



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 5629, **Version:** 1

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### **Subject:**

Terrance P. and Peggy A. Mulreany (Kelly Hyvonen) request a change of zoning classification from GU to BU-2. (22Z00073) (Tax Accounts 2400694, 2400695, 2400696, 2400697, 2400698 & 2400700) (District 1)

### **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 GU (General Use) to BU-2 (Retail, Warehousing, and Wholesale Commercial).

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

The applicants are requesting a change of zoning classification from GU to BU-2 on 6 parcels totaling 8.89 acres. The applicant has not proposed a specific commercial use for the property. A companion Small-Scale Comprehensive Plan Amendment (SSCPA) application, **22SS00017**, if approved, would amend the Future Land Use designation from NC (Neighborhood Commercial) and RES 4 (Residential 4) to CC (Community Commercial).

The proposed BU-2 classification permits retail, wholesale and warehousing commercial land uses on minimum 7,500 square-foot lots. This request would create an enclave of NC FLU surrounded by CC FLU. The Board may consider possible incompatibilities are due to the intensive nature of commercial activities permitted by the BU-2 classification, including noise, light, traffic and other potential nuisance factors associated with BU-2 activities. This request could be considered an expansion of strip commercial along Grissom Parkway.

The developed character of the surrounding area is institutional and single-family residential on lots one (1) acre in size or larger. There is an existing pattern of commercial, institutional and residential zoning surrounding the subject parcel.

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

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:**