



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2356, **Version:** 1

Subject:

Brevard Tower Communications, Inc., requests Adoption of the 2020-2.1 Large Scale Plan Amendment to change the Future Land Use designation from RES 2 and NC to CC. (20PZ00072) (District 5)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Local Planning Agency conduct a public hearing to consider adoption of the 2020-2.1 Large Scale Comprehensive Plan Amendment initiated by Brevard Tower Communications to amend Part XI, the Future Land Use Element to change the Future Land Use Map Series designation from RES 2 (Residential 2) and NC (Neighborhood Commercial) to CC (Community Commercial).

Summary Explanation and Background:

Brevard County Code Section 62-502(b)(3) establishes a twice a year application deadline for Large Scale Comprehensive Plan Amendments, for changes of use on more than 10 acres. Large scale amendments entail a two-step public hearing process, as outlined in Chapter 163, F.S.

The applicant has submitted a companion rezoning application proposing a change from GU (General Use) to BU-2 (Retail, Warehousing, and Wholesale Commercial), and removal of a CUP (Conditional Use Permit) for Tower and Antenna.

The first public hearing cycle, with the October 19, 2020, Local Planning Agency, and November 5, 2020, Board of County Commissioners meeting completed the necessary public hearings for Transmittal of this amendment to the Florida Department of Economic Opportunity, along with other local, regional, and state reviewing agencies. Florida Fish and Wildlife Commission, St. Johns River Water Management District, and Florida Department of Transportation have all submitted letters of no comment, which have been included in the Board's package.

Specific to this request, the applicant is seeking a Large-Scale Comprehensive Plan Amendment to change the Future Land Use designation from RES 2 and NC to CC on a 17.5 acre parcel of land for the purpose of developing a recreational vehicle (RV) and boat storage facility.

The subject property is located approximately 1,200 feet west of the northwest corner of Norfolk Parkway and

Minton Road. The southern portion of the two parcels has two buildings, while the remainder of the property has no improvements. In the late 1980's the property was utilized as a landfill. In 1991, the County and the property owner entered into a Settlement Agreement which outlined the closure. The property currently has a Future Land Use designation of RES 2 and NC since the original Comprehensive Plan's adoption in 1988.

The proposed CC Future Land Use designation is being sought in an area where the two parcels abut the City of West Melbourne on a portion of the east and all of the south and west. To the north, within Brevard County, is an existing single-family residence and an abutting parcel with a communication tower with Future Land Use designations of RES 2. There is vacant property to the east with Brevard County FLU designations of RES 2 and NC. The parcel also abuts vacant land within the City of West Melbourne to the east. To the south, across Norfolk Parkway, there is vacant property within the City of West Melbourne. To the west is a stormwater pond for Sawgrass Lakes Community Association Inc. located within the City of West Melbourne.

The Board may wish to consider whether the request is compatible with existing land uses in the surrounding area and potential impact to the transportation network. In addition, the Board may also wish to consider Policy 2.8A and Policy 2.8C of the Comprehensive Plan which contains criteria to guide the location and sizes of community commercial land use designation.

The Board of County Commissioners will consider the Adoption request on **Thursday, February 4, 2021**, 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.