



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6856, **Version:** 2

Subject:

Alexis DeJesus, Rosemary DeJesus, & Brandon DeJesus request a Small-Scale Comprehensive Plan Amendment (24S.07) from CC and NC to all CC. (24SS00007) (Tax Account 2102561) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Local Planning Agency conduct a public hearing to consider a Small-Scale Comprehensive Plan Amendment (24S.07) to change the Future Land Use Designation from CC (Community Commercial) and NC (Neighborhood Commercial) to all CC (Community Commercial).

Summary Explanation and Background:

The applicant is requesting to amend the Future Land Use (FLU) designation from Community Commercial (CC) and Neighborhood Commercial (NC) on 2 acres for the purposes of a unified FLUM across the entire property. The CC portion includes approximately 1.9 acres and 0.1 acres of NC. The applicant proposes to develop the site for mobile home sales and automobile sales. A CC FLU designation is required for consistency with the requested BU-2 zoning classification.

A companion application, 24Z00021, if approved, would amend the zoning classification from AU (Agricultural Residential) and BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial).

The requested BU-2 zoning classification requires CC FLU designation to be considered consistent with Community Commercial (CC) FLUM.

To the north is developed with mix of single-family homes with BU-1 zoning, an auto body shop with CC FLU designation and BU-2 zoning and single-family with NC FLU designation and TR-1 zoning. To the east is vacant with RES 4 FLU designation and AU zoning. To the south is vacant land with CC designation and RU-1-11 zoning. To the west is Highway 1, is developed as a retail store.

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

The Board of County Commissioners will consider the request on Thursday, July 11, 2024. Beginning at 5:00 p.m. The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way,

Commission Room, Viera, Florida.

Clerk to the Board Instructions:

None