



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5824, **Version:** 1

Subject:

Norfolk Parkway, LLC (Bruce Moia) requests an amendment to an existing BDP in a BU-2 zoning classification. (23Z00012) (Tax Account 2802676) (District 5)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Planning & Zoning Board 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 which allows for a Boat and RV storage facility. The proposed BDP adds, self-storage mini-warehouse facility with related ancillary services and facilities, and all buildings and/or structures to be limited to 25 feet in height. The subject parcel is currently undeveloped with frontage on Norfolk Parkway, and was a former unpermitted land fill.

The BU-2 zoning classification encompasses lands devoted to general retail and wholesale business, contracting and heavy repair services, and warehousing activities. This zoning classification also supports the use of outdoor storage as a permitted with conditions use identified under Section 62-1833.5 of Brevard County Code.

To the west of this parcel is a residential subdivision. The abutting parcel to the north of this parcel is developed with a communications tower. To the east between the subject parcel and Minton Drive lies the City of West Melbourne's jurisdiction with vacant parcels and one developed single-family home site.

The Board may wish to consider whether this request is consistent and compatible with the surrounding area, and whether the modifications to the existing conditions within the BDP mitigate any off-site impacts.

The proposed BDP contains the following conditions:

- Developer/Owner shall provide a 50 foot undisturbed vegetative buffer and maintain the existing vegetative buffer along the west and north boundaries of the Property. No improvements shall be allowed within the buffer.

- The Developer/Owner shall limit the number of outdoor storage spaces to 350.
- The Developer/Owner shall limit ingress and egress to Norfolk Parkway.
- The site shall be developed as a Boat and RV and Self-storage mini-warehouse facility and related ancillary services and facilities.
- Any and all buildings and/or structures shall be limited to 25 feet in height.
- No sewage dump station shall be allowed, unless public sewer connection is obtained.
- Outdoor lighting is limited to 17 feet in height from grade to bottom of light fixture.
- The Developer/Owner shall provide a traffic study detailing any required roadway improvements including, but not limited to a westbound right turn lane, at the time of site plan submittal. If an improvement is warranted, and is approved by the City of West Melbourne, it shall be constructed accordingly.
- No residing or overnight stays within the stored vehicles shall be allowed.
- The Developer/Owner shall comply with all applicable requirements of the FDEP Guidance for Disturbance and Use of Old Closed Landfills or Waste Disposal Areas in Florida.

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: