



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2169, **Version:** 1

Subject:

2354 Talmadge Drive, LLC (Aldon Bookhardt) requests a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from RES 4 to NC. (20PZ00079) (Tax Account 2103831) (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 NC (Neighborhood Commercial).

Summary Explanation and Background:

The applicant is requesting to amend the FLU (Future Land Use) designation from RES 4 to NC on a 0.98-acre portion of the overall 3.04-acre parcel of land located on the southwest corner of East Main Street and Harry T. Moore Avenue for the purpose of developing the 0.98-acre site as a neighborhood retail store.

A companion rezoning application was submitted accompanying this FLU amendment request to change the zoning classification from BU-1 (General Retail Commercial) to BU-1-A (Restricted Neighborhood Retail Commercial) on the 0.98 subject site and RU-1-9 (Single-Family Residential) with a Binding Development Plan (BDP) on the remaining portion of the overall parcel 3.04 acre parcel. The proposed rezoning and Future Land Use Amendment will establish consistency between the zoning classification and the Future Land Use Map.

To the north of the subject property is existing commercial retail and vacant land with FLU designations of RES 4; to the south is one single-family residence with a FLU designation of RES 4; to the east is multi-family housing with FLU designation of RES 4; and adjacent to the west is vacant, undeveloped land and one single-family residence with FLU designations of RES 4.

The proposed NC FLU designation will acknowledge the subject site's existing commercial zoning and is consistent with recommendation 3.2 of the adopted 2007 Mims Small Area Study that states commercial needs should generally be focused on providing goods and services to Mims residents, as opposed to larger regional markets.

The Board may wish to consider whether the requested NC is consistent and compatible with the surrounding area.

On October 5, 2020, the Local Planning Agency heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Upon filing with the State, please return an executed copy of the Ordinance to Planning and Development.