



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6636, **Version:** 2

Subject:

Quality RV Florida, LLC requests a Small-Scale Comprehensive Plan Amendment (23S.24) from Res 6 to CC. (23SS00024) (Tax Account 2702826) (District 5)

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 (23S.24) to change the Future Land Use designation from RES 6 (Residential 6) to CC (Community Commercial).

Summary Explanation and Background:

The applicant requests an amendment to the Future Land Use Map designation from RES 6 to CC on a 5.32-acre parcel to allow an existing non-conforming use to become consistent with FLUM and zoning regulations. The RES 6 FLUM designation was established in the 2010-1 Comprehensive Plan Amendments that were adopted to implement the recommendations of the South Mainland Small Area Study.

A companion rezoning application has been submitted accompanying this request to change the zoning classification from RU-1-7 (Single-family Residential) and TR-1 (Single-Family Mobile Home) to BU-2 (Retail, Warehousing and Wholesale) on the 5.32-acre subject property (23Z00083). This request would allow the existing use to be consistency with the Comprehensive Plan and zoning classification.

The developed character along this segment of Aurora Road is single- family residential, single-family mobile homes, and mobile home parks. The only commercial use along this segment of Aurora Road is a convenience store with gas pumps which abuts the subject property to the north.

The Board may wish to consider if the request is consistent with the Comprehensive Plan and compatible with the surrounding area. The Board may also consider reconciling the existing development with current land use and zoning requirements.

The Board of County Commissioners will consider the request on Thursday, April 4, 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: