



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5804, **Version:** 1

Subject:

Mehran Ghaeenzadeh (Scott Glaubitz) requests a change of zoning classification from BU-1, with an existing BDP, to BU-2, and removal of the existing BDP. (23Z00007) (Tax Account 2800735) (District 5)

Fiscal Impact:

None

Dept/Office:

Planning & Development

Requested Action:

It is requested that the Planning and Zoning Board conduct a public hearing to consider a change of classification from BU-1 (General Retail Commercial) with an existing BDP (Binding Development Plan) to BU-2 (Retail, Warehousing, and Wholesale Commercial), and removal of the existing BDP.

Summary Explanation and Background:

The applicant is requesting to change the zoning classification from BU-1 with an existing BDP, to BU-2 and removal of existing BDP, on an 8.87-acre parcel to develop as a three-story storage building. The existing BU-1 zoning restricts structural height for self-storage mini-warehouses to the height of the lowest principal structure on any adjacent parcel. If approved, BU-2 zoning would allow for a structural height of up to 35 feet as provided in Sec. 62-1483 (7).

The proposed BU-2 classification permits retail, wholesale and warehousing commercial land uses on minimum 7,500 square-foot lots. BU-2 allows for uses such as an outdoor storage yard and major automotive repair.

The developed corridor along West New Haven Avenue is commercial in nature. There is a mix of residential zoning classifications to the south, southeast, and southwest of the subject property, including AU (Agricultural Residential), RR-1 (Rural Residential), and RU-1-7 & RU-1-9 (Single-Family Residential). Given the potential nature of permit uses allowed in BU-2 zoning, the Board may wish to consider potential impacts (e.g., noise, light, and traffic) to the adjacent residential lots.

The Board may wish to consider if the request is consistent and compatible with the surrounding area. The Board may also wish to consider the removal of the existing BDP.

The conditions in the existing BDP proposed for removal include:

- Developer/Owner shall provide a 100-ft. deep and 649-ft. wide landscape buffer on the southernmost

portion of the property. A portion of this 100 ft. may be used for water retention (not larger than 50 ft. by length of 449 ft.); however, a minimum of 100 ft. maintained landscape buffer (a combination of existing trees and vegetation and new landscape) shall be sustained to buffer any residential neighbor from the area of commercial development to provide maximum isolation from any exposure to such commercial development.

- The Developer/owner shall exclude adult entertainment development and rentals or any other offensive operation.

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: