



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5709, **Version:** 1

Subject:

FMKT Mel Owner, LLC (Bruce Moia) requests a change of zoning classification from BU-1 and BU-2 to PUD. (23Z00008) (Tax Account 3011945) (District 4)

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) and BU-2 (Retail, Warehousing, and Wholesale Commercial) to PUD (Planned Unit Development).

Summary Explanation and Background:

The applicant is requesting a change of zoning classification from BU-1 and BU-2 to PUD on 11.48 acres to allow for the development of an additional lot within the Pineda Landings development. The 11.48-acre subject property is currently developed and consists of four (4) commercial plazas, including The Fresh Market. The site has frontage along North Wickham Road. The PUD zoning classification allows for access through a shared access easement.

The PUD zoning classification is a concept which encourages and permits variation in development by allowing deviation in development standards such as, but not limited to, lot size, bulk or type of dwellings, density, lot coverage and open space from that required in any one residential zoning classification under this article. The purpose of a planned unit development is to encourage the development of planned residential neighborhoods and communities that provide a full range of residence types, as well as industrial, commercial and institutional land uses.

The developed character of the surrounding area is retail commercial with a multi-family residential development located immediately south of the subject property. The commercial use of the subject property may be considered compatible with the existing pattern of surrounding development.

The Board may wish to consider if the 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.

Clerk to the Board Instructions:

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