



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 1742, **Version:** 1

Subject:

4090 U.S. 1., LLC (Scott Lamb) requests a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from RES 15 and NC to CC. (20PZ00031) (Tax Account 2611636 - part of) (District 4)

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 15 (Residential 15) and NC (Neighborhood Commercial) to CC (Community Commercial).

Summary Explanation and Background:

The applicant is seeking to amend two (2) portions of an overall parcel of .92 acres from the Future Land Use designations of RES 15 (Residential 15) and NC (Neighborhood Commercial) to CC (Community Commercial). The property is 0.68 acres, located on the west side of U.S. Highway 1, approximately 430 feet north of Post Road. 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.

To the north of the subject property is a commercial building that has an existing dog kennel; to the east, across U.S. 1, are four single-family residences; to the south are three single-family residences; and to the west is one single-family residence. A companion rezoning application was submitted accompanying this request to change the zoning classification from RU-1-7 (Single-Family Residential), RU-2-10 (Medium Density Multi-Family Residential), and BU-1 (General Retail Commercial), to all BU-1.

This amendment proposes to maintain a 200-foot deep strip of CC or NC land uses on the western side of U.S. Highway 1. This land use change to CC would extend approximately 71 feet into the portion of the parcel that has a Future Land Use designation of RES 15.

The Board may wish to consider adopting the requested Future Land Use designation if CC is consistent and compatible with the surrounding area.

On June 15, 2020, the Local Planning Agency heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Upon receipt of ordinance, please file with the State and return a certified copy to Planning and Development.