



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

H.8.

2/3/2022

Subject:

Cobb 192, LLC (Bruce Moia / Adam Broadway) requests a change of zoning classification from BU-1 to BU-2. (21Z00040) (Tax Account 2800098) (District 5)

Fiscal Impact:

None

Dept/Office:

Planning & Development

Requested Action:

It is requested that the Board of County Commissioners 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 seeking a change of zoning classification from BU-1 and BU-2 to all BU-2 on a vacant lot for the purpose of constructing a self-storage facility on the entire parcel. BU-2 allows for outdoor storage; however, the applicant is not proposing outdoor storage at this time. Self-storage mini-warehouse use is permitted in BU-2. Currently, the front 150 feet of the parcel is zoned BU-1, while the remainder of the property is zoned BU-2.

The development of a self-storage facility could be considered compatible with the current uses in the area, which include automobile sales and repair, general retail, and warehousing. There is another self-storage facility located approximately 696 feet to the east of the subject property.

The abutting parcel to the north is a 5.03-acre parcel zoned AU and developed with single-family residences. The abutting parcel to the east is currently vacant and has a zoning classification of BU-1. The property to the west has the same split zoning as the subject parcel, with the front 150 feet of the parcel zoned BU-1 and the remainder zoned BU-2. An auto body shop occupies the BU-1 portion of the property, while the rest is used for parking. The property across West New Haven Avenue is zoned BU-2 and contains multi-family housing.

The Board may wish to consider whether the request is consistent and compatible with the surrounding area.

On January 10, 2022, the Planning and Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Once resolution is received, please execute and return to Planning and Development.

Resolution 21Z00040

On motion by Commissioner Zonka, seconded by Commissioner Lober, the following resolution was adopted by a unanimous vote:

WHEREAS, Cobb 192, LLC, has requested a change of zoning classification from BU-1 (General Retail Commercial) and BU-2 (Retail, Warehousing, and Wholesale Commercial) to all BU-2, on property described as Tax Parcel 257, as recorded in ORB 6332, Pages 2148 - 2150, of the Public Records of Brevard County, Florida. **Section 01, Township 28, Range 36.** (2.11 acres) Located on the north side of W. New Haven Ave., approx. 0.28 mile west of Katherine Blvd. (No assigned address. In the Melbourne area.); and


WHEREAS, a public hearing of the Brevard County Planning and 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 and Zoning Board recommended that the application be approved; and

WHEREAS, the Board, after considering said application and the Planning and 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; now therefore,

BE IT RESOLVED by the Board of County Commissioners of Brevard County, Florida, that the requested change of zoning classification from BU-1 and BU-2 to all BU-2, be approved. The Planning and 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 February 3, 2022.

BOARD OF COUNTY COMMISSIONERS
Brevard County, Florida


Curt Smith, Vice Chair
Brevard County Commission

As approved by the Board on February 3, 2022.

ATTEST:


RACHEL SADOFF, CLERK

(SEAL)

Planning and Zoning Board Hearing – January 10, 2022

Please note: A CUP (Conditional Use Permit) will generally expire on the three-year anniversary of its approval if the use is not established prior to that date. CUPs for Towers and Antennas shall expire if a site plan for the tower is not submitted within one year of approval or if construction does not commence within two years of approval. A Planned Unit Development 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.**

ADMINISTRATIVE POLICIES OF THE FUTURE LAND USE ELEMENT

Administrative Policies in the Future Land Use Element establish the expertise of staff with regard to zoning land use issues and set forth criteria when considering a rezoning action or request for Conditional Use Permit, as follows:

Administrative Policy 1

The Brevard County zoning official, planners and the director of the Planning and Development staff, however designated, are recognized as expert witnesses for the purposes of Comprehensive Plan amendments as well as zoning, conditional use, special exception, and variance applications.

Administrative Policy 2

Upon Board request, members of the Brevard County Planning and Development staff shall be required to present written analysis and a recommendation, which shall constitute an expert opinion, on all applications for development approval that come before the Board of County Commissioners for quasi-judicial review and action. The Board may table an item if additional time is required to obtain the analysis requested or to hire an expert witness if the Board deems such action appropriate. Staff input may include the following:

Criteria:

- A. Staff shall analyze an application for consistency or compliance with comprehensive plan policies, zoning approval criteria and other applicable written standards.
- B. Staff shall conduct site visits of property which are the subject of analysis and recommendation. As part of the site visit, the staff shall take a videotape or photographs where helpful to the analysis and conduct an inventory of surrounding existing uses. Aerial photographs shall also be used where they would aid in an understanding of the issues of the case.
- C. In cases where staff analysis is required, both the applicant and the staff shall present proposed findings of fact for consideration by the Board.
- D. For re-zoning applications where a specific use has not been proposed, the worst case adverse impacts of potential uses available under the applicable land use classification shall be evaluated by the staff.

Administrative Policy 3

Compatibility with existing or proposed land uses shall be a factor in determining where a rezoning or any application involving a specific proposed use is being considered. Compatibility shall be evaluated by considering the following factors, at a minimum:

Criteria:

- A. Whether the proposed use(s) would have hours of operation, lighting, odor, noise levels, traffic, or site activity that would significantly diminish the enjoyment of, safety or quality of life in existing neighborhoods within the area which could foreseeably be affected by the proposed use.
- B. Whether the proposed use(s) would cause a material reduction (five percent or more) in the value of existing abutting lands or approved development.
- C. Whether the proposed use(s) is/are consistent with an emerging or existing pattern of surrounding development as determined through analysis of:

1. historical land use patterns;
 2. actual development over the immediately preceding three years; and
 3. development approved within the past three years but not yet constructed.
- D. Whether the proposed use(s) would result in a material violation of relevant policies in any elements of the Comprehensive Plan.

Administrative Policy 4

Character of a neighborhood or area shall be a factor for consideration whenever a rezoning or any application involving a specific proposed use is reviewed. The character of the area must not be materially or adversely affected by the proposed rezoning or land use application. In evaluating the character of an area, the following factors shall be considered:

Criteria:

- A. The proposed use must not materially and adversely impact an established residential neighborhood by introducing types of intensity of traffic (including but not limited to volume, time of day of traffic activity, type of vehicles, et cetera), parking, trip generation, commercial activity or industrial activity that is not already present within the identified boundaries of the neighborhood.
- B. In determining whether an established residential neighborhood exists, the following factors must be present:
 1. The area must have clearly established boundaries, such as roads, open spaces, rivers, lakes, lagoons, or similar features.
 2. Sporadic or occasional neighborhood commercial uses shall not preclude the existence of an existing residential neighborhood, particularly if the commercial use is non-conforming or pre-dates the surrounding residential use.
 3. An area shall be presumed not to be primarily residential but shall be deemed transitional where multiple commercial, industrial or other non-residential uses have been applied for and approved during the previous five (5) years.

Administrative Policy 5

In addition to the factors specified in Administrative Policies 2, 3, and 4, in reviewing a rezoning, conditional use permit or other application for development approval, the impact of the proposed use or uses on transportation facilities either serving the site or impacted by the use(s) shall be considered. In evaluating whether substantial and adverse transportation impacts are likely to result if an application is approved, the staff shall consider the following criteria:

Criteria:

- A. Whether adopted levels of services will be compromised;
- B. Whether the physical quality of the existing road system that will serve the proposed use(s) is sufficient to support the use(s) without significant deterioration;

- C. Whether the surrounding existing road system is of sufficient width and construction quality to serve the proposed use(s) without the need for substantial public improvements;
- D. Whether the surrounding existing road system is of such width and construction quality that the proposed use(s) would realistically pose a potential for material danger to public safety in the surrounding area;
- E. Whether the proposed use(s) would be likely to result in such a material and adverse change in traffic capacity of a road or roads in the surrounding area such that either design capacities would be significantly exceeded or a de facto change in functional classification would result;
- F. Whether the proposed use(s) would cause such material and adverse changes in the types of traffic that would be generated on the surrounding road system, that physical deterioration of the surrounding road system would be likely;
- G. Whether projected traffic impacts of the proposed use(s) would materially and adversely impact the safety or welfare of residents in existing residential neighborhoods.

Administrative Policy 6

The use(s) proposed under the rezoning, conditional use or other application for development approval must be consistent with, (a), all written land development policies set forth in these administrative policies; and (b), the future land use element, coastal management element, conservation element, potable water element, sanitary sewer element, solid waste management element, capital improvements element, recreation and open space element, surface water element, and transportation elements of the comprehensive plan.

Administrative Policy 7

Proposed use(s) shall not cause or substantially aggravate any, (a), substantial drainage problem on surrounding properties; or (b), significant, adverse and unmitigatable impact on significant natural wetlands, water bodies or habitat for listed species.

Administrative Policy 8

These policies, the staff analysis based upon these policies, and the applicant's written analysis, if any, shall be incorporated into the record of every quasi-judicial review application for development approval presented to the Board including rezoning, conditional use permits, and vested rights determinations.

Section 62-1151(c) of the Code of Ordinances of Brevard County directs, "The planning and zoning board shall recommend to the board of county commissioners the denial or approval of each application for amendment to the official zoning maps based upon a consideration of the following factors:

- (1) The character of the land use of the property surrounding the property being considered.
- (2) The change in conditions of the land use of the property being considered and the surrounding property since the establishment of the current applicable zoning classification, special use or conditional use.

- (3) The impact of the proposed zoning classification or conditional use on available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property.
- (4) The compatibility of the proposed zoning classification or conditional use with existing land use plans for the affected area.
- (5) The appropriateness of the proposed zoning classification or conditional use based upon a consideration of the applicable provisions and conditions contained in this article and other applicable laws, ordinances and regulations relating to zoning and land use regulations and based upon a consideration of the public health, safety and welfare.

The minutes of the planning and zoning board shall specify the reasons for the recommendation of approval or denial of each application."

CONDITIONAL USE PERMITS (CUPs)

In addition to the specific requirements for each Conditional Use Permit (CUP), Section 62-1901 provides that the following approval procedure and general standards of review are to be applied to all CUP requests, as applicable.

- (b) Approval procedure. An application for a specific conditional use within the applicable zoning classification shall be submitted and considered in the same manner and according to the same procedure as an amendment to the official zoning map as specified in Section 62-1151. The approval of a conditional use shall authorize an additional use for the affected parcel of real property in addition to those permitted in the applicable zoning classification. The initial burden is on the applicant to demonstrate that all applicable standards and criteria are met. Applications which do not satisfy this burden cannot be approved. If the applicant meets its initial burden, then the Board has the burden to show, by substantial and competent evidence, that the applicant has failed to meet such standards and the request is adverse to the public interest. As part of the approval of the conditional use permit, the Board may prescribe appropriate and reasonable conditions and safeguards to reduce the impact of the proposed use on adjacent and nearby properties or the neighborhood. A nearby property, for the purpose of this section, is defined as any property which, because of the character of the proposed use, lies within the area which may be substantially and adversely impacted by such use. In stating grounds in support of an application for a conditional use permit, it is necessary to show how the request fulfills both the general and specific standards for review. The applicant must show the effect the granting of the conditional use permit will have on adjacent and nearby properties, including, but not limited to traffic and pedestrian flow and safety, curb-cuts, off-street loading and parking, off-street pickup of passengers, odors, glare and noise, particulates, smoke, fumes, and other emissions, refuse and service areas, drainage, screening and buffering for protection of adjacent and nearby properties, and open space and economic impact on nearby properties. The applicant, at his discretion, may choose to present expert testimony where necessary to show the effect of granting the conditional use permit.
- (c) General Standards of Review.
 - (1) The planning and zoning board and the board of county commissioners shall base the denial or approval of each application for a conditional use based upon

a consideration of the factors specified in Section 62-1151(c) plus a determination whether an application meets the intent of this section.

- a. The proposed conditional use will not result in a substantial and adverse impact on adjacent and nearby properties due to: (1), the number of persons anticipated to be using, residing or working under the conditional use; (2), noise, odor, particulates, smoke, fumes and other emissions, or other nuisance activities generated by the conditional use; or (3), the increase of traffic within the vicinity caused by the proposed conditional use.
 - b. The proposed use will be compatible with the character of adjacent and nearby properties with regard to use, function, operation, hours of operation, type and amount of traffic generated, building size and setback, and parking availability.
 - c. The proposed use will not cause a substantial diminution in value of abutting residential property. A substantial diminution shall be irrebuttably presumed to have occurred if abutting property suffers a 15% reduction in value as a result of the proposed conditional use. A reduction of 10% of the value of abutting property shall create a rebuttable presumption that a substantial diminution has occurred. The Board of County Commissioners carries the burden to show, as evidenced by either testimony from or an appraisal conducted by an M A I certified appraiser, that a substantial diminution in value would occur. The applicant may rebut the findings with his own expert witnesses.
- (2) The following specific standards shall be considered, when applicable, in making a determination that the general standards specified in subsection (1) of this section are satisfied:
- a. Ingress and egress to the property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire and catastrophe, shall be: (1), adequate to serve the proposed use without burdening adjacent and nearby uses, and (2), built to applicable county standards, if any. Burdening adjacent and nearby uses means increasing existing traffic on the closest collector or arterial road by more than 20%, or 10% if the new traffic is primarily comprised of heavy vehicles, except where the affected road is at Level of Service A or B. New traffic generated by the proposed use shall not cause the adopted level of service for transportation on applicable roadways, as determined by applicable Brevard County standards, to be exceeded. Where the design of a public road to be used by the proposed use is physically inadequate to handle the numbers, types or weights of vehicles expected to be generated by the proposed use without damage to the road, the conditional use permit cannot be approved without a commitment to improve the road to a standard adequate to handle the proposed traffic, or to maintain the road through a maintenance bond or other means as required by the Board of County Commissioners.
 - b. The noise, glare, odor, particulates, smoke, fumes or other emissions from the conditional use shall not substantially interfere with the use or enjoyment of the adjacent and nearby property.
 - c. Noise levels for a conditional use are governed by Section 62-2271.

- d. The proposed conditional use shall not cause the adopted level of service for solid waste disposal applicable to the property or area covered by such level of service, to be exceeded.
- e. The proposed conditional use shall not cause the adopted level of service for potable water or wastewater applicable to the property or the area covered by such level of service, to be exceeded by the proposed use.
- f. The proposed conditional use must have existing or proposed screening or buffering, with reference to type, dimensions and character to eliminate or reduce substantial, adverse nuisance, sight, or noise impacts on adjacent and nearby properties containing less intensive uses.
- g. Proposed signs and exterior lighting shall not cause unreasonable glare or hazard to traffic safety, or interference with the use or enjoyment of adjacent and nearby properties.
- h. Hours of operation of the proposed use shall be consistent with the use and enjoyment of the properties in the surrounding residential community, if any. For commercial and industrial uses adjacent to or near residential uses, the hours of operation shall not adversely affect the use and enjoyment of the residential character of the area.
- i. The height of the proposed use shall be compatible with the character of the area, and the maximum height of any habitable structure shall be not more than 35 feet higher than the highest residence within 1,000 feet of the property line.
- j. Off-street parking and loading areas, where required, shall not be created or maintained in a manner which adversely impacts or impairs the use and enjoyment of adjacent and nearby properties. For existing structures, the applicant shall provide competent, substantial evidence to demonstrate that actual or anticipated parking shall not be greater than that which is approved as part of the site plan under applicable county standards.

FACTORS TO CONSIDER FOR A REZONING REQUEST

Section 62-1151(c) sets forth factors to consider in connection with a rezoning request, as follows:

"The planning and zoning board shall recommend to the board of county commissioners the denial or approval of each application for amendment to the official zoning maps based upon a consideration of the following factors:

- (1) The character of the land use of the property surrounding the property being considered.
- (2) The change in conditions of the land use of the property being considered and the surrounding property since the establishment of the current applicable zoning classification, special use or conditional use.
- (3) The impact of the proposed zoning classification or conditional use on available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property.

- (4) The compatibility of the proposed zoning classification or conditional use with existing land use plans for the affected area.
- (5) The appropriateness of the proposed zoning classification or conditional use based upon a consideration of the applicable provisions and conditions contained in this article and other applicable laws, ordinances and regulations relating to zoning and land use regulations and based upon a consideration of the public health, safety and welfare."

These staff comments contain references to zoning classifications found in the Brevard County Zoning Regulations, Chapter 62, Article VI, Code of Ordinances of Brevard County. These references include brief summaries of some of the characteristics of that zoning classification. Reference to each zoning classification shall be deemed to incorporate the full text of the section or sections defining and regulating that classification into the Zoning file and Public Record for that item.

These staff comments contain references to sections of the Code of Ordinances of Brevard County. Reference to each code section shall be deemed to incorporate this section into the Zoning file and Public Record for that item.

These staff comments contain references to Policies of the Brevard County Comprehensive Plan. Reference to each Policy shall be deemed to incorporate the entire Policy into the Zoning file and Public Record for that item.

These staff comments refer to previous zoning actions which are part of the Public Records of Brevard County, Florida. These records will be referred to by reference to the file number. Reference to zoning files are intended to make the entire contents of the cited file a part of the Zoning file and Public Record for that item.

DEFINITIONS OF CONCURRENCY TERMS

Maximum Acceptable Volume (MAV): Maximum acceptable daily volume that a roadway can carry at the adopted Level of Service (LOS).

Current Volume: Building permit related trips added to the latest TPO (Transportation Planning Organization) traffic counts.

Volume with Development (VOL W/DEV): Equals Current Volume plus trip generation projected for the proposed development.

Volume/Maximum Acceptable Volume (VOL/MAV): Equals the ratio of current traffic volume to the maximum acceptable roadway volume.

Volume/Maximum Acceptable Volume with Development (VOL/MAV W/DEV): Ratio of volume with development to the Maximum Acceptable Volume.

Acceptable Level of Service (CURRENT LOS): The Level of Service at which a roadway is currently operating.

Level of Service with Development (LOS W/DEV): The Level of Service that a proposed development may generate on a roadway.



BOARD OF COUNTY COMMISSIONERS

Planning and Development Department

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<https://www.brevardfl.gov/PlanningDev>

STAFF COMMENTS

21Z00040

Cobb 192, LLC

BU-1 (General Retail Commercial) and BU-2 (Retail, Warehousing, and Commercial) to all BU-2

Tax Account Number: 2800098
Parcel I.D.: 28-36-01-00-257
Location: North side of New Haven Avenue, approximately 0.28 miles west of Katherine Boulevard (District 5)
Acreage: 2.1 acres

Planning & Zoning Board: 01/10/2022

Board of County Commissioners: 02/03/2022

Consistency with Land Use Regulations

- Current zoning can be considered under the Future Land Use Designation, Section 62-1255.
- The proposed zoning can be considered under the Future Land Use Designation, Section 62-1255.
- The proposal would maintain acceptable Levels of Service (LOS) (XIII 1.6.C)

	CURRENT	PROPOSED
Zoning	BU-1	BU-2
Potential*	91,476 sq. ft. of commercial (based on 1.0 FAR)	91,476 sq. ft. of commercial (based on 1.0 FAR)
Can be Considered under the Future Land Use Map	YES, CC	Yes, CC

* Zoning potential for concurrency analysis purposes only, subject to applicable land development regulations.

Background and Purpose of Request

The applicant is seeking a change of zoning classification from BU-1 (General Retail Commercial) and BU-2 (Retail, Warehousing, and Commercial) to all BU-2 (Retail, Warehousing, and Commercial) on a vacant lot for the purpose of constructing a self-storage facility on the entire parcel. BU-2 allows for outdoor storage. However, the applicant is not proposing this use at this time. Self-storage mini-warehouse use is permitted in BU-2.

Currently the front 150 feet of the parcel is zoned BU-1, while the remainder of the property is zoned BU-2. "Self-storage mini-warehouses" are permitted in BU-1 if they meet the conditions of Sec. 62-1837.5.(b)., which requires:

- (b) Where this use is located in the BU-1 (general retail commercial) zoning classification, the following conditions are required to ensure that the design and use of a self storage mini-warehouse facility occur in a manner that is compatible with the physical and visual characteristics of the BU-1 zoning classification. The following conditions shall apply.
 - (1) No unit within a self storage mini-warehouse shall be utilized as a place of business. No business tax receipt, other than that of the self storage mini-warehouse operator, shall be approved for a business operation on the property.
 - (2) No utilities, namely, electricity, water, telephone, cable TV, or gas, will be provided to the individual units. Lighting and air conditioning may be located in the hallways only.
 - (3) In addition to height restrictions as described in the BU-1 zoning classification, structural heights shall be further limited by the heights of adjacent off-site buildings to the side or rear of the property. Where only one structure is contemplated on site, height is limited to the height of the lowest principle structure on any adjacent parcel. Where more than one structure is proposed on site, the height of each structure is limited to the height of the lowest principle structure on the closest parcel. Where the adjacent parcel is vacant, the height of the proposed structure shall be limited to one story.
 - (4) No outside storage of commercial vehicles or heavy equipment as defined in and regulated by section 62-2117 shall be permitted. Recreational vehicles and recreational equipment so defined shall be permitted to be stored on site if screened from view from the street and from adjacent parcels by a minimum eight-foot opaque visual barrier, except that such vehicles and equipment shall not be permitted to be stored outside where said property is adjacent to a parcel zoned residential or used for residential purposes.
 - (5) The use of generators of any kind is prohibited.
 - (6) The use or storage of hazardous materials is prohibited.
 - (7) Signage shall be placed on each building indicating that no hazardous materials use or storage or generator use is permitted and that units cannot be occupied for business or industrial use.
 - (8) The entrance gate shall be so designed and located to allow for a 33 foot-long vehicle to queue without extending into the public right-of-way.
 - (9) Minimum lot size. An area not less than 20,000 square feet, having a minimum width of 100 feet, and a minimum depth of 200 feet.
 - (10) Landscaping and screening. A landscape buffer and screening strip shall be provided within each side and rear setback. Said buffer and screening strip shall consist of any combination of berming, fencing and vegetation which will provide a six-foot high visual barrier. Where said property is contiguous to a parcel zoned residential, or used for residential purposes, the landscape buffer and screening strip shall be completely opaque to a height of six feet pursuant to chapter 62, articles VIII and XIII. A four-foot-high irrigated and landscaped berm shall be provided along the front property line (excepting the entranceway) and the side property lines for a minimum depth of the required front setback. Additional vegetation shall

be added to the berm to achieve a total height of at least six feet. Chain link fence is prohibited.

(11) Architectural requirements. The site shall be designed so that no mini-warehouse overhead doors are visible from the street or from any adjacent parcel zoned residential, or used for residential purposes. Perimeter structures shall have trussed roofs. Perimeter walls shall be designed with physical breaks, windows (real or not), façade material changes or other architectural details and features (not just paint) intended to mimic the style of a retail structure as opposed to a continuous, visually monotonous warehouse wall. Metal buildings are prohibited.

(12) Maximum structural coverage. Forty percent of total lot area.

The lot was originally zoned AU. On July 24, 1997, a rezoning from AU to BU-2 was applied for as zoning action **Z-9910**. The final resolution rezoned the property from AU to BU-1 on the front 150 feet, and BU-2 on the remainder. At the time of this rezoning, the property to the east was still zoned AU.

Land Use

The subject property retains a FLU designation of Community Commercial (CC). Both the existing BU-1 and BU-2 zoning classifications are consistent with the CC FLU designation.

Applicable Future Land Use Policies

FLUE Policy 2.7 – Community Commercial (CC) development activities are intended to serve several neighborhoods, sub-regional and regional areas and provide an array of retail, personal and professional uses.

The Board should evaluate the compatibility of this application within the context of Administrative Policies 2 – 8 of the Future Land Use Element.

Analysis of Administrative Policy #3 - Compatibility between this site and the existing or proposed land uses in the area.

The applicant intends to construct a self-storage facility without outdoor storage on the lot, which has a FLU designation of CC and is currently vacant. Parcels in this area with frontage on West New Haven Avenue all have CC or NC FLU designations, with the majority holding a designation of CC.

The development of a self-storage facility could be considered compatible with the current uses in the area. Uses include automobile sales and repair, general retail, and warehousing. There is another self-storage facility located approximately 696 feet to the east of the subject property.

There are residential land uses to the north of the subject property. These residential land uses are exclusively on interior lots without frontage on West New Haven Avenue. The most common residential FLU designations are RES 6 and RES 15.

Analysis of Administrative Policy #4 - Character of a neighborhood or area.

The subject property currently has the zoning classifications of both BU-1 and BU-2. In this area, parcels with frontage on West New Haven Avenue exclusively have zoning classifications of BU-1 and BU-2. Parcels containing mixed zoning, BU-1 adjacent to the road and BU-2 to the rear, are most common along West New Haven Avenue. However, there are several parcels with BU-2 zoning fronting West New Haven Avenue as well.

The BU-1 classification allows retail commercial land uses on minimum 7,500 square foot lots. The BU-1 classification does not permit warehousing or wholesaling.

The BU-2 zoning classification permits retail, wholesale and warehousing commercial land uses on minimum 7,500 square foot lots. Possible incompatibilities are due to the intensive nature of commercial activities permitted by the BU-2 classification and possible noise, light, traffic and other nuisance factors potentially associated with BU-2 activities.

The parcel to the north of the subject property has AU zoning.

Surrounding Area

The abutting parcel to the north is a 5.03-acre parcel with AU zoning that is developed with single-family residences. The abutting parcel to the east is currently vacant and has a zoning classification of BU-1. The property to the west has the same split zoning as the subject parcel, with the front 150 feet of the parcel zoned BU-1 and the remainder zoned BU-2. An auto body shop occupies the BU-1 portion of the property, while the rest is used for parking. The property across West New Haven Avenue is zoned BU-2 and contains multifamily housing.

There have been no rezoning applications in the surrounding area in the past 3 years.

Environmental Constraints

The subject parcel contains mapped hydric soils, an indicator that wetlands may be present on the property. Section 62-3694(c)(3)b has allowances for wetland impacts for commercial uses along "Mitigation Qualified Roadways" (MQRs). New Haven Avenue is an MQR. If applicable, the applicant shall complete High Function and Landscape Level wetlands assessments prior to the allowance of any impacts. Board approval may be required for wetland impacts. Any permitted wetland impacts must meet the requirements of Sections 62-3694(e) including avoidance of impacts, and will require mitigation in accordance with Section 62-3696. A wetland determination/delineation will be required prior to any site plan design, land clearing activities, or building permit submittal. The applicant is encouraged to contact NRM at 321-633-2016.

Preliminary Concurrency

The closest concurrency management segment to the subject property is New Haven Avenue, between SR 524 and I-95, which has a Maximum Acceptable Volume of 41,790 trips per day, a Level of Service (LOS) of E, and currently operates at 47.66% of capacity daily. The maximum development potential from the proposed rezoning does increase the level of MAV utilization by 0.2%. The proposal is not anticipated to create a deficiency in LOS.

No school concurrency information has been provided as the development potential of this site falls below the minimum number of new residential lots that would require a formal review.

There is a water main line along West New Haven Avenue serviced by the City of Melbourne. The parcel is not serviced by sewer and will need to permit a septic system during the site planning process.

For Board Consideration

The Board may wish to consider whether the request is consistent and compatible with the surrounding area.

Item # 21Z00040

Applicant: Broadway for Cobb

Zoning Request: BU-1 & BU-2 to BU-2

Note: Applicant wants storage use across entire parcel.

P&Z Hearing Date: 01/10/22; **BCC Hearing Date:** 02/03/22

Tax ID No: 2800098

- This is a preliminary review based on best available data maps reviewed by the Natural Resources Management Department (NRM) and does not include a site inspection to verify the accuracy of the mapped information.
- In that the rezoning process is not the appropriate venue for site plan review, specific site designs submitted with the rezoning request will be deemed conceptual. Board comments relative to specific site design do not provide vested rights or waivers from Federal, State or County regulations.
- **This review does not guarantee whether or not the proposed use, specific site design, or development of the property can be permitted under current Federal, State, or County Regulations.**

Summary of Mapped Resources and Noteworthy Land Use Issues:

- Hydric Soils/Wetlands
- Aquifer Recharge Soils
- Protected Species
- Land Clearing and Landscape Requirements

The subject parcel contains mapped hydric soils, an indicator that wetlands may be present on the property. Section 62-3694(c)(3)b has allowances for wetland impacts for commercial uses along "Mitigation Qualified Roadways" (MQRs). New Haven Avenue is an MQR. If applicable, the applicant shall complete High Function and Landscape Level wetlands assessments prior to the allowance of any impacts. Board approval may be required for wetland impacts. Any permitted wetland impacts must meet the requirements of Sections 62-3694(e) including avoidance of impacts, and will require mitigation in accordance with Section 62-3696. A wetland determination/delineation will be required prior to any site plan design, land clearing activities, or building permit submittal. The applicant is encouraged to contact NRM at 321-633-2016.

Land Use Comments:

Hydric Soils/Wetlands

The subject parcel contains mapped hydric soils (Basinger sand) as shown on the USDA Soil Conservation Service Soils Survey map; an indicator that wetlands may be present on the property. A wetland delineation will be required prior to any land clearing activities or site plan application. Section 62-3694(c)(3)b has allowances for wetland impacts for commercial uses along "Mitigation Qualified Roadways" (MQRs). New Haven Avenue is an MQR. If applicable, the applicant shall complete High Function and Landscape Level wetlands assessments prior to the allowance of any impacts. Board approval may be required for wetland impacts. Any permitted wetland impacts must meet the requirements of Sections 62-3694(e) including avoidance of impacts, and will require mitigation in accordance with Section 62-3696. A wetland determination/delineation will be required prior to any site plan design, land clearing activities, or building permit submittal. The applicant is encouraged to contact NRM at 321-633-2016.

Aquifer Recharge Soils

Basinger sand may also function as an aquifer recharge soil. The applicant is hereby notified of the development and impervious restrictions within Conservation Element Policy 10.2 and the Aquifer Protection Ordinance.

Land Clearing and Landscape Requirements

The applicant is advised to refer to Article XIII, Division 2, entitled Land Clearing, Landscaping, and Tree Protection, for specific requirements for preservation and canopy coverage requirements. Land clearing is not permitted without prior authorization by NRM.

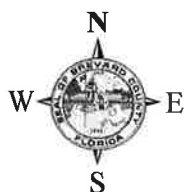
Protected Species

Information available to NRM indicates that federally and/or state protected species may be present on the property. Prior to any plan, permit submittal, or development activity, including land clearing, the applicant should obtain any necessary permits or clearance letters from the Florida Fish and Wildlife Conservation Commission and/or U.S. Fish and Wildlife Service, as applicable.

LOCATION MAP

COBB 192, LLC

21Z00040



1:24,000 or 1 inch = 2,000 feet

Buffer Distance: 500 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

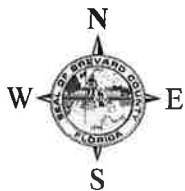
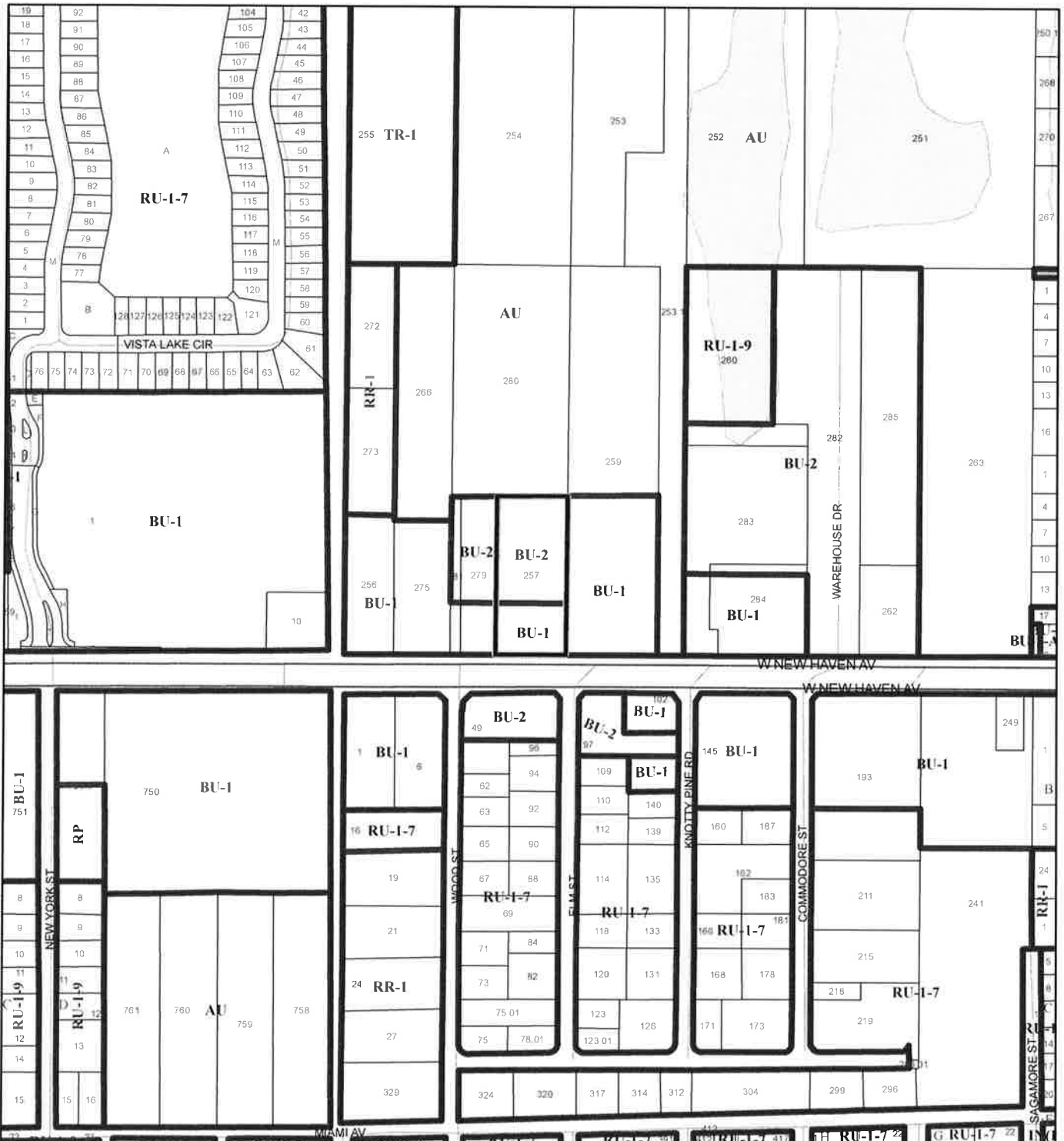
Produced by BoCC - GIS Date: 11/5/2021

— Buffer
■ Subject Property

ZONING MAP

COBB 192, LLC

21Z00040



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 11/5/2021

— Subject Property

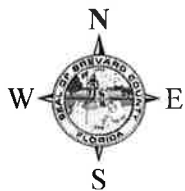
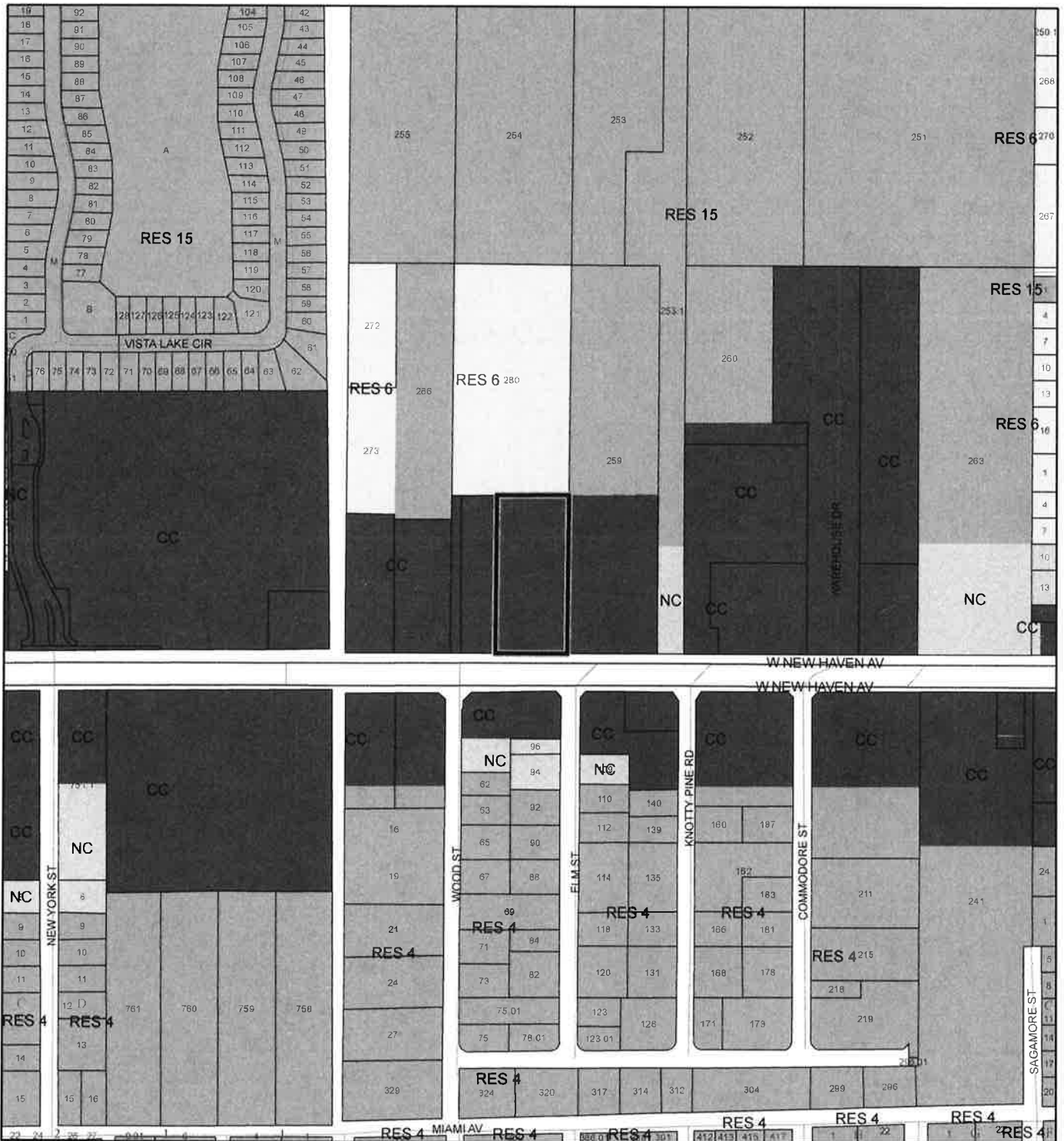
□ Parcels

□ Zoning

FUTURE LAND USE MAP

COBB 192, LLC

21Z00040



1:4,800 or 1 inch = 400 feet

— Subject Property
 □ Parcels

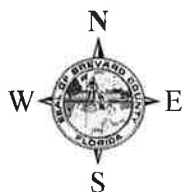
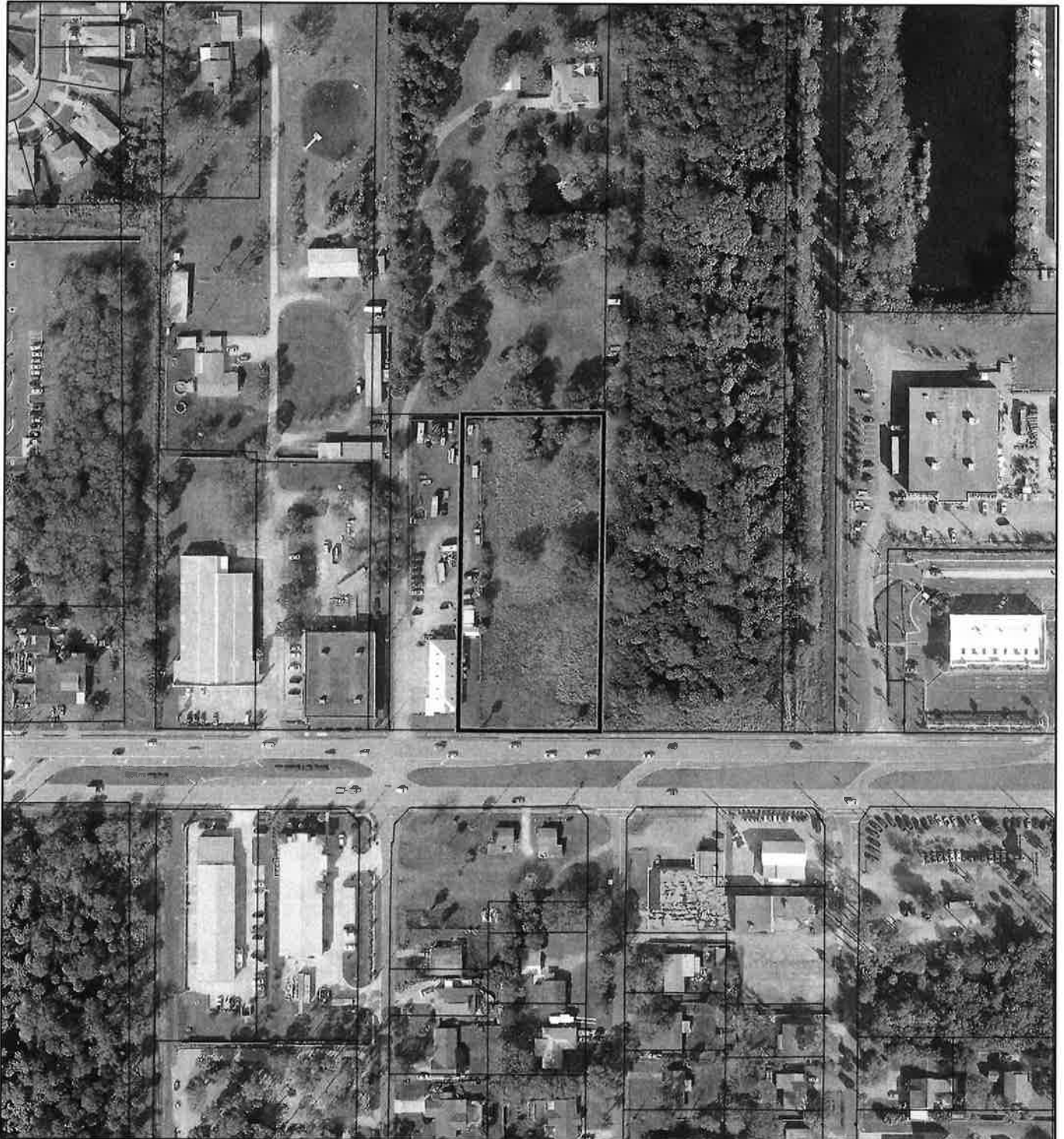
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 11/5/2021

AERIAL MAP

COBB 192, LLC

21Z00040



1:2,400 or 1 inch = 200 feet

PHOTO YEAR: 2021

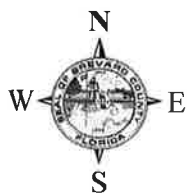
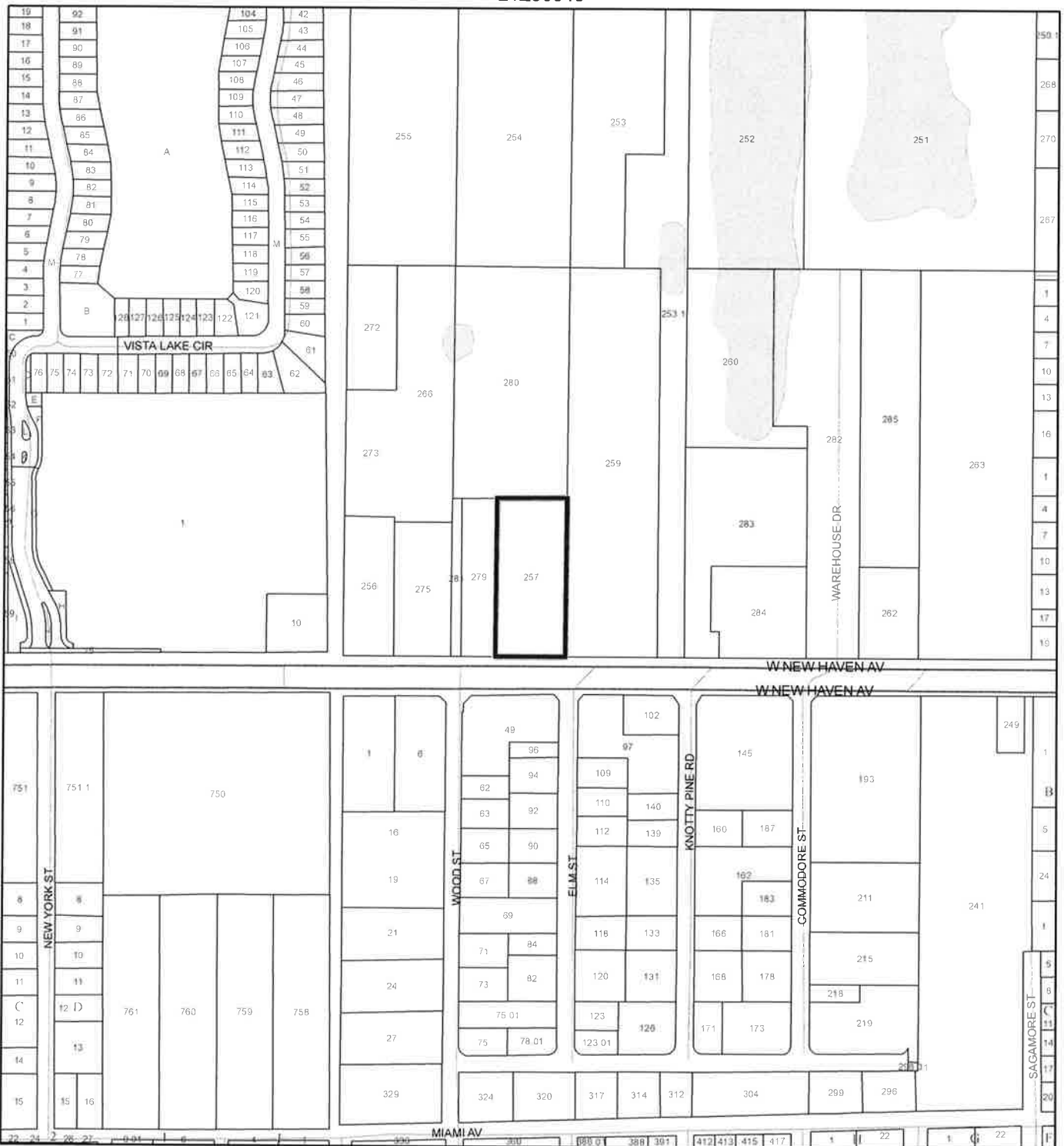
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 11/5/2021

— Subject Property
□ Parcels

NWI WETLANDS MAP

COBB 192, LLC
21Z00040



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 11/5/2021

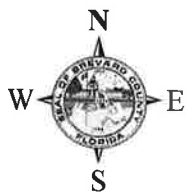
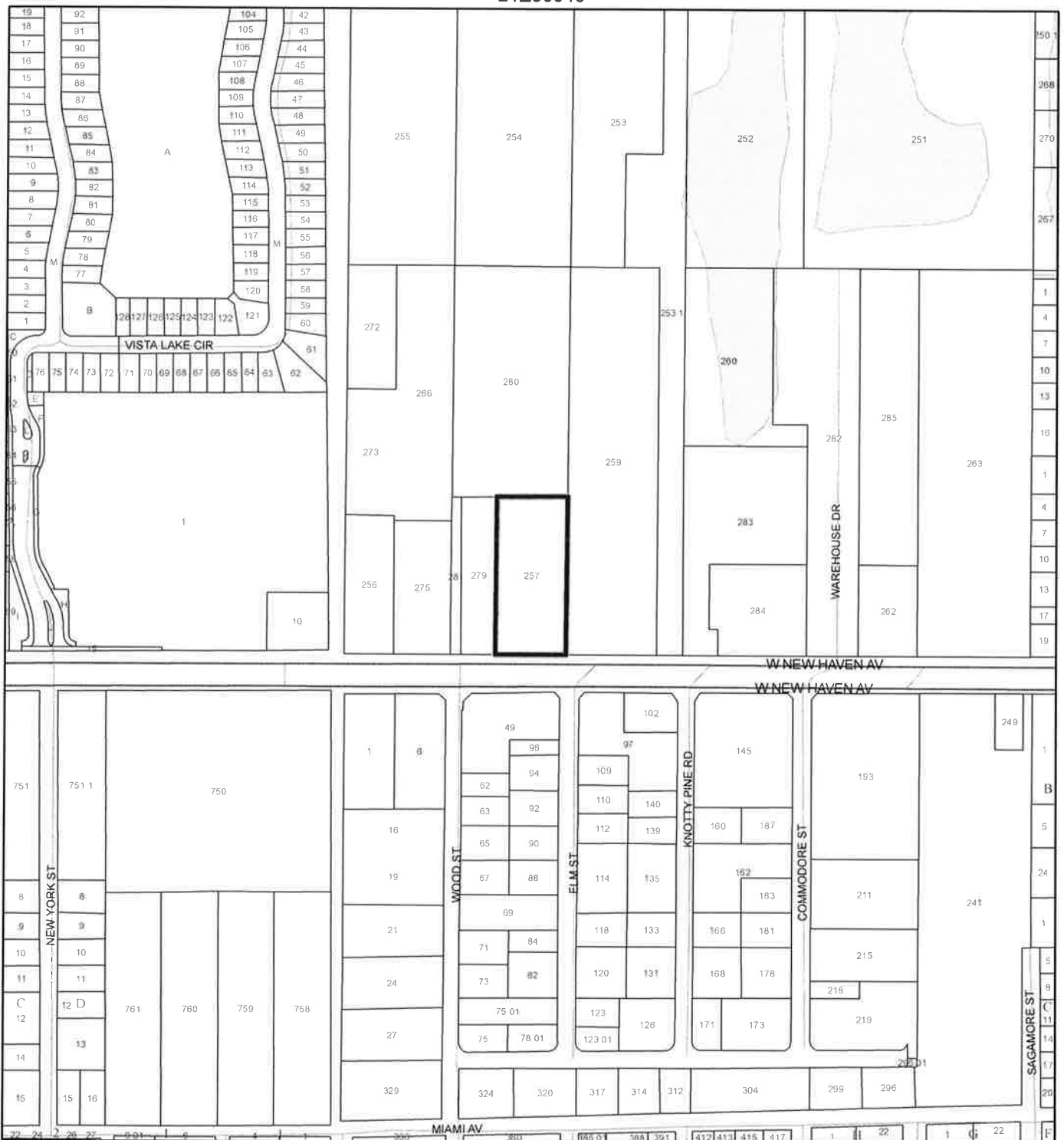
National Wetlands Inventory (NWI)

- | | |
|-----------------------------------|-----------------|
| Estuarine and Marine Deepwater | Freshwater Pond |
| Estuarine and Marine Wetland | Lake |
| Freshwater Emergent Wetland | Other |
| Freshwater Forested/Shrub Wetland | Riverine |
| Subject Property | |
| Parcels | |

SJRWMD FLUCCS WETLANDS - 6000 Series MAP

COBB 192, LLC

21Z00040



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 11/5/2021

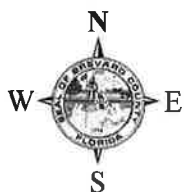
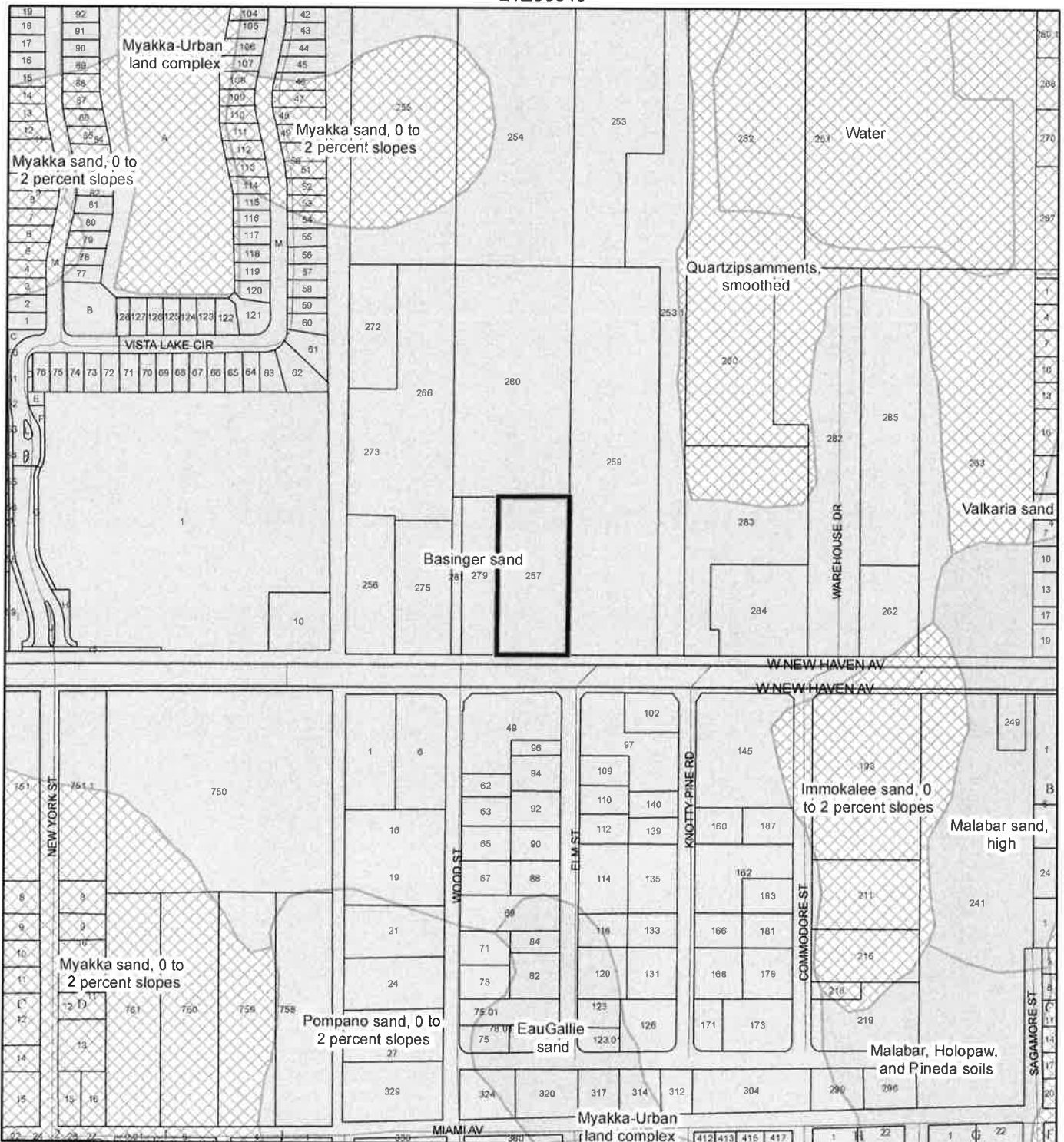
SJRWMD FLUCCS WETLANDS

- Wetland Hardwood Forests - Series 6100
- Wetland Coniferous Forest - Series 6200
- Wetland Forested Mixed - Series 6300
- Vegetated Non-Forested Wetlands - Series 6400
- Non-Vegetated Wetland - Series 6500

Subject Property Parcels

USDA SCSSS SOILS MAP

COBB 192, LLC
21Z00040



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 11/5/2021

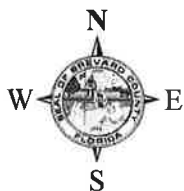
USDA SCSSS Soils

- Aquifer and Hydric
- Aquifer
- Hydric
- None
- Subject Property
- Parcels

FEMA FLOOD ZONES MAP

COBB 192, LLC

21Z00040



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 11/5/2021

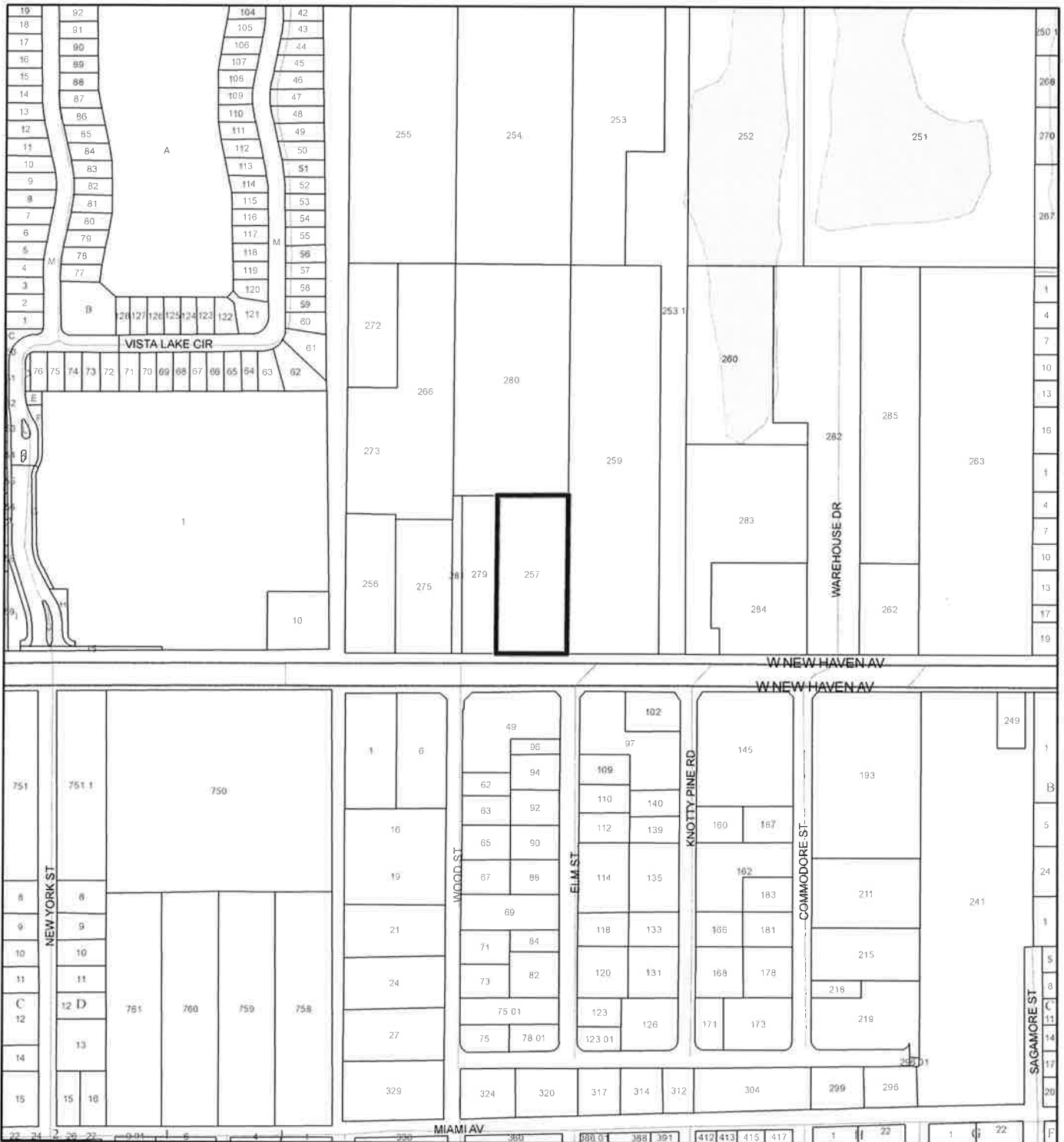
FEMA Flood Zones

- | | | |
|------------------|------------|---|
| A | AO | X |
| AE | Open Water | |
| AH | VE | |
| Subject Property | Parcels | |

COASTAL HIGH HAZARD AREA MAP

COBB 192, LLC

21Z00040



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 11/5/2021

— Subject Property

□ Parcels

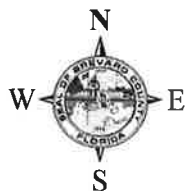
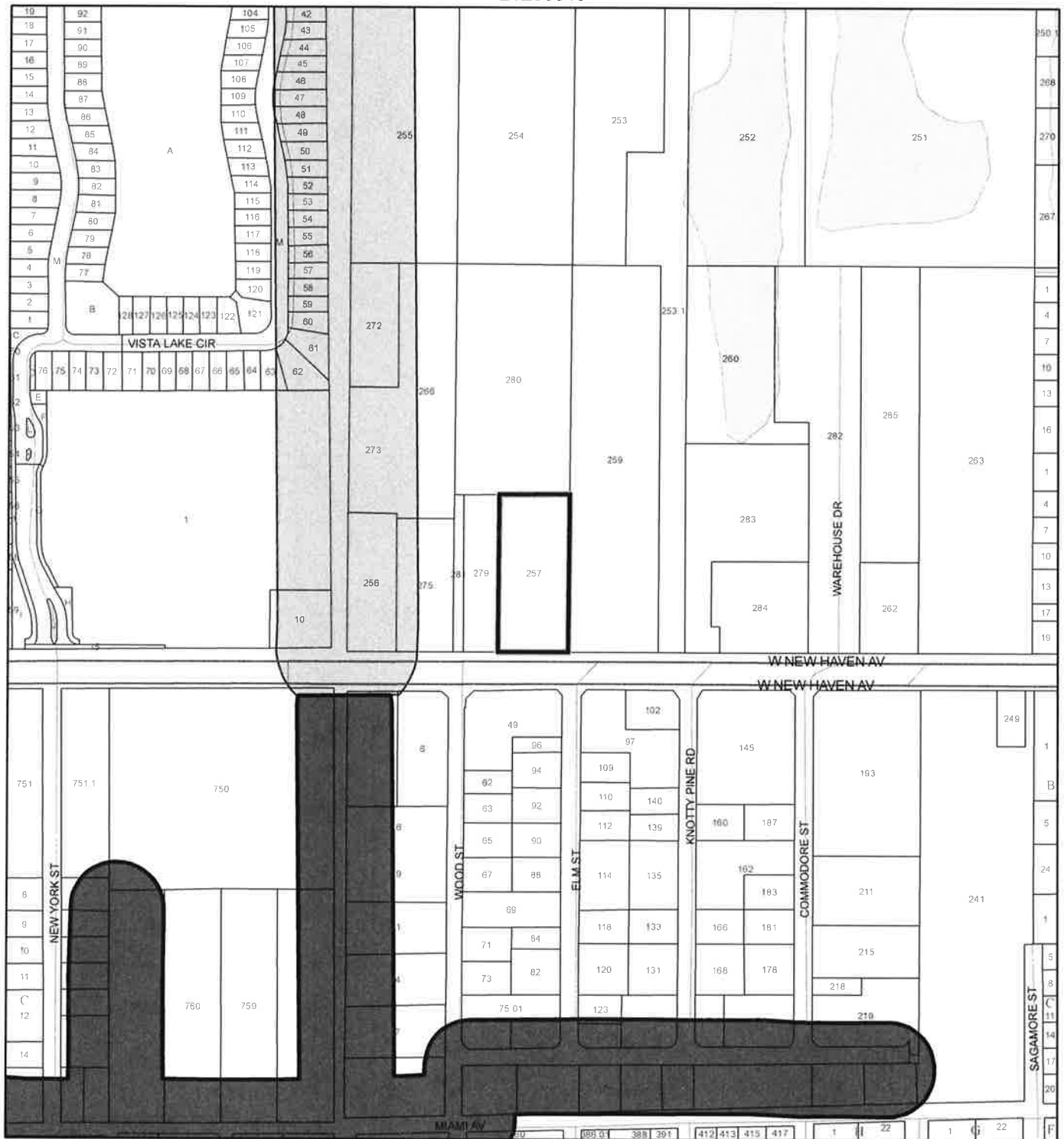
Coastal High Hazard Area

■ SurgeZoneCat1

INDIAN RIVER LAGOON SEPTIC OVERLAY MAP

COBB 192, LLC

21Z00040



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 11/5/2021

Subject Property

Parcels

Septic Overlay

40 Meters

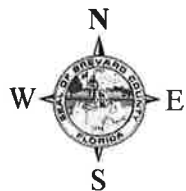
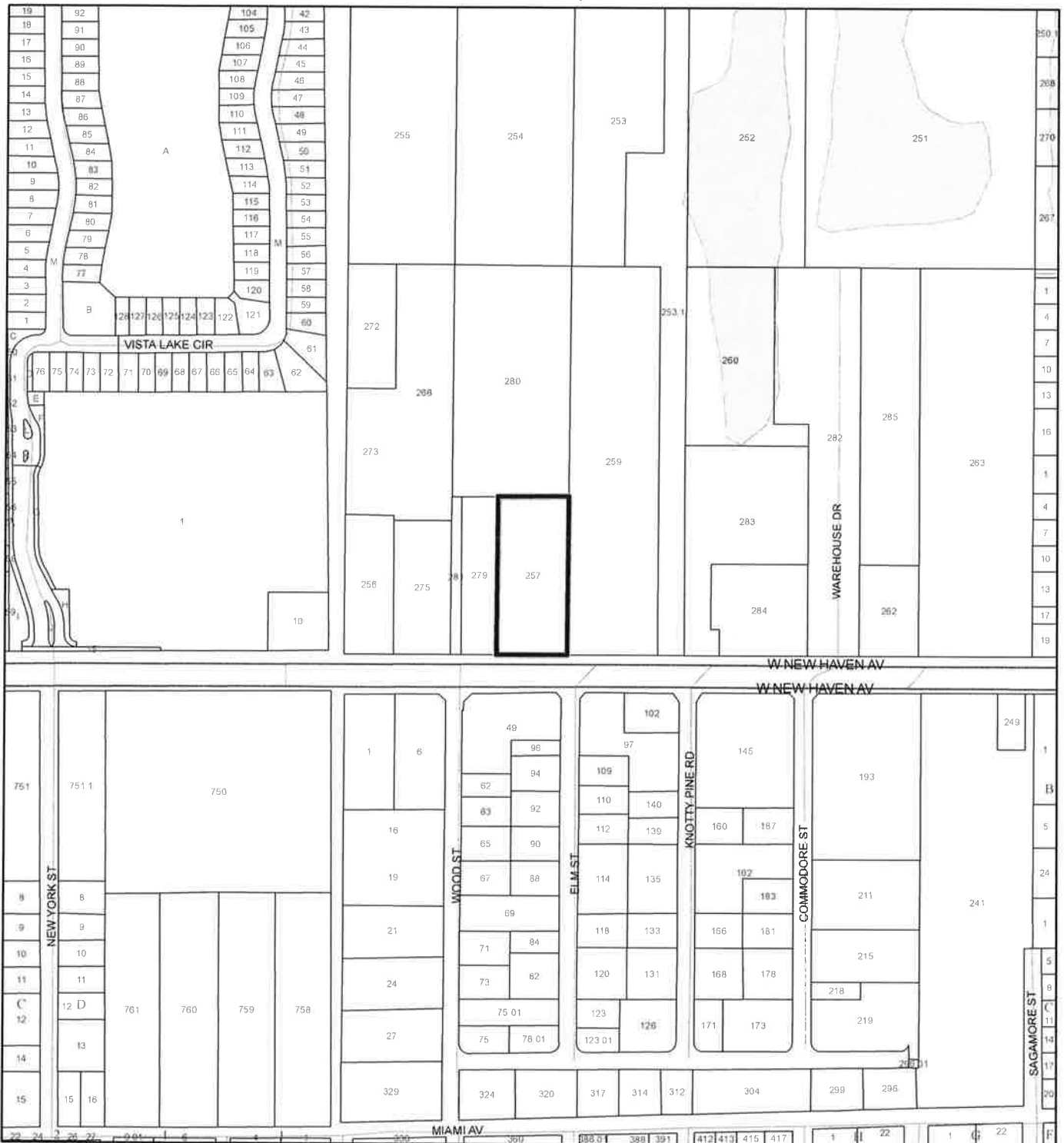
60 Meters

All Distances

EAGLE NESTS MAP

COBB 192, LLC

21Z00040



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 11/5/2021

 Subject Property

 Parcels

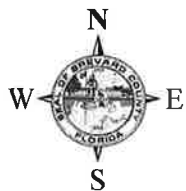
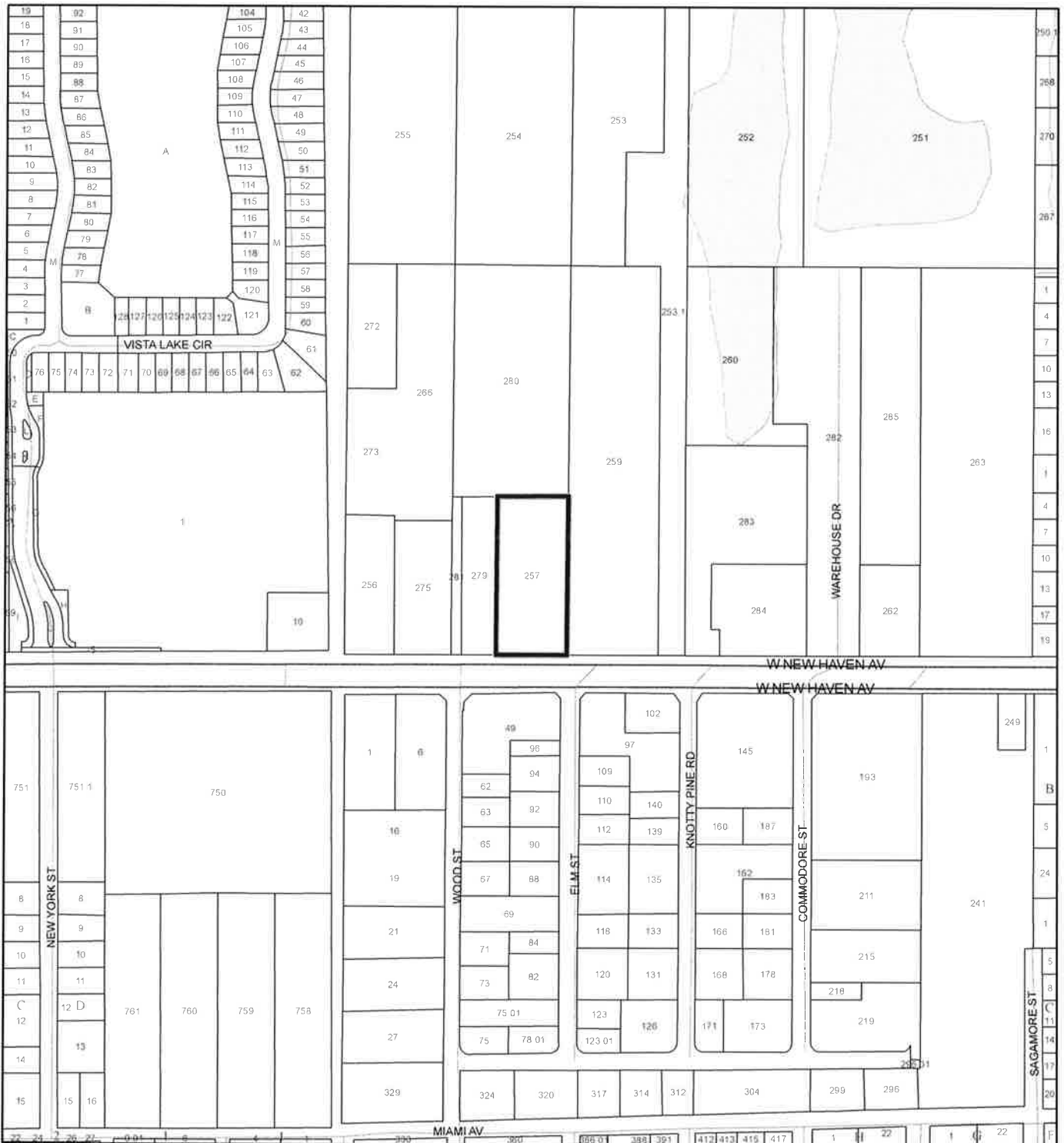


Eagle Nests
FWS 2010

SCRUB JAY OCCUPANCY MAP

COBB 192, LLC




21Z00040



1:4,800 or 1 inch = 400 feet

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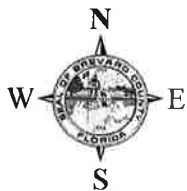
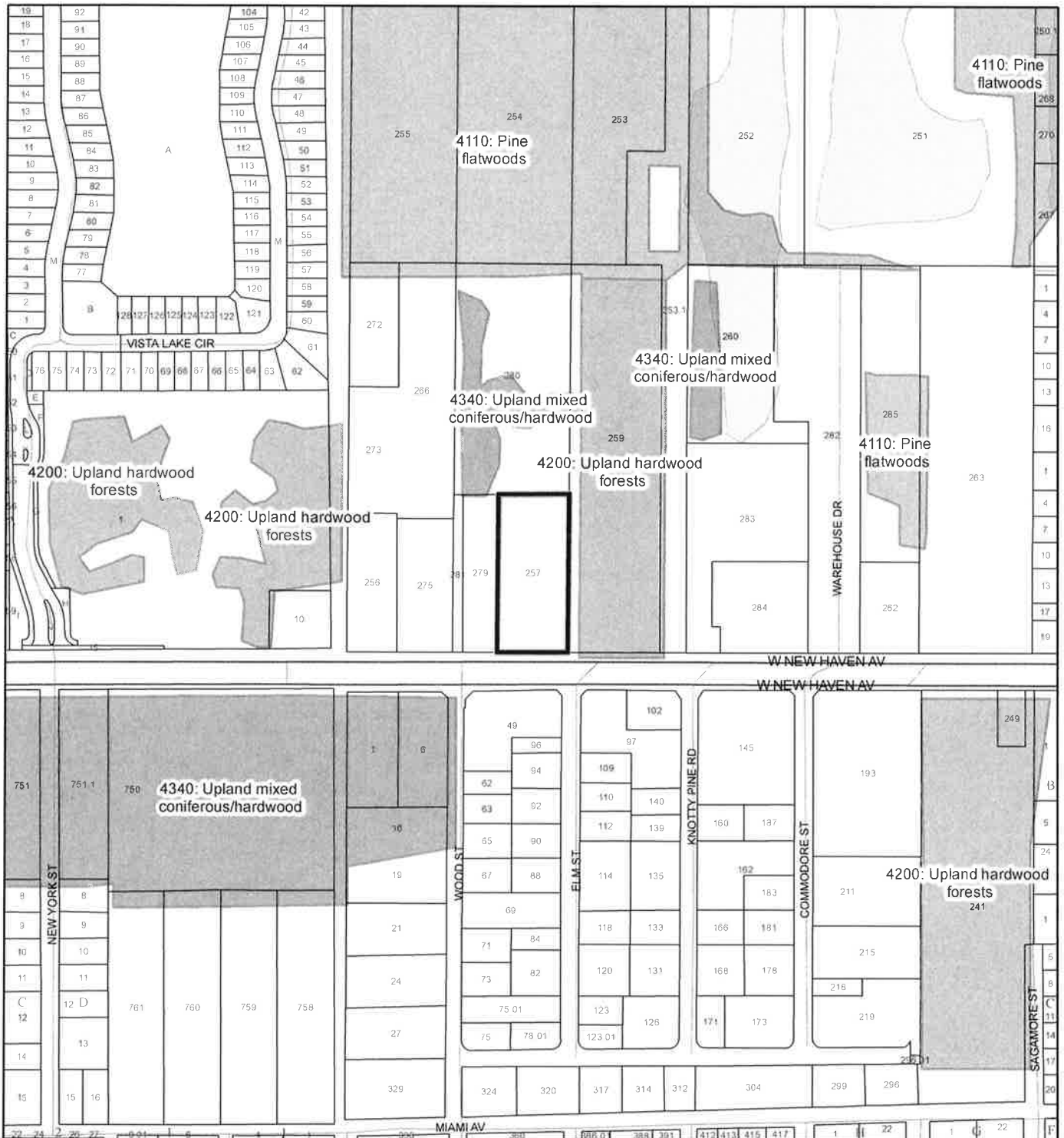
Produced by BoCC - GIS Date: 11/5/2021

-  Subject Property
-  Parcels
-  Scrub Jay Occupancy

SJRWMD FLUCCS UPLAND FORESTS - 4000 Series MAP

COBB 192, LLC

21Z00040



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 11/5/2021

SJRWMD FLUCCS Upland Forests

- Upland Coniferous Forest - 4100 Series
- Upland Hardwood Forest - 4200 Series
- Upland Mixed Forest - 4300 Series
- Tree Plantations - 4400 Series

Subject Property

Parcels



Environmental Impact Report


For:

Cobb 192 Property



Prepared for:

Wade Stafford
321-258-6827
975 Eyster Blvd, Suite 105
Rockledge, FL 32955


10/07/2021
Timothy E. Maslin, C.E.S. / C.E.C.
Certification #77283

FEC Job #21-261

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- 2.2 Introduction**
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- 2.8 Wetlands**
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- 3.3 Topographic Map**
- 3.4 Flood Map**
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- 3.6 National Wetland Inventory Map**
- 3.7 Site Photos**

1.0 Executive Summary

The proposed Cobb 192 Property:

- is approximately 2.11 acres in Brevard County, Florida.
- was formerly used for citrus and then cleared.
- is currently an undeveloped parcel along New Haven Road (Hwy 192) proposed for land development improvements.
- contains mostly poorly drained sandy soils.
- is flat at approximately elevation 25.
- is not in the flood plain (Flood Zone X).
- was historically cleared of vegetation.
- contains some remnant palms, and oaks.
- does not support protected species.
- does not contain jurisdictional wetlands.
- improvements would cause *de minimis* adverse environmental impacts.

2.0 Environmental Impact Report

2.1 Objective

In October of 2021 Environmental Specialists from *Florida Environmental Consulting Inc.* performed an environmental impact study of the Cobb 192 Property. The objective of this study was to assess and report on the baseline environmental condition of the subject site as well as to discuss how developing this site may impact the environment.

2.2 Introduction

The subject property is parcel ID 28-36-01-00-257 and is in section 2 of township 28, range 36, of Brevard County, Florida. More specifically, on the North side of Highway 192 a.k.a New Haven Road directly across from Elm St., east of I-95. Historically, it was formerly used for citrus and then cleared. It is now approximately 2.11 acres of undeveloped land, at 28°04'46.8"N, 80°41'07.4"W and is currently proposed for land development improvements. Please see the maps and other reference materials in the appendix of this report.

2.3 Materials and Methods

The site assessment included preliminary research of the site and surrounding area to determine what type of ecological community to expect as well as what types of individual flora and fauna may be found on site. This preliminary research included; Geographic Information Systems (GIS) Mapping, aerial interpretation, Florida Department of Environmental Protection (FDEP) Environmental Resource Analysis, and assessing the potential for species and habitats listed by the City, County, Water Management District (WMD), Florida Natural Areas Inventory (FNAI), Florida Fish and Wildlife Conservation Commission (FWC), and the U.S. Fish and Wildlife Service (FWS).

The site assessment also included traversing and observing communities adjacent to and within the site. During the site assessment community types, vegetation, wildlife, and other pertinent observations were noted.

2.4 Soils

According to the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) the property contains 1 major soil type more specifically described as:

Soil 7, *Basinger sand, 0 to 2 percent slopes*, characterized as poorly drained sand with a water table typically about 3 to 18 inches below the surface with no typical frequency of ponding or flooding.

Additionally, the property had citrus furrows and was partially filled and therefore has disturbed soils and likely a deeper water table. Please see the soils map in the appendix of this report for the general location of these soils.

2.5 Hydrology

This project is in hydrologic basin 22, the *Central Indian River Lagoon* basin, and the United States Geological Survey (USGS) Topographic Map in the Appendix shows the area as generally flat with some fill so stormwater runoff sheet flows towards the south to roadside stormwater inlets. Using the North American Vertical Datum of 1983 (NAD83) the natural ground grade is approximately elevation 25, and according to the Flood Hazard Map in the Appendix, this area is not in a flood plain and as such is considered Flood Zone X.

2.6 Flora

As noted in the introduction the property totals approximately 2.11 acres of vacant land that was historically citrus and cleared, which significantly lessens the species diversity. Please see the Aerial FLUCCS Map and Site Photos in the Appendix.

The remaining notable flora included live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), cabbage palm (*Sabal palmetto*), Mexican petunia (*Ruellia simplex*), muscadine grape (*Vitis rotundifolia*), dog fennel (*Eupatorium capillifolium*), Brazilian pepper (*Schinus terebinthifolia*), spurred butterfly pea (*Centrosema virginianum*), Spanish needles (*Bidens alba*), as well as a palmetto (*Serranoa repens*) and miscellaneous grasses and forbes.

No species of flora was observed on site listed by the County, Florida Natural Areas Inventory, Florida Fish and Wildlife Conservation Commission, or U.S. Fish and Wildlife Service, as Endangered, Threatened, or a Species of Special Concern.

2.7 Fauna

The only species directly observed or evidenced on site were the blue jay (*Cyanocitta cristata*), spiders (*Arachnida spp.*), ants (*Formicidae spp.*), and anoles (*Anolis spp.*).

No additional evidence nor suspicion of use was expected by other listed species of fauna according to the County, Florida Natural Areas Inventory, Florida Fish and Wildlife Conservation Commission, and the U.S. Fish and Wildlife Service lists of Endangered, Threatened, and Species of Special Concern.

2.8 Wetlands

Based on topography and aerial interpolation in conjunction with the soils survey publication and given the proximity to the drainage facilities, wetlands were not suspected, and this was confirmed in the field.

Please see the National Wetland Inventory Map in the Appendix of this report.

2.9 Summary and Discussion

In summary, the Cobb 192 Property proposes to develop approximately 2.11 acres of vacant unimproved land along New Haven Road in Brevard County, Florida. The property was formerly a citrus grove, is in Flood Zone X, contains mostly poorly drained sandy soils at elevation 25, and has directly adjacent drainage facilities.

The property was previously cleared but currently contains some native oaks and palms, however it does not support wetlands nor protected species.

For discussion, these trees may be cleared with a permit however micro-site planning is recommended for the possibility that they could be retained in future landscape areas if feasible.

2.10 Conclusion

In conclusion, with appropriate planning and permitting, improvements to the Cobb 192 Property would cause *de minimis* adverse environmental impacts.

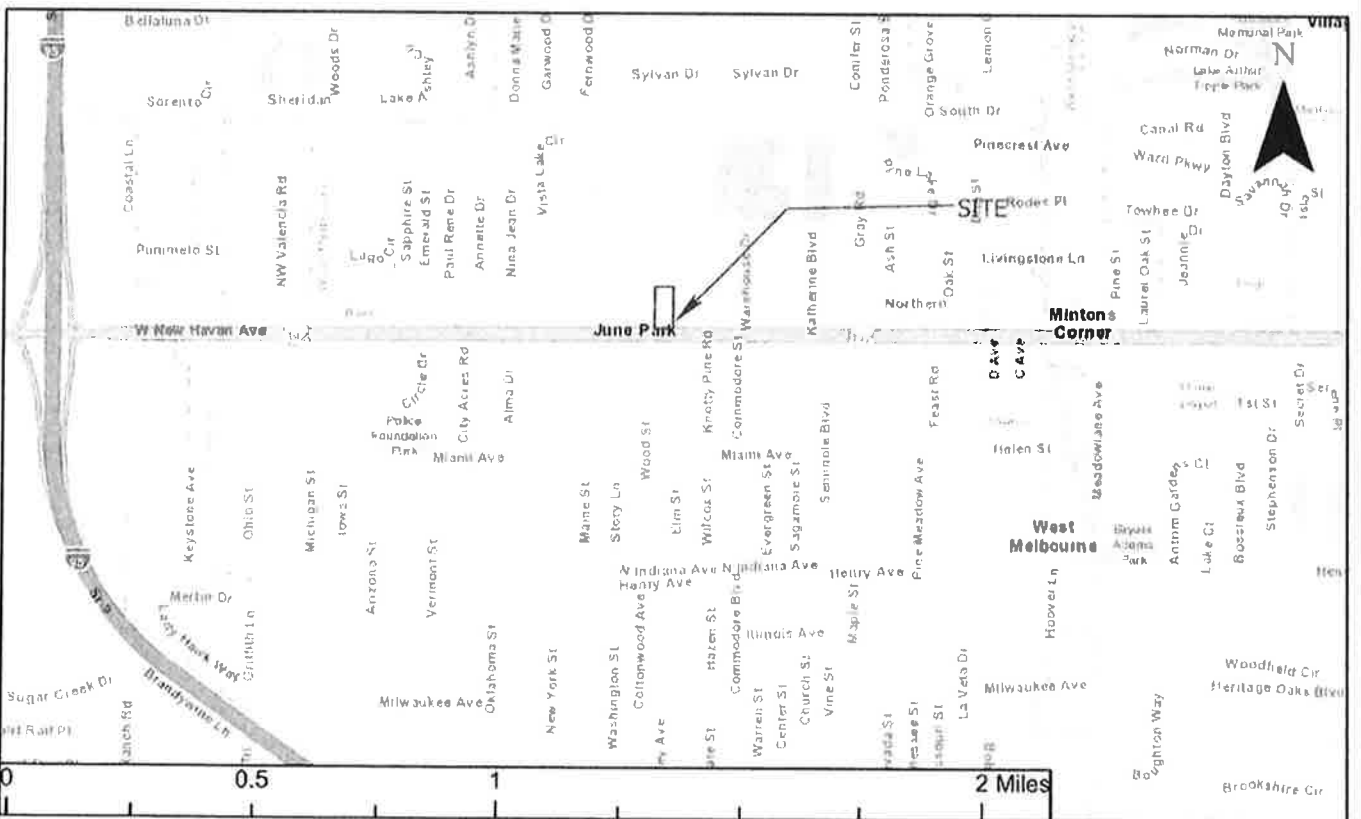
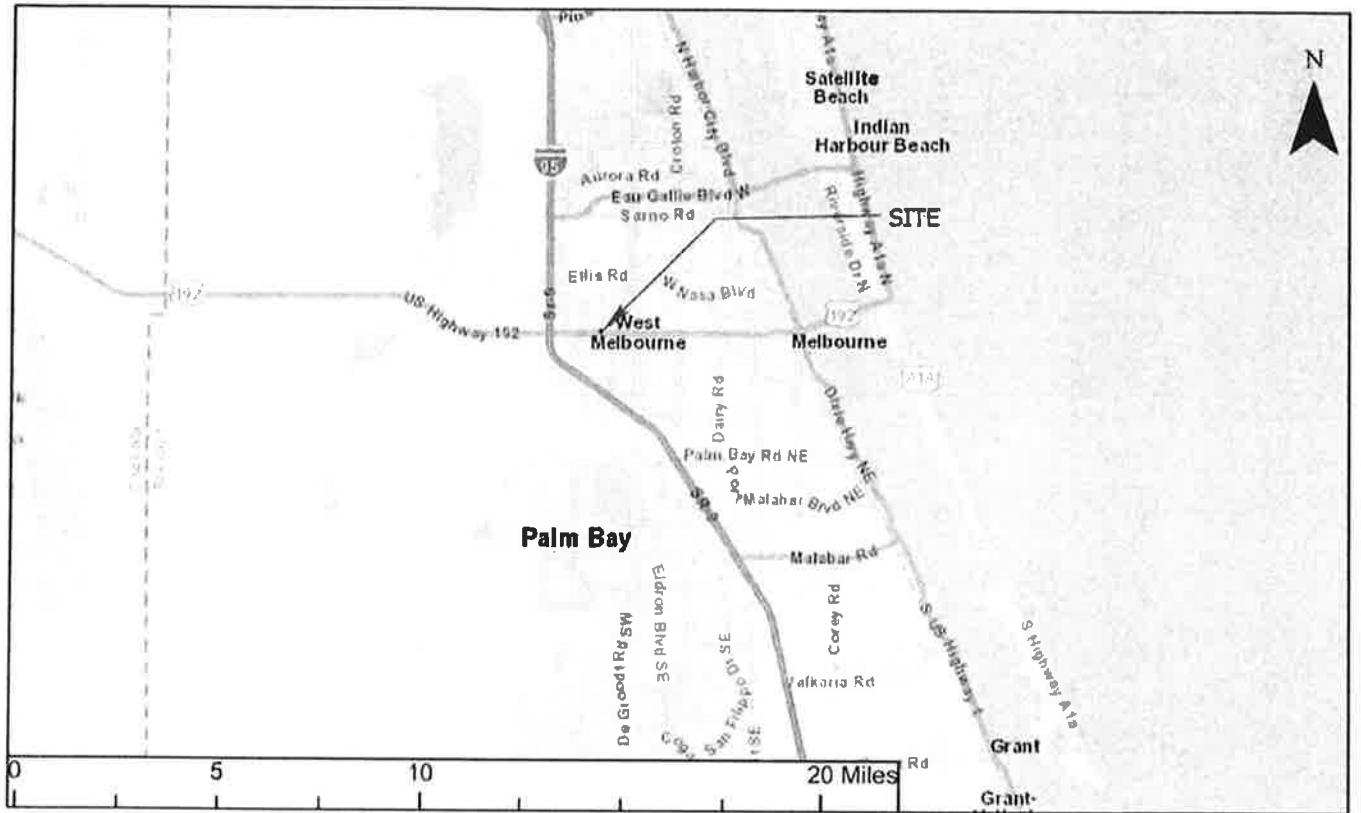
Please contact Florida Environmental Consulting, Inc. with any questions or comments regarding this report or for any additional specific consulting.

2.11 Qualifications of Individual Preparing Report

Florida Environmental Consulting is a Florida registered environmental consulting firm, the person who prepared this report is the president of the company, and his signature and seal on the cover of this document demonstrate that he is in responsible charge of the information provided. He is a Certified Environmental Consultant and Environmental Specialist. Additionally, he has a Bachelor of Science in Environmental Science from the University of Florida with a minor in Natural Resource Management, along with 21 years of experience. Finally, he is a member of the National Association of Environmental Professionals, and the Environmental Assessment Association where a code of ethics and personal commitment to quality work is upheld.

3.0 Appendix

- 3.1 Location Map**
- 3.2 Soils Map**
- 3.3 Topographic Map**
- 3.4 Flood Map**
- 3.5 FLUCCS Map**
- 3.6 National Wetland Inventory Map**
- 3.7 Site Photos**



LOCATION

COBB EIR

Florida
Environmental
Consulting Inc.

Project: FCC-21-261
Revised: 1/1/2021
Date: 1/1/2021

Revisions: _____
Date: _____



Legend

☐ Subject Parcel

Soil Type

Basinger sand

Immokalee sand

Malabar sand, high

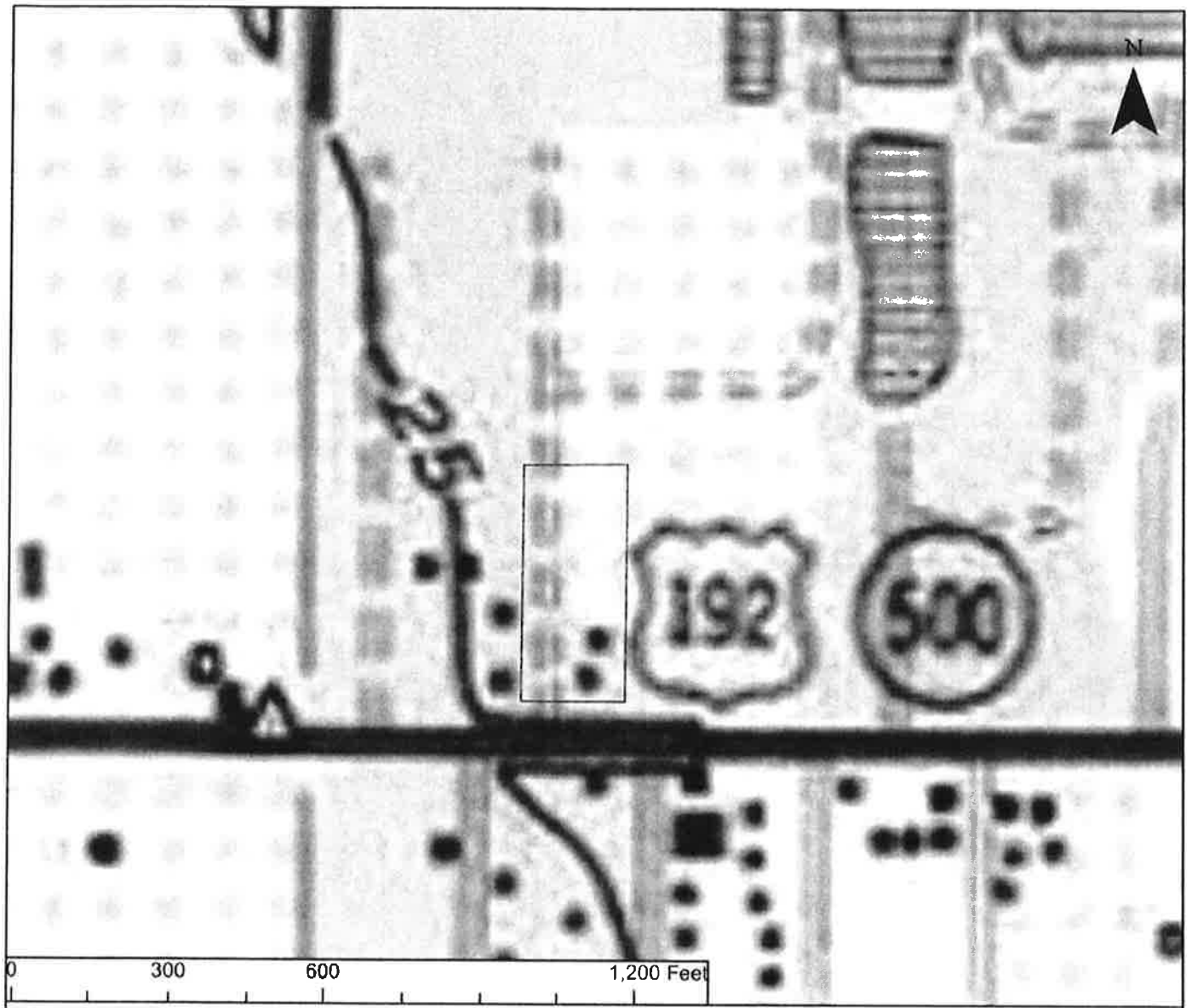
Myakka sand

Myakka-Urban land complex

Quartzipsamments, smoothed

Water

SOILS	COBB EIR	Florida Environmental Consulting Inc.	<div> <div> FEC-21-261 </div> <div> RECEIVED FEB 21 2011 10:00 AM KMA </div> </div>	<div> <div>Receipts</div> <div> </div> </div>	<div> <div>Date</div> <div> </div> </div>
-------	----------	---	---	---	---



Legend

Subject Parcel

TOPO	COBB EIR	Florida Environmental Consulting Inc. <small>16000 North Central Expressway, Suite 200, Dallas, TX 75244 Phone: 972.981.8888 • Fax: 972.981.8889</small>	Project: FEC-21-261 Designer: Drafter: Checker: UML: KAL:	Revisions	Date



Legend

☐ Subject Parcel

USA Flood Hazard

0.2% Annual Chance Flood Hazard

☐ 1% Annual Chance Flood Hazard

Regulatory Floodway

FLOOD HAZARD

COBB EIR

Florida
Environmental
Consulting Inc.

1800 19th Street, Suite 100, Fort Lauderdale, FL 33304
Phone: 754-261-2611 Fax: 754-261-2612

Case: FEC-21-261
Client: COBB
Date: 04/18/11
By: KAT

Revisions	Date



Legend

Subject Parcel

WETLAND TYPE

Freshwater Pond

Riverine

NWI

COBB EIR

**Florida
Environmental
Consulting Inc.**

1000 10th Street, Suite 100, Fort Lauderdale, FL 33304
Phone: 754-266-4731 • Fax: 754-266-4732 • Email: info@fec.com

Project: FEC-21-261
Drawing: 01
Scale: 1"=100'
Date: 01/11/2021

Revisions	Date



Legend

☐ Subject Parcel

1979 AERIAL	COBB EIR	Florida Environmental Consulting Inc. <small>11400 Westchase Parkway, Suite 100 Houston, TX 77066-1140</small>	C-125 FEC-21-261 DISCUSSION COMMENTS DATE 6/6/11	Reasons 	Date
-------------	----------	---	--	-----------------------------	--------------------------



Legend

☐ Subject Parcel

2005 AERIAL

COBB EIR

Florida
Environmental
Consulting Inc.

Project: FEC-21-261
 Prepared By: [Signature]
 Checked By: [Signature]
 Date: [Signature]

Revisions	Date







PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, January 10, 2022**, at **3:00 p.m.**, in the Florida Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

The meeting was called to order at 3:00 p.m.

At the outset of the meeting, nine Board members were present and voted on all items on the agenda: Henry Minneboo (D1); Ron Bartcher (D1); Robert Sullivan (D2); Ben Glover (D3); William Capote (D3); Mark Wadsworth, Chair (D4); Liz Alward (D4); Peter Filiberto, Vice Chair (D5); and John Hoppengarten (BPS).

Bruce Moia (D5) was present for Items H.14 & H.15 only.

Lorraine Koss (D2 - Alt) was present, but did not participate from the dais.

Staff members present were: Tad Calkins, Planning & Development Director; Jeffrey Ball, Planning and Zoning Manager; George Ritchie, Planner III; Kyle Harris, Associate Planner; Virginia Barker, Natural Resources Management Director; Amanda Elmore, Natural Resources Management Deputy Director; Darcie McGee, Natural Resources Management Assistant Director; Alex Esseeese, Assistant County Attorney; and Jennifer Jones, Special Projects Coordinator.

Excerpt from Complete Minutes

Cobb 192, LLC (Bruce Moia)

A change of zoning classification from BU-1 (General Retail Commercial) and BU-2 (Retail, Warehousing, and Wholesale Commercial) to all BU-2. The property is 2.11 acres, located on the north side of W. New Haven Ave., approx. 0.28 mile west of Katherine Blvd. (No assigned address. In the Melbourne area.) (Tax Account 2800098) (District 5)

Bruce Moia, MBV Engineering, stated the property is on a commercial corridor with frontage on U.S. 192; it has two different zonings, BU-1 in the front and BU-2 in the back, and client would like the entire property BU-2. There is plenty of BU-2 in the area, so it is consistent and compatible, and would allow a storage facility.

Liz Alward stated it is her understanding that outside storage is not allowed in BU-1.

Bruce Moia stated outside storage is not being proposed, it will all be indoors. In BU-1 indoor storage is permitted with conditions, but in BU-2 it is a permitted use. It will be a multi-story indoor facility, similar to Cube Smart on Viera Boulevard.

No public comment.

Motion by Peter Filiberto, seconded by William Capote, to recommend approval of the change of zoning classification from BU-1 and BU-2 to all BU-2. The motion passed unanimously.