



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 1633, **Version:** 1

Subject:

4090 U.S. 1, LLC (Scott Lamb) requests a change of zoning classification from RU-1-7, RU-2-10, and BU-1, to all BU-1. (20PZ00032) (Tax Account 2611636) (District 4)

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 RU-1-7 (Single-Family Residential), RU-2-10 (Medium Density Multi-Family Residential) and BU-1 (General Retail Commercial), to all BU-1.

Summary Explanation and Background:

The applicant is seeking to consolidate the property under the BU-1 (General Retail Commercial) zoning classification. Currently, the property has RU-1-7 (Single-Family Residential), RU-2-10 (Medium Density Multi-Family Residential) and BU-1 (General Retail Commercial). No specific development plan has been submitted. The property is 0.92 acres, located on the west side of U.S. Highway 1, approximately 400 feet north of Post Road.

The existing commercial trend along this segment of the U.S. Highway 1 corridor consists of a manufactured housing park, open storage with new and used supplies, a junkyard, and a dog kennel. A companion Small Scale Comprehensive Amendment application accompanies this request and proposed to change the Future Land Use designation from RES 15 (Residential 15) and NC (Neighborhood Commercial), to CC (Community Commercial), for consistency with the Future Land Use Map. The site has direct access onto U.S. Highway 1 and has water and sewer service available through the City of Melbourne.

The Board may wish to consider whether the request is consistent and compatible with the mix of residential and commercial zoning classifications in the area.

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, Viera, Florida, on **JULY 9, 2020, at 5:00 p.m.**

Clerk to the Board Instructions:

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