



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4841, **Version:** 1

Subject:

Sunshine Petro, Inc.; Jacob Aaron Corporation; and Alice Elaine Tisthammer (John Rosenthal) request a Small Scale Comprehensive Plan Amendment from RES 4, NC, and CC, to all CC. (22SS00003) (Tax Accounts 2312189, 2312249, 2312191, 2312201, 2312205, 2312203, 2312233, 2312234, 2312213, & 2312214) (District 1)

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 Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from RES 4 (Residential 4), NC (Neighborhood Commercial), and CC (Community Commercial), to all CC.

Summary Explanation and Background:

The applicant is seeking to amend the Future Land Use designation on 17.70 acres of land from CC, NC, and RES 4, to all CC in order to develop a Florida Power and Light hardened Service Center. A companion rezoning application (22Z00020) for a change from GU (General Use) and BU-1-A (Restricted Neighborhood Commercial), to BU-2 (Retail, Warehousing, and Wholesale Commercial) accompanies this request.

This segment of Port St. John Parkway from Highway I-95 east to Grissom Parkway is a commercial corridor where the majority of Future Land Use designations are CC. Along this corridor there are intermittent parcels of land with a Future Land Use designation of RES 4 and PUB-CONS (Public Conservation).

To the north of the subject property are vacant lots that are not platted and have no recorded rights-of-way to gain access from Grissom Parkway, and scattered State-owned lands protecting existing wetlands. Directly to the east, along Port St. John Parkway, is County-owned land for stormwater retention and drainage. To the south, across Port St. John Parkway, is Parrish Medical Center and vacant residential land. To the west is vacant, unplatted residential land and vacant commercial land.

The Board should also consider if the request is consistent with the Comprehensive Plan and compatible with the surrounding area.

On July 18, 2022, the Local Planning Agency heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Once filed with the State, please return a copy of the Ordinance to Planning and Development.