



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

---

**File #:** 1387, **Version:** 1

---

### **Subject:**

Troy Yates requests a change of zoning classification from GU to BU-1. (20PZ00021) (Tax Account 2400600) (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 GU (General Use) to BU-1 (General Retail Commercial).

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

The applicant is seeking a change of zoning classification from GU to BU-1 for the purpose of developing and operating a lawn and garden center with mower repair and sales. The site is currently vacant, located on the east side of Grissom Parkway, approximately 0.23 mile south of Canaveral Groves Boulevard. Per Section 62-2103(b), this 0.44-acre parcel is a substandard lot in terms of lot size required for the GU zoning classification, which is 5 acres.

The proposed zoning of BU-1 is not consistent with current FLU (Future Land Use) designation of RES 4 (Residential 4). An application for a Small Scale Comprehensive Plan Amendment to change the FLU to Community Commercial accompanies this rezoning request for consistency.

The proposed BU-1 zoning classification permits retail commercial uses and minor automotive repair, including small engine repair, on minimum 7,500 square-foot lots with a minimum width and depth of 75 feet. It does not permit warehouses, other than self-storage mini-warehouses as a permitted with conditions use subject to the stipulations of Section 62-1837.5, nor does it permit major automobile repairs as defined in Section 62-1102. The property is contiguous to residential property on all four sides. The site would expand the strip commercial uses that are just north of the subject site at the intersection of Canaveral Groves Boulevard and Grissom Parkway.

The Board may wish to consider the impact of this rezoning on the rural residential character of the surrounding area, and if the subject property meets the locational criteria of FLU Policy 2.8(A). The Board may also wish to consider whether the extension of commercial strip development should be expanded further south in a leap-frog fashion in light of FLU Policy 2.15.

The final Public Hearing will be held by the Board of County Commissioners at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Commission Room, Building C, Viera, Florida, on **THURSDAY, MAY 7, 2020, at 5:00 p.m.**

**Clerk to the Board Instructions:**

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