



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 5608, **Version:** 1

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### **Subject:**

QW Trust Agreement (Carolyn Haslam) requests a change of zoning classification from GU and IU-1 to BU-1. (23Z00003) (Tax Accounts 2407572 & 2407578) (District 2)

### **Fiscal Impact:**

None

### **Dept/Office:**

Planning & 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) and IU-1 (Heavy Industrial) to BU-1 (General Retail Commercial).

### **Summary Explanation and Background:**

The applicant is requesting to change the zoning classification from GU and IU-1 to BU-1 on 13.36 acres to develop the site as a grocery store and retail commercial. The subject property consists of Tax Accounts 2407572 and 2407578. Currently, Tax Account 2407572 (approximately 0.19 acres) is classified as GU zoning, and Tax Account 2407578 (approximately 13.17 acres) retains IU-1 and GU zoning classifications. The subject property is currently undeveloped and has frontage on Lake Drive as well as Cox Road (50 feet in width).

The proposed BU-1 classification encompasses land devoted to general retail shopping, offices and personal services to serve the needs of the community and allows for retail commercial land uses on minimum 7,500 square foot lots. The BU-1 classification does not permit warehousing or wholesaling. A companion application, 23SS00001, if approved, would amend the Future Land Use designation from Residential 15 (RES 15), Neighborhood Commercial (NC) and Community Commercial (CC) to all Community Commercial (CC).

The developed character of the surrounding area is commercial and government managed lands, with a mix of residential to the north and further east. Industrial use is located along the west side of Cox Road (City of Cocoa). Cox Road and Lake Drive both connect to W. King Street (SR 520), a commercial corridor that serves regional and tourist markets.

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

On March 13, 2023, the Planning & Zoning Board heard the request and unanimously recommended approval.

### **Clerk to the Board Instructions:**

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