



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6916, **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 Board of County Commissioners conduct a public hearing to consider a Small-Scale Comprehensive Plan Amendment (24S.04) to change the Future Land Use from IND (Industrial) 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).

The applicant intends on developing the property as a RV and boat storage yard and a mini-warehouse.

A companion rezoning application (24Z00010) is requesting a change from IU (Light Industrial) to BU-2 (Retail, Warehousing and Wholesale Commercial). This request will be heard at the August 1, 2024 Board meeting.

This area can be characterized as an industrial corridor with IND FLU designation on the east side of Curtis Blvd. and commercial CC FLU designation on the west side of Curtis Blvd. Existing commercial development includes a Business Park to the north. Commercial development includes restaurants, shopping center and convenience store with gas pumps are located south along Curtis Blvd.

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

On June 5, 2024, the Port St. John Dependent Special District Board heard the request and unanimously recommended approval.

On June 10, 2024, the Planning and Zoning Board/Local Planning Agency heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Once filed with the State, please return a copy of the ordinance to Planning and Development.