



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

---

**File #:** 1751, **Version:** 1

---

### **Subject:**

Richard R. Jr., and Gina M. Wrubel, Trust, request a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from NC to CC. (20PZ00051) Tax Account 2000354) (District 1)

### **Fiscal Impact:**

None

### **Dept/Office:**

Planning and Development

### **Requested Action:**

It is requested that the Local Planning Agency conduct a public hearing to consider a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from NC (Neighborhood Commercial) to CC (Community Commercial).

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

The applicant is seeking to amend the FLU (Future Land Use) designation from NC (Neighborhood Commercial) to CC (Community Commercial) on a 1.32-acre parcel, located on the northwest corner of McCullough Road and U.S. Highway 1, in Mims. The subject property is currently vacant and has a FLU designation of NC which has been in place since 2001.

The subject parcel is contiguous to parcels with a CC FLU designation on the north and west, and with a NC designation to the east across U.S. Highway 1, and south across McCullough Road. Because the subject parcel had residential zoning when the FLU designations were changed in 2001, this parcel received a NC designation. The CC FLU designation provides an array of retail, personal, and professional uses intended to serve several neighborhoods, sub-regional, and regional areas. A companion rezoning application for a change of zoning classification from AU (Agricultural Residential) to BU-1 (General Retail Commercial) accompanies this small scale plan amendment request.

The Board may wish to consider whether the proposed CC Future Land Use designation is consistent with the surrounding area, which is largely CC on the west side of U.S. Highway 1.

The final public hearing will be held by the Board of County Commissioners on **THURSDAY, AUGUST 6, 2020 at 5:00 p.m.**, at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Commission Room, Building C, Viera, Florida.

### **Clerk to the Board Instructions:**

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