



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2785, **Version:** 1

Subject:

Cooltural Land, LLC (Thomas Jones) requests a change of zoning classification from BU-1 to BU-2. (21Z00009) (Tax Account 2317004) (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 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 seeking a change of zoning classification from BU-1 to BU-2 in order to accommodate contractor storage yard and flex office/warehouse use. The property is vacant. The property is 1.02 acres, located on the east side of N. Courtenay Parkway, approximately 700 feet south of Crisafulli Rd.

The subject property retains the Community Commercial (CC) Future Land Use designation. The existing zoning classification BU-1 can be considered consistent with the Future Land Use Designation. The proposed zoning classification of BU-2 can be considered consistent with the Future Land Use designation.

The property abutting to the north of the subject property is developed with BU-1 zoning on 80 feet closest to Courtenay Parkway and AU (Agricultural Residential) on remainder. The two abutting parcels to the east are developed as SR (Suburban Residential) zoning with a drainage facility on the western approximately 100 feet of each property and abutting the subject property. The parcel to the south is vacant BU-1 zoning. The property across Courtenay Parkway to the west is developed with a residence and citrus grove in BU-1 zoning.

The BU-1 classification permits retail commercial land uses on minimum 7,500 square foot lots. BU-1 does not permit warehousing or wholesaling. It also does not permit contractor storage yards or outdoor recreational vehicle storage. The proposed BU-2 classification permits retail, wholesale, and warehousing commercial land uses on minimum 7,500 square foot lots. Possible incompatibilities are due to the intensive nature of commercial activities permitted by the BU-2 classification and possible noise, light, traffic and other nuisance factors potentially associated with BU-2 activities.

The subject property is served with potable water by the City of Cocoa. The property is not serviced by Brevard County sewer. The closest available Brevard County sewer line is located on the opposite side of North Courtenay Parkway, approximately 1,865 feet to the South.

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

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