



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 3737, **Version:** 1

Subject:

Jackson Family Trust; and C.B. Davis Family Trust (Kim Rezanka) request a Small Scale Comprehensive Plan Amendment (21S.08) to change the Future Land Use designation from NC to CC. (21PZ00081) (Tax Account 2100183) (District 1)

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 Small Scale Comprehensive Plan Amendment 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 from NC to CC on 4.0 acres to allow for more intensive commercial use of the subject property (including a drive-through) than the designated NC land use provides. The subject property is part of a larger 118.3 acre parcel and is currently undeveloped. There was no change to the Future Land Use as a result of the 2007 Mims Small Area Study.

A companion rezoning application (21Z00044) has been submitted accompanying this request to change the zoning from GU (General Use) to BU-1 (General Retail Commercial) on the 4.0 acre subject site.

To the north of the subject property is undeveloped land. To the south, across State Road 46, is a commercial recreational vehicle park and campground; To the east is a commercial travel stop and retail store. To the west is undeveloped land.

In January 2022, a binding development plan for a 198 unit single-family subdivision was approved on a 79.16-acre parcel southwest of the subject property (across State Road 46).

The Board may wish to consider if the request is consistent and compatible with the surrounding area.

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