



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2535, **Version:** 1

Subject:

Kaydenlew, LLC (David Menzel) requests a change of zoning classification from BU-1 to BU-2. (21Z00003) (Tax Account 2605988) (District 4)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Planning and Zoning Board conduct a public hearing to consider a request for a change of zoning classification from BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial).

Summary Explanation and Background:

The applicant is requesting a change of zoning classification from BU-1 to BU-2 zoning for the purpose of developing a warehouse and mini-warehouse use upon the western portion of the overall lot. The BU-2 zoning classification permits retail, wholesale and warehousing commercial land uses on minimum 7,500 square foot lots. The property is located on the west side of U.S. Highway 1, approximately 280 feet south of Andersen Way.

The subject property is currently designated as CC (Community Commercial). Both BU-1 and the proposed BU-2 zoning classifications are consistent with the CC Future Land Use designation.

The developed character of the surrounding area is a mixture of BU-1, BU-2, and Industrial zoned land together with remnant single-family detached dwellings located in the GU (General Use) zoning classification lying to the north and south of this parcel. There is also a large mobile home and RV community located 550 feet to the north of this site. The proposed warehouse use appears to be consistent with the commercial/industrial character of the area.

The Board may wish to consider whether the request is consistent and compatible with the surrounding neighborhood given that BU-2 abuts the north and south portions of this lot.

The Board of County Commissioners will consider the request on **Thursday, April 15, 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:

