



BOARD OF COUNTY COMMISSIONERS

Reason for Request
21PZ00083
Storsafe

Planning & Development Department
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Viera, FL 32940
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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:** Nathan Lee (Kimley-Horn) **Staff Planner:** _____

3. **Comprehensive Plan Amendment Information:**

Adopted Future Land Use Designation: CC, NC, RES 4

Requested Future Land Use Designation: CC

Existing Zoning: BU-1, AU

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.

The purpose of this request is to change the Future Land Use designations assigned to portions of Parcels 25-36-23-00-251, 25-36-23-00-256 and 25-36-23-00-500. Please see the attached FLU Exhibit for the proposed FLU changes described as follows:

> 1.17 acres of Parcel 25-36-23-00-251 is to be changed from RES-4 to CC. The remaining 2.51 acres of Parcel 25-36-23-00-251 is to remain CC.

> 1.10 acres of Parcel 25-36-23-00-256 is to be changed from RES-4 to CC and 1.72 acres of the parcel is to be changed from NC to CC. The remaining 2.94 acres of of Parcel 25-36-23-00-251 is to remain CC.

> 1.05 acres of Parcel 25-36-23-00-500 is to be changed from NC to CC. The remaining 1.46 acres of of Parcel 25-36-23-00-250 located west of US-1 is to remain CC and the remaining 0.64 acres of Parcel 25-36-23-00-250 located east of US-1 is to remain NC.

The proposed development is for a self-storage facility with outdoor boat and RV storage. The current future land use is a combination of CC, NC, and RES-4. The Proposed future land use of Community Commercial (CC) will allow for the proposed development and remain consistent with the surrounding land uses along US hwy 1.

(Use additional sheets if necessary)