



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5707, **Version:** 1

Subject:

Ranger Storage, LLC (Jim Trauger) requests an amendment to an existing BDP in a BU-2 zoning classification. (23Z00009) (Tax Account 2601558) (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 an amendment to an existing BDP (Binding Development Plan) in a BU-2 (Retail, Warehousing, and Wholesale Commercial) zoning classification.

Summary Explanation and Background:

The applicant is requesting an amendment to an existing BDP to allow for a new site layout that is different than the previously approved BDP. Among other things, the proposed replacement BDP removes the use limitation of the existing BDP. The subject parcel is currently undeveloped with frontage on Freeman Lane which is a County paved and maintained road.

The BU-2 classification permits retail, wholesale, and warehousing commercial land uses on minimum 7,500 square-foot lots. BU-2 zoning is the county's most intense commercial zoning classification due to the intensive nature of commercial activities permitted. The BU-2 zoning classification allows outside storage of retail items including, but not limited to, motor vehicles, utility sheds, nursery items such as plants and trees, boats and mobile homes.

The developed character of the surrounding area is predominantly commercial in the vicinity of Freeman Lane and on the east side of Waelti Drive, with two single-family residences along the north side of Freeman Lane. There is an existing pattern of BU-2 zoning surrounding the subject parcel between Waelti Drive and Turner Road. The west side of Waelti Drive is a residential subdivision with PUD (Planned Unit Development) zoning.

The Board may wish to consider if the proposed BDP mitigates potential impacts on 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 and limiting the BU-2 use to indoor RV storage only.

Clerk to the Board Instructions:

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