



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 5635, **Version:** 1

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### **Subject:**

Mehran Ghaeenzadeh (Scott Glaubitz) requests a change of zoning classification from BU-1 with an existing BDP to BU-2 and removal of existing BDP. (23Z00007) (Tax Account 2800735) (District 5)

### **Fiscal Impact:**

None

### **Dept/Office:**

Planning & Development

### **Requested Action:**

It is requested that the Planning & Zoning Board conduct a public hearing to consider a change of zoning classification from BU-1 (General Retail Commercial) with an existing BDP (Binding Development Plan) to BU-2 (Retail, Warehousing, and Wholesale Commercial) and removal of existing BDP.

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

The applicant is requesting to change the zoning classification from BU-1 with an existing BDP, to BU-2 and removal of existing BDP, on an 8.87-acre parcel to develop as a three-story storage building. The existing BU-1 zoning restricts structural height for self-storage mini-warehouses to the height of the lowest principal structure on any adjacent parcel. If approved, BU-2 zoning would still restrict the structural height to 35 feet, since it is adjacent to residential.

The proposed BU-2 classification permits retail, wholesale and warehousing commercial land uses on minimum 7,500 square-foot lots. BU-2 is the most intensive commercial zoning classification allowing for outdoor storage yards.

The developed character along West New Haven Avenue is commercial. There is a mix of residential zoning classifications to the south, southeast, and southwest of the subject property, including AU (Agricultural Residential), RR-1 (Rural Residential), and RU-1-7 & RU-1-9 (Single-Family Residential).

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, May 4, 2023**, 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:**