



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6874, **Version:** 1

Subject:

Put It In Me Storage, LLC (Vaheed Teimouri) requests a Small-Scale Comprehensive Plan Amendment (24S.04) from IND to CC. (24SS00004) (Tax Account 2322557) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Port St. John Dependent Special District Board conduct a public hearing to consider a Small-Scale Comprehensive Plan Amendment (24S.04) to change the Future Land Use from IND to CC (Community Commercial).

Summary Explanation and Background:

The applicant is requesting a Small-Scale Comprehensive Plan Amendment (SSCPA) to change the Future Land Use Map from Industrial (IND) on a 2.46 acres parcel to Community Commercial (CC) to rezone the parcel to BU-2 (Retail, Warehousing and Wholesale Commercial) to build a RV and boat storage yard and a mini warehouse.

The applicant has a companion rezoning application, 24Z00010, requesting a change from IU (Light Industrial) to BU-2 (Retail, Warehousing and Wholesale Commercial).

The proposed BU-2 zoning classification may not be considered consistent with the existing Industrial (IND) Future Land Use designation; however, the proposed BU-2 zoning classification may be considered consistent with the requested Community Commercial (CC) Future Land Use Map designation.

There are undeveloped and developed commercial and industrial parcels in the surrounding area along the Curtis Blvd. from Fay Blvd. to where Curtis Blvd. turns west. To the north is commercial. To the east is the Florida East Coast Railway. To the south of the subject property is vacant industrial and further south is commercial. To the west across Curtis Blvd. is developed with Commercial along with vacant commercial parcels.

Clerk to the Board Instructions:

None