



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6875, **Version:** 2

Subject:

Put It In Me Storage, LLC (Vaheed Teimouri) requests a change of zoning classification from IU to BU-2. (24Z00010) (Tax Account 2322557) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Port St. John Dependent Special District Board conduct a public hearing to consider a change of zoning classification from IU (Light Industrial) to BU-2 (Retail, Warehousing and Wholesale Commercial).

Summary Explanation and Background:

The applicant is requesting a change of zoning classification from IU (Light Industrial) on 2.46 acres to BU-2 to build a RV and boat storage yard and a mini warehouse. The applicant states the current IU zoning classification restricts the location of storage areas. In IU zoning all storage areas shall be located to the rear of the primary structures. The BU-2 zoning does not have these storage area restrictions. BU-2 zoning classification requires a building of at least 300 sq. ft. as their principal structure. The subject parcel has access to Curtis Blvd., a County maintained roadway.

There is also a Small-Scale Comprehensive Plan Amendment (SSCPA) companion application, 24SS00004 to change the Future Land Use Element from Industrial (IND) to Community Commercial (CC).

The developed character of the surrounding area on the east side of Curtis Blvd. is commercial uses with IU zoning. To the east of the parcel is the Florida East Coast Railway. To the west across Curtis Blvd. is commercial uses with BU-2 zoning.

Clerk to the Board Instructions:

None