



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2521, **Version:** 1

Subject:

Preferred Leasing, LLC (Brian Stephens) requests a Small Scale Comprehensive Plan Amendment (21S.02) to change the Future Land Use designation from RES 4, NC, and CC to all CC. (20PZ00116) (Tax Accounts 2103387 & 2103397) (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 (21S.02) to change the Future Land Use designation from RES 4 (Residential 4), NC (Neighborhood Commercial), and CC (Community Commercial) to all CC.

Summary Explanation and Background:

The applicant is seeking to amend the Future Land Use designation on two parcels of land equaling 6.33 acres from NC (Neighborhood Commercial) and RES 4 (Residential 4) to CC (Community Commercial). The applicant is seeking this in order to expand an existing Tractor Supply and Sales store. The parcels are adjacent, have direct access to U.S. Highway 1 and are located on the northeast corner of Cuyler Street and U.S. Highway 1, Mims. The subject parcels are approximately .34 miles south of the SR 46/I-95 interchange.

A companion rezoning application was submitted accompanying this request for a Future Land Use designation change, proposing to change the zoning classification from BU-1 (General Retail Commercial) and AU (Agricultural Residential) to all BU-1.

To the north of the subject property is Mims Trailer Park and a single-family residence, to the east is vacant single-family zoned land and a single-family residence, to the south is a single-family residence, and to the west is a convenience store with gas pumps and a junk yard with open storage.

The Board may also wish to consider the expansion of CC is consistent and compatible with the surrounding area. In addition, the Board may wish to consider whether the intersection of Cuyler Road and U.S. Highway 1 (local/arterial) is sufficient for applicable Comprehensive Plan Policies.

On February 8, 2021, the Local Planning Agency heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Upon receipt of resolution, please execute and return to Planning and Development.