



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5706, **Version:** 1

Subject:

David D. Ramage and Cynthia R. Ramage Trust (Jack Kirschenbaum) requests a change of zoning classification from BU-1 to BU-2. (23Z00006) (Tax Account 2103340) (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 BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial).

Summary Explanation and Background:

The applicant is requesting a change of zoning classification from BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing and Wholesale Commercial) to build a self-storage mini-warehouse facility along with outdoor storage for RV's and boats.

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

The existing commercial development to the north includes a 18,840 square-foot Tractor Supply Company. The abutting parcel to the south is zoned BU-1 and AU (Agricultural Residential) and developed with a single-family residence on the BU-1 portion. The closest BU-2 zoning classification is approximately 230 feet south, along the east side of U.S. Highway.

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

On April 17, 2023, the Planning and Zoning Board heard the request and unanimously recommended approval with a BDP retaining all BU-1 uses, limiting the BU-2 use to a mini-warehouse with outdoor RV and boat storage only, and limiting the storage of RV's and boats to the rear of the property.

Clerk to the Board Instructions:

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