



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 3466, **Version:** 1

Subject:

EH Cocoa, LLC (Bryan Potts) requests a change of zoning classification from BU-1 to BU-2. (21Z00034) (Tax Accounts 2442707 & 2442708) (District 1)

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 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 zoning for the purpose of redeveloping the parcels with a 108,152 total sq. ft. two-story self-storage mini-warehouses. Currently, there are 2, two-story retail buildings on the parcels totaling 77,980 sq. ft.

The applicants state that the conditions in BU-1 limits the height of self-storage mini-warehouses to the heights of adjacent off-site buildings to the side or rear of the property. They also state they would like to utilize a metal building which would not be allowed in the BU-1, but is allowed in BU-2.

BU-1 zoning does not permit warehousing or wholesaling and prohibits outdoor storage. BU-2 zoning permits retail, wholesale and warehousing commercial land uses and permits outdoor storage with conditions.

The developed character of the surrounding area is a mixture of BU-1, BU-2, and TR-1 (Single-Family Residential Mobile Home) zoning. The recent trends in this area is a commercial mixed use retail-center to the north and a vacant commercial parcel abutting the south along with commercial office uses and auto sales further south. Abutting to the west is a developed mobile home subdivision.

The Board may wish to consider whether this request for BU-2 is consistent and compatible with the surrounding area.

The Board of County Commissioners will consider the request on **Thursday, December 2, 2021, at 5:00 p.m.** at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Building C, 1st Floor, Viera, Florida.

Clerk to the Board Instructions:

None