



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 6915, **Version:** 1

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### **Subject:**

Alexis DeJesus, Rosemary DeJesus, & Brandon DeJesus request a request a change of zoning classification from BU-1 and AU to all BU-2. (24Z00021) (Tax Account 2102561) (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 AU (Agricultural Residential) to all BU-2 (Retail, Warehousing and Wholesale Commercial).

### **Summary Explanation and Background:**

The applicant is requesting to change the zoning classification from AU (Agricultural Residential) and BU-1 (General retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial) for the purposes of a unified zoning across the entire property and to establish consistency with the proposed FLUM. The BU-1 portion includes approximately 1.9 acres and 0.1 acres of AU. The applicant proposes to develop the site for automobile and mobile home sales. The BU-2 zoning classification allows for outside storage.

A companion application 24SS00007, if approved, would amend the FLUM designation from CC (Community Commercial) and NC (Neighborhood Commercial) to all CC FLUM.

To the north is developed with a mix of single-family homes with BU-1 zoning, an auto body shop zoned BU-2 zoning and single-family home with TR-1 zoning. To the east is vacant with AU zoning. To the south is vacant with RU-1-11 zoning. To the west across Highway 1, is developed as a retail store.

BU-2 zoning is the County's most intense commercial zoning classification due to the intensive nature of commercial activities permitted such as major automotive repair, warehousing, and outdoor storage.

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

On June 10, 2024, the Planning and Zoning Board heard the request and unanimously recommended approval with a BDP limiting the use to all BU-1 and only automobile and mobile home sales with 6-foot wall along east boundary, including the right-of-way, and adjacent to any residential use.

**Clerk to the Board Instructions:**

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