# Brevard County Board of County Commissioners

## Legislation Text

**File #:** 2537, **Version:** 1

## Subject:
Robert Van Horn and Gerald K. Houck request a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from NC to CC. (21PZ00001) (Tax Account 2501307) (District 2)

## 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 request for a change the Future Land Use designation from NC (Neighborhood Commercial) to CC (Community Commercial).

## Summary Explanation and Background:
The applicant is seeking to amend the Future Land Use designation on .53 acres of land from NC (Neighborhood Commercial) to CC (Community Commercial). Currently, the subject parcel has a vacant single-family residence, built in 1954.

A companion rezoning application was submitted accompanying this request for a zoning change from RU-1-9 (Single-Family Residential) to BU-2 (Retail, Warehousing, and Wholesale Commercial).

To the north of the subject property, across Cone Road, is Brevard County-owned land and a single-family residence, to the east is a used auto sales business and a vacant commercial property, to the south is vacant commercial land and to the west is a warehouse and an office building. The subject .53 acre parcel is adjacent to CC to the south, east and west and adjacent to CC land uses across Oleander Drive to the east.

The Board may wish to consider that the subject site is located in an area that establishes CC Future Land Uses as the predominant land use. The Board should also consider if the request is consistent with the Comprehensive Plan and compatible with the surrounding area.

The Board of County Commissioners will consider the request **on Thursday, April 15, 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