



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4172, **Version:** 1

Subject:

Storsafe of Rockledge, LLC (Nathan Lee) requests a change of zoning classification from AU and BU-1 to BU-2. (22Z00004) (Tax Accounts 2511096, 2511103, 2511119) (District 2) This item was tabled from the 03/14/22 P&Z meeting.

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Planning and Zoning Board conduct a public hearing to consider a change of zoning classification from AU (Agricultural Residential) and BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial).

Summary Explanation and Background:

The applicants are requesting to change the zoning of a 12.19-acre property from BU-1 and AU to BU-2 in order to develop a self-storage facility with outdoor boat and RV storage. The applicants included a non-binding concept plan in their application showing two 62,000 sq. ft. buildings, two ponds, and associated parking. The concept plan was provided as a courtesy, and is not a requirement for rezoning. The concept plan has not been reviewed for compliance with the land development codes or reviewed by other County departments. The Board's approval of the rezoning would not include the concept plan. The BU-2 zoning classification permits retail, wholesale and warehousing commercial land uses on minimum 7,500 square foot lots.

The character of the area is defined by a mix of developed and undeveloped commercial parcels along S. Highway 1 and an established residential area directly to the east of the property along Rockledge Drive. The commercial development on the eastern side of S. Highway 1, where the subject property is located, consists primarily of retail and office buildings. Development on the western side of S. Highway 1 and along Barnes Blvd. includes heavy commercial and industrial uses in addition to a residential subdivision within the city limits of Rockledge. The established residential neighborhood to the east directly abuts the subject property and includes lots that vary in size but are mostly a half-acre or larger and zoned EU, EU-2, and AU. The subject property currently has AU zoning in most areas where it borders these residential lots.

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

This item was tabled from the March 14, 2022, P&Z meeting due to failure of the applicant to provide

sufficient authorization to act on behalf of the property owner. The applicant has since obtained proper authorization.

The Board of County Commissioners will consider the request on **Thursday, May 5, 2022**, beginning at **5:00 p.m.** The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Commission Room, Viera, Florida.

Clerk to the Board Instructions:

None