



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2376, **Version:** 1

Subject:

Harold Kurz (Harry Perrette) requests a change of zoning classification from BU-1 to PIP. (20Z00038) (Tax Account 2316254) (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 (General Retail Commercial) to PIP (Planned Industrial Park).

Summary Explanation and Background:

The applicant is requesting a change of zoning classification from BU-1 (General Retail Commercial) to PIP (Planned Industrial Park) for the purpose of constructing a building for use in manufacturing that would serve multiple tenants. This location, at the southwest intersection of N. Tropical Trail and N. Courtenay Parkway, was chosen by the applicant due to its proximity to Kennedy Space Center.

The applicant wishes to assemble small technical parts, and also allow manufacturing beyond what is permitted in BU-1. The PIP zoning classification allows all uses permitted in the BU-1 and BU-2 zoning classifications, in addition to manufacturing activities that can be carried on in a relatively unobtrusive manner. These uses may include sharpening and grinding shops; testing laboratories; wholesale salesroom and storage rooms; welding repairs; and major and minor automobile repair.

The FLU (Future Land Use) on the property is CC (Community Commercial). BU-1 is consistent with CC; however, PIP is not consistent. The applicant has submitted a Small Scale Comprehensive Plan Amendment application to change the FLU from CC to PI (Planned Industrial). Should the proposed FLU designation of PI be approved, then this request to PIP can be considered.

The Board may wish to consider whether the request is consistent and compatible with the surrounding neighborhood, consisting of a mix of single-family, commercial, and institutional.

The Board of County Commissioners will consider the request on **Thursday, February 4, 2021, at 5:00 p.m.** at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Building C, 1st Floor, Viera, Florida.

Clerk to the Board Instructions:

None