



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 5655, **Version:** 1

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### **Subject:**

Lake Geneva Group, LLC (Bruce Moia) requests a change of zoning classification from PIP and BU-2, with an existing BDP, to all BU-2, retaining the existing BDP; and a CUP for Overnight Commercial Parking. (23Z00014) (Tax Account 2411749) (District 2)

### **Fiscal Impact:**

None

### **Dept/Office:**

Planning & Development

### **Requested Action:**

It is requested that the North Merritt Island Dependent Special District Board conduct a public hearing to consider a change of zoning classification from PIP (Planned Industrial Park) and BU-2 (Retail, Warehousing, and Wholesale Commercial), with an existing BDP (Binding Development Plan), to all BU-2, retaining the existing BDP; and a CUP (Conditional Use Permit) for Overnight Commercial Parking.

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

The applicant is requesting a change of zoning classification from PIP to BU-2 with a CUP on the north 6.51 acres of the parcel to develop the site for an Overnight Commercial Parking Lot. The south 15 feet +/- of the proposal has a BDP recorded in Official Records Book 5797, Page 90-94.

This request is an expansion of the existing overnight parking lot facility to the east and south of the subject property. That property was approved prior to the code being changed to require a CUP for Overnight Commercial Parking Lot.

The proposed 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.

The developed character of the area is Planned Industrial and Commercial along the east corridor of N. Courtenay Parkway, and transitions to residential zoning toward the east of these properties. The residential zoning in the area is AU (Agricultural Residential), which allows 2.5-acre lots, and EU and EU-2 (Estate Use Residential) zoning which allows 15,000 and 9,000 square-foot lots.

The applicant provided a copy of the traffic study required in Section 62-1941.3 on April 3, 2023. On April 6<sup>th</sup> Brevard County Traffic Operations requested additional information be included in the study. Presuming these

concerns are satisfied prior to the upcoming meeting, staff will update the Board. Otherwise, staff will request the item be tabled until the next meeting.

The Board may wish to consider if the proposed CUP mitigates potential impacts on 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:**