



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4984, **Version:** 1

Subject:

CGCR Holdings, LLC (Kelly Hyvonen) request a change of zoning classification from IN(L) to BU-2. (22Z00031)
(Tax Account 2400719) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning & Development

Requested Action:

It is requested that the Planning & Zoning Board conduct a change of zoning classification from IN(L) (Institutional Use, Low-Intensity) to BU-2 (Retail, Warehousing, and Wholesale Commercial).

Summary Explanation and Background:

The applicant is requesting a change of zoning classification from IN(L) to BU-2 on an undeveloped, 4.83-acre portion of a larger 10.7-acre parcel for future development purposes. The parent parcel is bifurcated by Right of Way (ROW) (Al Klinefeldt Way, constructed as a private drive) where the southern portion of the larger parcel is currently zoned IN(L) for the existing religious institution. The 4.83-acre subject parcel on the north side of the ROW is currently zoned IN(L) and abuts an undeveloped, 2.5-acre BU-2 portion of the larger parcel. The larger 10.7-acre parcel has frontage along Grissom Parkway; however, the 4.83-acre subject parcel is not located on a county-maintained roadway.

The subject property currently has a Future Land Use designation of RES 4 (Residential 4) and NC (Neighborhood Commercial). The proposed BU-2 zoning cannot be considered consistent with the existing RES 4 and NC designations. A companion application, 22SS00009, if approved, would amend the Future Land Use from RES 4 and NC to CC (Community Commercial). The proposed BU-2 zoning can be considered consistent with the proposed CC designation.

The BU-2 classification permits retail, wholesale and warehousing commercial land uses on minimum 7,500 square-foot lots. Possible incompatibilities are due to the intensive nature of commercial activities permitted by the BU-2 classification and possible noise, light, traffic and other nuisance factors potentially associated with BU-2 activities.

To the north is an undeveloped 2.3-acre parcel with GU zoning. To the south is a 4.5-acre (approximate) portion of the larger 10.7-acre parcel developed as a religious institution with IN(L) zoning, and further south is Manufacturing and Industrial zoning within the City of Cocoa. To the east are two undeveloped 1.15-acre parcels with GU zoning. To the west is an undeveloped 2.5-acre portion of the larger 10.7-acre parcel with BU-

2 zoning.

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

The Board of County Commissioners will consider the request on **Thursday, October 6, 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: