



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2670, **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 Board of County Commissioners 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 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.

On March 8, 2021, the Planning and Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Once resolution is received, please execute and return to Planning and Development.