



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2259, **Version:** 1

Subject:

4725 Fay Blvd Land Trust (Carmine Ferraro) requests a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from NC to CC. (20PZ00088) (Tax Account 2309941) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning and Development.

Requested Action:

It is requested that the Port St. John Dependent Special District Board 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 1.59 acres of land from the Future Land Use designation of NC to CC. Prior to the NC Future Land use change on December 6, 2007, the subject parcel had a Future Land Use designation of Residential 4 and has been in place since the County adopted the Comprehensive Plan in September of 1988.

Currently, the subject parcel is being used as a church that was built in 1999. The applicant is seeking this Future Land Use change in order to construct a hardware store on the south side of Fay Boulevard between Adams Place to the west and Waterloo Avenue to the east.

On October 4, 2018, the Board of County Commissioners directed staff to conduct a Small Area Study of Port St. John after a request was made to change the Future Land Use designation from RES 4 to CC and a zoning change request from IN(L) (Institutional Use - Low Intensity) to BU-1 (General Retail Commercial) on a 1.78 acre parcel of land located on the south side of Fay Boulevard west of the subject parcel.

Staff identified three areas for consideration regarding Future Land Use changes; Fay Boulevard from Stillwater Avenue to Waterloo Avenue; the intersection at Fay Boulevard and Grissom Parkway; and the intersection at Fay Boulevard and U.S. Highway 1. Staff did not recognize the need to add additional CC Future Land Use to this area of Fay Boulevard.

A companion rezoning application was submitted accompanying this request for a Zoning change from BU-1-A (Restricted Neighborhood Retail Commercial) to BU-1.

The Board may wish to consider if this request is consistent and compatible with the surrounding area given that there are limited parcels or CC Future Land Use along Fay Blvd.

The Board may also wish to consider the recommendations of the Small Area Study that directed CC Future Land Use to the existing Commercial corridors along Port St. John Parkway and Grissom Road; Curtis Boulevard and Fay Boulevard; and U.S. Highway 1 and Fay Boulevard.

The Board may wish to consider Policy's 2.8(A) and 2.8(C), locational criteria for Community Commercial.

Clerk to the Board Instructions:

None