



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2183, **Version:** 1

Subject:

Flor-Ohio requests a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from RES 4 to NC. (20PZ00089) (Tax Account 2851597) (District 3)

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 FLU (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 designation from RES 4 to NC on a 3.32 acre parcel of land located on the southwest corner of Eber Boulevard and Hollywood Boulevard. The subject property is vacant and has an existing FLU designation of RES 4 that was adopted with the Comprehensive Plan in September 1988. The subject property has retained BU-1-A (Restricted Neighborhood Retail Commercial) zoning since 1976. The proposed FLU Amendment will establish consistency between the zoning classification and the Future Land Use Map as RES 4 is not consistent with BU-1-A per Brevard County Code, Section 62-1255.

The parcel is not serviced by Brevard County water or sanitary sewer; however, potable water may be available to the subject site through the City of West Melbourne. Additionally, the City of West Melbourne Utilities Department confirms an 8-inch sewer force main exists on the north side of Eber Boulevard and a 16-inch sewer force main exists on the east side of Hollywood Boulevard.

To the north of the subject property (across Eber Boulevard) is a residential subdivision (West Melbourne); adjacent to the south and west is a residential mobile home park with a FLU designation of RES 4; and to the east (across Hollywood Boulevard) is vacant, undeveloped land (West Melbourne).

The Board may wish to consider whether the request to NC is consistent with the comprehensive plan policies and compatible with the surrounding area.

The Board of County Commissioners will consider the request on **Thursday, December 3, 2020, at 5:00 p.m.** at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Building C, 1st Floor, Viera, Florida.

Clerk to the Board Instructions:

None