



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 5806, **Version:** 1

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### **Subject:**

Alan B. MacIntyre Living Trust (John Schulte) requests a change of zoning classification from BU-1 to BU-2. (23Z00032) (Tax Account 2316311) (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 BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial).

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

The applicant is requesting to change the zoning classification from BU-1 to BU-2 on a 2.98-acre lot to develop as a business with outdoor storage. The subject parcel is currently developed with a retail store built in 1954 and one (1) single family residence built in 1955. The site has frontage on N. Courtenay Parkway and W. Crisafulli Road.

The BU-1 and BU-2 classifications both allow outdoor storage of retail items of substantial size (i.e., motor vehicles, utility sheds, nursery items, boats, and mobile homes); however, the BU-2 classification allows more intensive commercial uses including, but not limited to, contractors' plants and storage yards, major automobile repairs, dry-cleaning plants, and warehousing.

The developed character of the surrounding area is commercial, with agricultural residential to the west on W. Crisafulli Road. The proposed 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.

The Board of County Commissioners will consider the request on **Thursday, July 13, 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:**

