



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 3573, **Version:** 1

Subject:

Cobb 192, LLC (Bruce Moia / Adam Broadway) requests a change of zoning classification from BU-1 to BU-2. (21Z00040) (Tax Account 2800098) (District 5)

Fiscal Impact:

None

Dept/Office:

Planning & Development

Requested Action:

It is requested that the Planning & Zoning 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 and BU-2 to all BU-2 on a vacant lot for the purpose of constructing a self-storage facility on the entire parcel. BU-2 allows for outdoor storage; however, the applicant is not proposing outdoor storage at this time. Self-storage mini-warehouse use is permitted in BU-2. Currently, the front 150 feet of the parcel is zoned BU-1, while the remainder of the property is zoned BU-2.

The development of a self-storage facility could be considered compatible with the current uses in the area, which include automobile sales and repair, general retail, and warehousing. There is another self-storage facility located approximately 696 feet to the east of the subject property.

The abutting parcel to the north is a 5.03-acre parcel zoned AU and developed with single-family residences. The abutting parcel to the east is currently vacant and has a zoning classification of BU-1. The property to the west has the same split zoning as the subject parcel, with the front 150 feet of the parcel zoned BU-1 and the remainder zoned BU-2. An auto body shop occupies the BU-1 portion of the property, while the rest is used for parking. The property across West New Haven Avenue is zoned BU-2 and contains multi-family housing.

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, February 3, 2022**, beginning at **5:00 p.m.** The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

Clerk to the Board Instructions:

None