



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2522, **Version:** 1

Subject:

Preferred Leasing, LLC (Brian Stephens) requests a change of zoning classification from BU-1 and AU to all BU-1. (20Z00041) (Tax Accounts 2103387 & 2103397) (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 BU-1 (General Retail Commercial) and AU (Agricultural Residential) to all BU-1.

Summary Explanation and Background:

The applicant is requesting a change of zoning classification from BU-1 (General Retail Commercial) and AU (Agricultural Residential) to all BU-1 for the purpose of expanding an existing tractor supply store which sells farm equipment. The property is located on the northeast corner of Cuyler Street and U.S. Highway 1. The BU-1 zoning classification encompasses land devoted to general retail shopping, offices, and personal services to serve the needs of the community.

The existing business is located within the existing CC (Community Commercial) FLU (Future Land Use) designated portion. Application 20PZ00116 has been submitted to change the FLU from NC (Neighborhood Commercial) and RES 4 (Residential 4) to CC on the north and eastern portions of the property.

The developed character of the surrounding area is a mix of commercial, single family detached dwellings, and a nonconforming mobile home park. The adjacent zonings are: BU-1, TR-3 (Mobile Home Park), RU-2-4 (Low-Density Multi-Family Residential), RU-2-6 (Low-Density Multi-Family Residential) and AU. The proposed expansion area is zoned AU and is undeveloped.

The BU-1 zoning classification requires that all business uses and all material and products shall be confined within substantial buildings completely enclosed with walls and a roof; however, retail items of substantial size or which of necessity must remain outside of a building may be permitted to be displayed outside the buildings. The BU-1 zoning classification does not qualify any use as a storage yard.

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

On February 8, 2021, 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.