



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 6692, **Version:** 1

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### **Subject:**

West Malabar Properties, LLC requests a Small-Scale Comprehensive Plan Amendment (24S.1) from NC/RES 2 to CC. (24SS00001) (Tax Account 2806110, 2806111, 2806115, 2808112) (District 5)

### **Fiscal Impact:**

None

### **Dept/Office:**

Planning and Development

### **Requested Action:**

It is requested that the Board of County Commissioners conduct a public hearing to consider a Small-Scale Comprehensive Plan Amendment (24S.1) to change the Future Land Use designation from NC (Neighborhood Commercial) and RES 2 (Residential 2) to all CC (Community Commercial).

### **Summary Explanation and Background:**

The applicant is requesting an amendment to the Future Land Use Map designation from NC and RES 2 to CC on a 4.58-acre parcel for the proposed BU-2 zoning to be consistent with the Future Land Use Element.

A companion rezoning application has been submitted accompanying this request to change the zoning classification from RP (Residential Professional) and AU (Agricultural Residential) to BU-2 (Retail, Warehousing and Wholesale Commercial) with a BDP on the 4.58 acre subject property (24Z00004).

Properties within the County's jurisdiction along the west side of Minton Road can be characterized as residential and intermittent commercial. Existing commercial development includes trailer service & supply on the abutting south parcel.

The subject site is not located within an existing commercial cluster but, rather along an existing commercial corridor, which functions as an Urban Principal Arterial Road. The east side of Minton Road is in the city of West Melbourne with commercial uses and multi-family uses. Additional commercial uses are located south along Minton Road within the City of Palm Bay.

The applicant has also included a proposed site concept plan with the rezoning application. This concept plan depicts a self-storage facility with future access to Minton Road and Hield Road. However, this site plan has not been reviewed for compliance with the land development codes or other County departments and is not included on the Board's action on this application.

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

the surrounding area.

On March 18, 2024, the Planning and Zoning Board heard the request and voted 7:2 to recommend approval. Public comments included existing traffic congestion at the intersection of Hield Rd. and Minton Rd.

**Clerk to the Board Instructions:**

Upon receipt of resolution, please execute and return a copy to Planning and Development.