



BOARD OF COUNTY COMMISSIONERS

Description of Request  
21PZ00081  
Jackson/Davis

**Planning & Development Department**  
2725 Judge Fran Jamieson Way, Bldg A, Suite 114  
Viera, FL 32940  
Phone: (321) 633-2070, Fax: (321) 633-2074  
[www.BrevardFL.gov/PlanningDev](http://www.BrevardFL.gov/PlanningDev)

## Supplement to Comprehensive Plan Amendment Application

1. **Type of Application:**

☒ Small-scale Comprehensive Plan Future Land Use Map Amendment

☐ Large-scale Future Land Use Map Amendment

☐ Comprehensive Plan Text Amendment

Plan Element(s) of Text Amendment request: \_\_\_\_\_

2. **Applicant:** Kimberly B. Rezanka **Staff Planner:** \_\_\_\_\_

3. **Comprehensive Plan Amendment Information:**

Adopted Future Land Use Designation: NC

Requested Future Land Use Designation: CC

Existing Zoning: GU

Proposed Text Amendment (if applicable): Attach the proposed text amendment in a strike- thru/underlined format along with one copy on a CD in Microsoft Word, rtf or text format.

4. **Description of Request/Justification: Must include a written statement explaining the rationale and the appropriate data and analysis necessary to support the proposed change.**

Text amendment supplemental information shall include any goal, objective, policy, implementation strategy, directive and any supporting data and analysis, including maps, figures and tables, and; (1) Identification of the particular element of the plan on which the request is based; and, (2) Citation of the existing language which is proposed to be changed; and, (3) Proposed rewording of the existing language or the wording of proposed new text.

See Attached.

(Use additional sheets if necessary)



**Plan Amendment for Surrey Homes (Mims):**  
**Parcel Id. 21-34-12-00-502, Mims, FL (the “Property”)**

The change in the FLUM from NC to CC is requested to allow the purchaser to create a four (4) acre commercial parcel between the Love’s Travel Stop on S.R.46 and a residential single-family subdivision proposed to the west. The CC designation will allow BU-1, which will provide more options for tenants of the commercial parcel, including a drive-through lanes. Also, this commercial parcel will “serve several neighborhoods, sub-regional and regional areas and provide(s) an array of retail, personal and professional uses,” as contemplated by the CC Designation (FLUE Policy 2.7), by virtue of its location off of I-95 and SR46. The 2007 Mims Small Area Study indicated that commercial development “should take place . . . at the S.R. 46/ I-95 interchange”, p. 2. Because NC is intended to serve “the needs of the immediate residential area,” per FLUE Policy 2.5, the CC designation is more appropriate for this four (4) acre parcel.

The CC Designation is consistent and compatible with the uses to the east of the Property, the Love’s Travel Stop, which is designated CC on the FLUM. This four (4) acre Property will contain “transitional activities” between the intense Travel Stop uses and the residential subdivision to be constructed to the west of the Property (FLUE Policy 2.14). The commercial uses on this Property will provide appropriate buffering (wall and landscaping), lighting, hours of operation and setbacks to minimize any adverse impacts on the residential properties to the west.

Finally, a review of FLUE Policy 2.1, the Property is accessible from S.R. 46, the CC designation is compatible as explained above, the development trends (including Love’s Travel Stop) are consistent with this FLUM change, S.R. 46 is a major roadway with capacity, this Property is not a commercial strip center but an appropriate commercial use for the area.