



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6539, **Version:** 1

Subject:

Florida Dealer Center, LLC (Bruce Moia) requests a change of zoning classification from BU-1 and BU-2 with an existing BDP to all BU-2 and removal of existing BDP. (23Z00081) (Tax Account 2314551 and 2314553.) (District 1)

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 (General Retail Commercial) and BU-2 (Retail, Warehousing, and Wholesale Commercial) with an existing BDP (Binding Development Plan) to all BU-2 and removal of existing BDP.

Summary Explanation and Background:

The applicant is requesting a change of zoning classification on 1.6 acres from BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing and Wholesale Commercial) on with an existing BDP (Binding Development Plan) to all BU-2 and with removal of the existing BDP to construct a self-storage mini-warehouse facility with the individual units to be rented out. The property is 2.9 acres in size with the remainder having BU-2 zoning. BU-1 zoning permits mini-warehouses with conditions.

The current and proposed BU-2 zoning classification permits retail, wholesale and warehousing commercial land uses on minimum 7,500 square foot lots. BU-2 zoning is the county's most intense commercial zoning classification due to the intensive nature of commercial activities permitted. The BU-2 zoning classification allows outside storage of retail items including, but not limited to, motor vehicles, utility sheds, nursery items such as plants and trees, boats, and mobile homes.

The existing BDP stipulates the property:

- The Developer/Owner will sub-divide existing property into two parcels.
- Developer/Owner shall develop 150 feet from existing road frontage as BU-1 and the balance as BU-2.
- Developer/Owner will plan for a shared entrance for both parcels.

To the north is a 3-acre undeveloped parcel with GU zoning. To the east across Grissom Parkway is an undeveloped 4.36-acre parcel used for retention with GU zoning. To the south are two 1.25-acre undeveloped parcels with GU zoning. To the west is a 8.94-acre parcel developed with a single-family residence with GU zoning.

The closest developed BU-2 zoned parcel is located approximately one mile south of the subject property on the east side of Grissom Parkway.

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

On January 8, 2024, the Planning and Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Upon receipt of resolution, please execute and return a copy to Planning and Development.