



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 1386, **Version:** 1

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### **Subject:**

Troy Yates requests a Small Scale Comprehensive Plan Amendment from Residential 4 to Community Commercial. (20PZ00020) (Tax Account 2400600) (District 1).

### **Fiscal Impact:**

None

### **Dept/Office:**

Planning and Development

### **Requested Action:**

It is requested that the Planning and Zoning Board conduct a public hearing to consider a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from RES 4 (Residential 4) to CC (Community Commercial).

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

The applicant is seeking to amend the Future Land Use designation from RES 4 to CC on a vacant .44-acre parcel of land located on the east side of Grissom Parkway, approximately .23 mile south of Canaveral Groves Boulevard. The CC Future Land Use designation provides an array of retail, personal, and professional uses intended to serve several neighborhoods, sub-regional and regional areas. A rezoning application from GU (General Use) to BU-1 (General Retail Commercial) accompanies this Small Scale Comprehensive Plan Amendment.

The surrounding parcels have Future Land Use designations of RES 4 and RES 1:2.5. To the north of the subject property is an existing strip commercial development at the intersection of Canaveral Groves Boulevard and Grissom Parkway. Because the subject property is not contiguous to property with a CC designation, the development of the property would be considered expanding the strip commercial development rather than as an infill commercial use within existing strip commercial development.

The Board may wish to consider that Policy 2.7 of the Comprehensive Plan encourages infill commercial development and discourages the extension of strip commercial development. The subject site is contiguous to residential property on all four sides. The site would expand the strip commercial uses that are just north of the subject site at the intersection of Canaveral Groves Boulevard and Grissom Parkway. The Board may also wish to consider whether the extension of commercial strip development should be expanded further south in a leap-frog fashion in light of FLU Policy 2.15.

The final Public Hearing will be held by the Board of County Commissioners at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Commission Room, Building C, Viera, Florida, on **THURSDAY, MAY 7, 2020, at 5:00 p.m.**

**Clerk to the Board Instructions:**

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