



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5703, **Version:** 1

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 Board of County Commissioners 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. 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.

On April 17, 2023, the Planning and 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.