



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 3738, **Version:** 1

Subject:

Jackson Family Trust; and C.B. Davis Family Trust (Kim Rezanka) request a change of zoning classification from GU to BU-1. (21Z00044) (Tax Account 2100183) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Planning & Zoning Board conduct a public hearing to consider a change of zoning classification from GU (General Use) to BU-1 (General Retail Commercial).

Summary Explanation and Background:

The applicants are seeking a change of zoning classification from GU to BU-1 for the purpose of developing commercial uses on the land. This rezoning is a four-acre portion of a 118.3-acre parcel. The applicant has also applied to rezone a 73.59-acre portion of this parcel from GU, AU, BU-1, and BU-2 to RU-1-7 with a BDP (Binding Development Plan) limiting the site to 199 units.

The applicant has not stated a specific commercial use, but has indicated the desire for more intensive commercial use of the subject property (including a drive-through) than the existing future land use designation NC provides. The effects of lighting, site activity and traffic will be evaluated at the time of site plan review. There was no change to the Future Land Use of the subject property as a result of the 2007 Mims Small Area Study.

Currently, within a one-quarter mile radius of the subject property there are several commercial businesses, including a 1.15-acre convenience store/gas station (built in 1969), a 13.71-acre commercial campground with retail store (built in 1977), a fast food restaurant (built in 1996), and a 41.06-acre commercial campground with office (built in 2002). Recent commercial development in this area includes a truck stop and a retail store.

In January 2022, a binding development plan for a 198 unit single-family subdivision was approved on a 79.16-acre parcel southwest of the subject property (across State Road 46).

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, March 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