



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2669, **Version:** 1

Subject:

All Space Storage requests a change of zoning classification from BU-1 to BU-2. (20Z00043) Tax Account 2317234) (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 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 (General Retail Commercial) to BU-2 (Retail, Warehousing and Wholesale Commercial) on 1.7 acres for the purpose of having a storage yard for storage containers and converting the existing commercial building into an Ice making facility. The parcel is currently developed with 4,485 square feet of commercial buildings. The BU-2 zoning classification permits retail, wholesale and warehousing commercial land uses on minimum 7,500 square foot lots with a lot width and lot depth of 75 feet.

The proposed zoning change from BU-1 to BU-2 may be considered consistent with the Community Commercial Future Land Use designation.

The parcel to the north directly across MacArthur Circle is zoned BU-2 and has been approved for development of a septic office facility. To the east is U.S. Highway 1. The abutting parcel to the south is zoned BU-2 and is developed with a church and related amenities. The abutting parcel to the west is zoned TR-1 (Single-Family Mobile Home) and is developed with a 732 square-foot mobile home.

The Board may wish to consider whether this request for BU-2 is consistent and compatible with the surrounding area.

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.