



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 1859, **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 Board of County Commissioners 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.

On July 6, 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 an executed copy to Planning and Development.