



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2295, **Version:** 1

Subject:

4725 Fay Blvd Land Trust (Carmine Ferraro) requests a Small Scale Comprehensive Plan Amendment (20S.10), to change the Future Land Use Designation from NC to CC. (20PZ00088) (Tax Account 2308841) (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 (20S.10), 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 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. While the Port St. John Small Area Study has not been formally presented to the Board, a forthcoming recommendation is for this property to have NC future land use designation.

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 for CC Future Land Use along Fay Blvd. In addition, the Board may wish to consider Policy's 2.8(A) and 2.8(C), locational criteria for Community Commercial.

On November 18, 2020, the Port St. John Dependent Special District Board heard the request and unanimously recommended denial.

On November 23, 2020, the Local Planning Agency heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

When resolutions are received, please execute and return to Planning and Development.