



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4173, **Version:** 1

Subject:

Rotation Holdings, LLC, requests an amendment to an existing BDP in a BU-2 zoning classification. (3640 N. U.S. Hwy 1, Cocoa) (22Z00007) (Tax Account 2411214) (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 an amendment to an existing BDP (Binding Development Plan) in a BU-2 (Retail, Warehousing, and Wholesale Commercial) zoning classification.

Summary Explanation and Background:

The applicant requests to amend an existing BDP in order to allow the expansion of the existing 4,464 square-foot sales building and to remove the outdoor RV/boat storage prohibition. The proposed change is to Condition 2 with the removal of Condition 4 of the existing BDP. The changes are as follows:

Existing Condition No. 2: Developer/Owner shall provide a 20 foot buffer along the east property line.

Proposed Condition No. 2: Developer/Owner shall provide a 50-foot buffer on the east property line and increase vegetation by adding Bald Cypress trees every 25 feet, Wax Myrtle every 5 feet, and Muhly Grass every 3 feet.

Existing Condition No. 4: Developer/Owner shall limit usage of the area measuring from the west edge of the 20' buffer described in section 2, extending westward for 220', for long term secured recreation vehicles, boats, trailers, vehicles storage parking lot.

Proposed: Remove condition 4 in its entirety.

The proposal would decrease the amount of boat and RV storage and increase the amount square footage and building footprint of motorcycle/auto parts sales by expanding the building to the east. The applicant has not provided hours of operation, a lighting plan, or a traffic analysis. Performance standards within Sections 62-2251 through 62-2272 will be reviewed at the site plan review stage should the BDP amendment be approved.

In general, the character of the area is defined by a mix of developed and undeveloped commercial parcels along Highway 1 with an established residential area directly to the east of the subject property.

The Board may wish to consider whether the request to amend the existing BDP stipulations mitigates potential impacts and is consistent and compatible with the surrounding area.

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