



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 5815, **Version:** 1

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### **Subject:**

Charles Steven Douglas and Debra Kay Douglas, Trustees; and Sandra J. Douglas (Brittany LeCun) request a change of zoning classification from IU-1 to BU-2. (23Z00023) (Tax Account 3010512) (District 3)

### **Fiscal Impact:**

None

### **Dept/Office:**

Planning and Development

### **Requested Action:**

It is requested that the Planning & Zoning Board conduct a public hearing to consider a change of zoning classification from IU-1 (Heavy Industrial) to BU-2 (Retail, Warehousing, and Wholesale Commercial).

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

The applicants are requesting a change of zoning classification from IU to BU-2 on 1 parcel totaling 2.79-acre for the purpose of an RV and boat storage business. The current CC Future Land Use can not be considered consistent with IU zoning pursuant to Sec. 62-1255. Changing the zoning to BU-2 would provide that consistency.

The proposed BU-2 classification permits retail, wholesale, and warehousing commercial land uses on minimum 7,500 square-foot lots. 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 developed as professional office and medical to the north, electrical substation to the west, commercial storage tanks to the west and single-family residential on lots one (1) acre in size or larger to the south. There is an existing pattern of commercial and residential zoning surrounding the subject parcel.

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:**