



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

---

**File #:** 3581, **Version:** 1

---

### **Subject:**

*Sunil Rajan, Sudhir Rajan, and Suresh Rajan (Kim Rezanka) request a Small Scale Comprehensive Plan Amendment (21S.09) to change the Future Land Use designation from NC to CC. (21PZ00082) (Tax Account 2412234) (District 2)*

### **Fiscal Impact:**

None

### **Dept/Office:**

Planning & Development

### **Requested Action:**

It is requested that the Local Planning Agency conduct a public hearing to consider a Small Scale Comprehensive Plan Amendment (21S.09) 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 the Future Land Use designation on .92 acres of land from NC to CC in order to develop a Dunkin Donut coffee shop with a drive-thru window. The zoning regulations of BU-1-A (Restricted Neighborhood Commercial) specifically prohibits a drive-thru window on property with a NC Future Land Use designation.

To the north of the subject property is vacant land with a NC Future Land Use designation with BU-1-A zoning, to the east is vacant land with a NC designation and AU (Agricultural Residential) zoning, to the south is the Diocese of Orlando with a Future Land Use designation of NC and IN(L) (Institutional Use-Low Intensity) zoning and to the west are developed single-family residences with a NC Future Land Use designation and RU-1-11 (Single-Family Residential) zoning.

The Board should 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, February 3, 2022**, beginning at **5:00 p.m.** The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

### **Clerk to the Board Instructions:**

None