



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 1492, **Version:** 1

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 Board of County Commissioners 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 mostly contain Future Land Use designations of RES 4 and RES 1:2.5. There are four parcels to the north of the subject property designated as CC; however, they are not contiguous to the subject property.

The Board may wish to consider whether the request is consistent with Policy 2.7 of the Comprehensive Plan which encourages contiguous commercial development. The Board may also wish to consider whether commercial Development should be expanded further south on Grissom Parkway.

On April 6, 2020, the Local Planning Agency heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

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