



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6857, **Version:** 2

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 Planning and Zoning Board 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, wherehousing and outdoor storage.

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.

The Board of County Commissioners will consider the request on Thursday, July 11, 2024. Beginning at 5:00 p.m. The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way,

Commission Room, Viera, Florida.

Clerk to the Board Instructions:

None