



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2538, **Version:** 1

Subject:

Robert Van Horn and Gerald K. Houck request a change of zoning classification from RU-1-9 to BU-2. (21Z00004) (Tax Account 2501307) (District 2)

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 RU-1-9 (Single-Family Residential) to BU-2 (Retail, Warehousing, and Wholesale Commercial).

Summary Explanation and Background:

The applicant is requesting a change of zoning classification from RU-1-9 (Single-Family Residential) to BU-2 (Retail, Warehousing, and Wholesale Commercial) on a 0.53-acre lot. The applicant currently has no plans to develop the site, but wishes to change the zoning and FLU (Future Land Use) to match the surrounding area. The surrounding area is primarily BU-2 zoning with the CC FLU designation. The site is located within the Merritt Island Redevelopment Area (MIRA) and approximately 500 feet north of the Merritt Island Airport.

BU-2 zoning allows for intensive retail and wholesale businesses, as well as heavy repair services and warehousing activities. Conditional uses in BU-2 include overnight commercial parking and automobile sales and storage (under one acre in MIRA). The applicant has indicated medical offices/clinic, retail, or light manufacturing as potential uses. The subject parcel is currently developed with a single-family residence built in 1954 that is not currently in use, and would be removed in the event the site is redeveloped.

The abutting parcels to the west are zoned BU-2 and are developed with a 3,492 square-foot warehouse/flex space on the northwestern parcel and a 13,456 square-foot office building on the southwestern parcel. The abutting parcel to the south is an undeveloped BU-2 parcel. The parcel is abutted by roads on the north and east sides.

The Board may wish to consider the existing development trends of the surrounding area, as this lot is one of only two residential lots in the area, which is primarily zoned BU-2.

The Board of County Commissioners will consider the request on **Thursday, March 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