

The applicant wishes to develop two Assisted Living Facilities (ALF); one on each lot. An ALF use is not allowed under the current BU-1-A zoning. This use requires the BU-1 zoning classification, which allows higher intensity retail uses.

The developed character of the surrounding area is a mixture of commercial zoning classifications along both sides of Murrell Road either under City of Rockledge or County jurisdiction. This area is an enclave with the City of Rockledge having jurisdiction over the abutting properties located to the north, south, and west across Murrell Road. To the north of the subject property is an office building (City of Rockledge). To the south, is a single-family residence (City of Rockledge). To the east is an airstrip (Greenlight Industrial Airpark). To the west, across Murrell Road are single-family residences (City of Rockledge). The applicant does not currently propose to annex into Rockledge. The parcels on the east side of Murrell Road have transitioned from residential uses to commercial uses under previous zoning actions.

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

On March 14, 2022, the Planning and Zoning Board heard the request and voted 7:1 to recommend approval.

Clerk to the Board Instructions:

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