

**RESOLUTION NO. 18PZ00031**

On motion by Commissioner Smith, seconded by Commissioner Isnardi, the following resolution was adopted by a unanimous vote:

**WHEREAS, SCHACHT FAMILY HOLDING COMPANY, LLC** – (Hassan Kamal) – requests a change of classification from PUD (Planned Unit Development) to BU-2 (Retail, Warehousing, and Wholesale Commercial) on property described as: SEE ATTACHED

**Section 34**

**Township 25 S,**

**Range 36 E, and,**

**WHEREAS**, a public hearing of the Brevard County Planning & Zoning Board was advertised and held, as required by law, and after hearing all interested parties and considering the adjacent areas, the Brevard County Planning & Zoning Board recommended that the application be approved with a BDP (Binding Development Plan) limited to the BU-2 use of self-storage mini-warehouses; and

**WHEREAS**, the Board, after considering said application and the Brevard County Planning & Zoning Board's recommendation, and hearing all interested parties, and after due and proper consideration having been given to the matter, find that the application should be Approved as recommended; now therefore,

**BE IT RESOLVED** by the Board of County Commissioners of Brevard County, Florida, that the requested change of zoning classification from PUD to BU-2, be APPROVED with a BDP, recorded in ORB 8176, Pages 2727 - 2731, dated May 30, 2018, limited to the BU-2 use of self-storage mini-warehouses. The zoning classification relating to the above described property shall be changed to BU-2, and the Planning & Development Director, or designee, is hereby directed to make this change on the official zoning maps of Brevard County, Florida.

**BE IT FURTHER RESOLVED** that this resolution shall become effective as of May 30, 2018.

BOARD OF COUNTY COMMISSIONERS  
Brevard County, Florida



by Rita Pritchett, Chair  
Brevard County Commission

As approved by Brevard County Commission on May 24, 2018.

ATTEST:



SCOTT ELLIS, CLERK  
(SEAL)

(P&Z Hearing – May 7, 2018)  
(BCC Zoning Hearing – May 24, 2018)

Please note: A Conditional Use Permit will generally expire on the three year anniversary of its approval if the use is not established prior to that date. Conditional Use Permits for Towers and Antennas shall expire if a site plan for the tower is not submitted within one (1) year of approval or if construction does not commence within two years of approval. A PUD Preliminary Development Plan expires if a final development plan is not filed within three years.

THE GRANTING OF THIS ZONING DOES NOT GUARANTEE PHYSICAL DEVELOPMENT OF THE PROPERTY. AT THE TIME OF DEVELOPMENT, SAID DEVELOPMENT MUST BE IN ACCORDANCE WITH THE CRITERIA OF THE BREVARD COUNTY COMPREHENSIVE PLAN AND OTHER APPLICABLE LAWS AND ORDINANCES.

A portion of Lot 1, Viera North PUD – Parcel P, according to the plat thereof, as recorded in Plat Book 46, Page 99, of the Public Records of Brevard County, Florida, lying in **Section 34, Township 25S, Range 36E**, Brevard County, Florida, and being more particularly described as follows: Commence at the SW corner of Lot 1 of said Viera North PUD – Parcel P, said point being on the easterly right-of-way of Star Rush Drive (an 80-ft. wide public right-of-way) as recorded in Plat Book 46, Page 100, Public Records of Brevard County, Florida; thence along the boundary of said Lot 1 the following six (6) courses and distances; (1) thence N47deg22'18"E, a distance of 63.11 ft. to the beginning of a curve to the left; (2) thence along the arc of said curve, (said curve being curved concave to the NW, and having a radius of 580 ft., a central angle of 28deg30'10", a chord bearing of N33deg07'13"E, and a chord length of 285.57 ft.), a distance of 288.53 ft. to the end of said curve; (3) thence N18deg52'08"E, a distance of 154.48 ft. to the beginning of a curve to the right; (4) thence along the arc of said curve, (said curve being curved concave to the SE, and having a radius of 25 ft., a central angle of 91deg29'23", a chord bearing of N64deg36'49"E, and a chord length of 35.81 ft.), a distance of 39.92 ft. to a point of compound curvature (said point also being a point on the south right-of-way line of Viera Blvd, a 150-ft. wide public right-of-way according to ORB 3225, Page 4244, Public Records of Brevard County, Florida); (5) thence along the arc of said curve and said south right-of-way line, (said curve being curved concave to the SW, and having a radius of 2,525 ft., a central angle of 00deg55'43", a chord bearing of S69deg10'37"E, and a chord length of 40.92 ft.), a distance of 40.92 ft. to a point of reverse curvature; (6) thence along the arc of said curve, (said curve being curved concave to the NW, and having a radius of 2,675 ft., a central angle of 11deg16'45", a chord bearing of S74deg21'09"E, and a chord length of 525.75 ft.), a distance of 526.60 ft. to the point of beginning: thence continue along the arc of said curve, (said curve being curved concave to the NE, and having a radius of 2,675 ft., a central angle of 6deg08'39", a chord bearing of S83deg03'51"E, and a chord length of 286.72 ft.), a distance of 286.86 ft. to an intersection with a non-tangent line to the south (said point being the NW corner of that certain parcel of land described in ORB 7019, Page 57, Public Records of Brevard County, Florida); thence along said non-tangent S02deg28'09"W, a distance of 299.87 ft. to a point on the south line of said Lot 1; thence along the south boundary line of said Lot 1 the following four (4) courses and distances: (1) thence N63deg39'53"W, a distance of 23.42 ft.; (2) thence S36deg23'51"W, a distance of 107.04 ft.; (3) thence N67deg44'18"W, a distance of 8.36 ft.; (4) thence N61deg20'15"W, a distance of 261.16 ft.; thence N10deg00'29"E, a distance of 285.91 ft. to the point of beginning. (2.34 +/- acres) Located on the south side of Viera Blvd., approx. 250 ft. west of Murrell Rd. (No assigned address. In the Viera area.)