



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 1860, **Version:** 1

Subject:

Richard R. Jr., and Gina M. Wrubel, Trust, request a change of zoning classification from AU to BU-1. (20Z00003) (Tax Account 2000354) (District 1)

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 AU (Agricultural Residential) to BU-1 (General Retail Commercial).

Summary Explanation and Background:

The applicant is seeking a change of zoning classification from AU (Agricultural Residential) to BU-1 (General Retail Commercial) for the purpose of combining the parcel with the abutting 5.24-acre BU-1 zoned parcel. A companion Small-Scale, Comprehensive Plan Amendment (SSCPA) (20PZ00051) for a Future Land Use designation changing the FLU from NC to CC (Community Commercial) was submitted accompanying this zoning request. The subject parcel is a remnant 1.32-acre of undeveloped property, located on the northwest corner of U.S. 1 and McCullough Road in Mims, and it is nonconforming to the current AU size requirements of 2.5 acres and a minimum width and depth of 150 feet.

The character of the surrounding area along the west side of U.S. 1 is BU-1 and BU-2 and is developed with various commercial uses. There is also developed and undeveloped AU along the west side of U.S. 1. The developed AU parcels have single-family homes.

The Board may wish to consider whether the request is consistent and compatible with the surrounding.

On July 6, 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.