



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 1654, **Version:** 1

Subject:

William Clarke (Kim Rezanka) requests a change of zoning classification from BU-1-A and BU-1 to BU-2. (20PZ00038) (Tax Account 2410519) (District 2)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the North Merritt Island Dependent Special District Board conduct a public hearing to consider a change of zoning classification from BU-1-A (Restricted Neighborhood Commercial), BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial).

Summary Explanation and Background:

The applicant is seeking a change of zoning classification from BU-1-A (Restricted Neighborhood Commercial), BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial) for the purpose of using the existing 4,012 square-foot building for wholesale distribution of marine fasteners, and storage of fasteners in shipping containers to the rear of the building. The property is 0.80 acres, located at 4140 North Courtenay Parkway.

The developed character of the surrounding area along both sides of North Courtenay Parkway is a mixture of BU-1-A, BU-1 and BU-2, developed with various commercial uses. The parcel to the north, south, and to the west have a Community Commercial Future Land Use designation; the parcel to the east has a Residential 2 Future Land Use designation. The subject property is serviced by Brevard County water and has an existing septic system.

The Board may wish to consider whether the intensity and types of uses proposed are consistent and compatible with surrounding development.

Clerk to the Board Instructions:

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