



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2811, **Version:** 1

Subject:

KAT-CAM, LLC (Patricia Garagozlo) requests a Small Scale Comprehensive Plan Amendment (21S.02) to change the Future Land Use designation from NC to CC. (21PZ00018) (Tax Account 2410506) (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 Small Scale Comprehensive Plan Amendment (21S.02) to change the Future Land Use designation from NC (Neighborhood Commercial) to CC (Community Commercial)

Summary Explanation and Background:

The applicant is requesting to amend the Future Land Use designation on 0.59 acres of vacant, undeveloped land from NC to CC. The current designation of NC was adopted in May 2000, when the Mixed Use District land use designation throughout the County was converted into either NC or CC depending on the underlying zoning classification in place. The property is located on the west side of N. Courtenay Parkway, approximately .25 mile south of Hall Road.

A companion application to change the zoning from AU (Agricultural Residential) to BU-2 (Retail, Warehousing, and Wholesale Commercial) was submitted accompanying this request.

To the north of the subject property is vacant, undeveloped land; to the south is a RV sales business; to the east, across North Courtenay Parkway, is a construction business; and to the west is a 114-acre Brevard County park. Commercial land uses in this area are limited to being in close proximity to the N. Courtenay Parkway Urban Principal Arterial road, the major north-south corridor providing external access to North Merritt Island. The closest residential neighborhood is approximately 900 feet southeast of the subject property across North Courtenay Parkway and off of Gator Drive.

The Board may wish to consider that the subject site is located along a commercial corridor (N. Courtenay Parkway) that establishes CC 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 North Merritt Island Dependent Special District Board will hear the request on May 13, 2021. Staff will

update the LPA on the recommendation.

The Board of County Commissioners will consider the request on **Thursday, May 27, 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