



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

---

**File #:** 2784, **Version:** 1

---

### **Subject:**

KAT-CAM, LLC (Patricia Garagozlo) requests a change of zoning classification from AU to BU-2. (21Z00006) (Tax Account 2410506) (District 2)

### **Fiscal Impact:**

None

### **Dept/Office:**

Planning and Development

### **Requested Action:**

It is requested that the North Merritt Island Dependent Special District Board conduct a public hearing to consider a request for a change of zoning classification from AU (Agricultural Residential) to BU-2 (Retail, Warehousing, and Wholesale Commercial).

### **Summary Explanation and Background:**

The applicant is seeking a change of zoning classification from AU to BU-2 in order to increase options for utilizing the property. The property is vacant and is substandard in terms of lot area and width required in AU zoning. The current area is 0.59 acres, approximately 100 feet wide by 258 feet deep.

The proposed zoning classification of BU-2 is not consistent with the current NC Future Land Use Designation. The applicant has submitted a Small Scale Comprehensive Plan Amendment application to change the Future Land Use from NC to CC (Community Commercial). Should the proposed Future Land Use designation of CC be approved, then this request to BU-2 can be considered.

The subject parcel is located on the west side of a commercial corridor with a mixture of BU-1 (General Retail Commercial), BU-2, and split BU-1/BU-2 zoned properties.

The parcel to the north of the subject property is vacant with split zoning of BU-1 on the eastern 100 feet and BU-2 on the remainder. The property is bound on the east side by N. Courtenay Parkway, across from which is developed BU-1 zoning. The parcel to the south is developed with split zoning of BU-1 on the eastern 150 feet and BU-2 on the remainder. The abutting property to the west is the 144-acre Mitchell Ellington Park, zoned AU.

The proposed BU-2 classification permits retail, wholesale and warehousing commercial uses as well as outdoor storage.

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

The Board of County Commissioners will consider the request on **Thursday, May 27, 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