



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 1743, **Version:** 1

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### **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 Board of County Commissioners 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.

On June 15, 2020, the Planning and Zoning Board heard the request and unanimously recommended approval.

### **Clerk to the Board Instructions:**

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