



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4722, **Version:** 1

Subject:

Acceptance, Re: Binding Development Plan with Storsafe of Rockledge, LLC

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

In accordance with Section 62-1157, it is requested that the Board of County Commissioners accept, and the Chair sign, the Binding Development Plan.

Summary Explanation and Background:

A BDP (Binding Development Plan) is a voluntary agreement presented by the property owner to self-impose limits upon development of a property in support of a change of zoning or conditional use permit. Pursuant to Section 62-1157, a BDP shall be recorded in the public records within 120 days of the Board's approval of the zoning request. Following staff and legal review, the BDP is presented to the Board in recordable form as a Consent Agenda item in order to finalize the zoning action.

On May 5, 2022, the Board approved a change of zoning classification from AU (Agricultural Residential) and BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial), with a BDP containing the following conditions:

- Developer/owner shall limit the use of the property to self-storage only.
- Developer/owner agrees not to use the property for outdoor storage and, therefore, such use shall be prohibited on the property.
- Developer/owner agrees to limit the height of any buildings on the property to single-store and, therefore, no buildings shall exceed single-story height.
- Developer/owner agrees and shall ensure that no lighting elements shall face residential properties.
- Developer/owner shall provide a 20-foot landscape buffer in accordance with Code requirements.
- A finished 8-foot masonry wall shall be required along the edge of the improvements. Such wall shall be in accordance with Code requirements.

The attached agreement includes these provisions.

Clerk to the Board Instructions:

Upon recordation, please return two certified copies to Planning and Development.