



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6542, **Version:** 1

Subject:

Quality RV Florida, LLC requests a change of zoning classification from RU-1-7 and TR-1 to all BU-1. (23Z00083) (Tax Account 2702826) (District 5)

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 RU-1-7 (Single-Family Residential) and TR-1 (Single-family Mobile Home) to all BU-1 (General Retail Commercial).

Summary Explanation and Background:

The applicant has requested a change of zoning classification from RU-1-7 (Single-family Residential) and TR-1 (Single-family mobile home) to BU-1 (General Retail Commercial) and a FLUM amendment to make the existing, non-conforming use of the property consistent with the zoning regulations. The Brevard County Property Appraisers Office database classifies the subject property as recreational vehicle or mobile home sales - new or used and indicates that a building for that purpose was constructed in 1981. This zoning request will legitimize the current use of the property and reconcile the zoning.

There is a Small-Scale Comprehensive Plan Amendment (SSCPA) companion application, 23SS00024 to change the Future Land Use Map designation from RES 6 (Residential 6 to Community Commercial (CC).

The subject property is in an established residential corridor along Aurora Road from John Rodes Blvd. to Turtle Mound Road. The current use of the property was established prior to 1981.

The Board may wish to consider whether the proposed zoning request is consistent and compatible with the surrounding area. The Board may also consider reconciling the existing development with current land use and zoning requirements.

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.