



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4165, **Version:** 1

Subject:

Norfolk Parkway, LLC (Bruce Moia) requests a change of zoning classification from GU with a CUP to BU-2 and removal of CUP. (22Z00006) (Tax Accounts 2802674 & 2802676) (District 5)

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 change of zoning classification from GU (General Use) with CUP (Conditional Use Permit) for Tower & Antenna, to BU-2 (Retail, Warehousing, and Wholesale Commercial).

Summary Explanation and Background:

The applicant is requesting a change of zoning classification from GU with a CUP for Towers and Antenna to BU-2 (Retail, Warehousing and Wholesale Commercial) and the removal of the CUP for Towers and Antenna, to develop a storage facility with outdoor boat/RV parking. The same request was approved by the Board in 2021.

The BU-2 zoning classification encompasses lands devoted to general retail and wholesale business, contracting and heavy repair services and warehousing activities. This zoning classification also supports the use of outdoor storage as a permitted with conditions use identified under Section 62-1833.5 of Brevard County Code.

The applicant has submitted a BDP (Binding Development Plan) proposing limitations including, but not limited to, a 50-foot vegetative buffer, limiting the number of outdoor storage spaces, limiting ingress and egress to Norfolk Parkway, limiting use to a boat and RV storage facility, prohibiting an RV dump station unless sewer connection is obtained, limiting outdoor lighting, providing a traffic study, prohibiting overnight stays within the stored vehicles, and compliance with the FDEP Guidance for Disturbance and Use of Old Closed Landfills or Waste Disposal Areas in Florida. The conditions in the proposed BDP are the same conditions in the previous BDP submitted by then-applicant Brevard Tower Communications.

The developed character of the surrounding area is mostly vacant/unimproved land. To the north is a developed communication tower on GU zoning; further to the north is a developed single-family lot zoned AU (Agricultural Residential). To the east is a vacant GU-zoned parcel and City zoned parcels which mostly seem to be used as a private school/learning center. To the south is the Norfolk Parkway road right-of-way. To the west

is a large retention tract/lake for the Sawgrass Lakes community.

The Board may wish to consider whether this request is consistent and compatible with the surrounding area, and whether the proposed conditions within the BDP help mitigate off-site impacts.

On March 14, 2022, the Planning and Zoning Board heard the request and unanimously recommended approval with a BDP (Binding Development Plan) as submitted.

Clerk to the Board Instructions:

Once resolution is received, please execute and return to Planning and Development.