File #: 3946, **Version:** 1

Subject:

Storsafe of Rockledge, LLC (Nathan Lee) requests a Small Scale Comprehensive Plan Amendment (21S.03) to change the Future Land Use designation from RES 4, NC, and CC, to all CC. (21PZ00083) (Tax Accounts 2511096, 2511103, 2511119) (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 change of 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 12.19 acres of land from RES 4 (Residential 4), CC (Community Commercial), and NC (Neighborhood Commercial) to all CC in order to develop a self-storage facility with outdoor boat and RV (Recreational Vehicle) storage.

The character of the area is defined by a mix of developed and undeveloped commercial parcels along S. Highway 1 and an established residential area directly to the east of the property along Rockledge Drive. To the north of the subject property is a single-family residence with a CC and RES 4 Future Land Use designation, to the east is vacant land, single-family residences and a multi-family residence with a NC designation, to the south is a motel and single-family residences with a Future Land Use designation of NC and to the west, across U.S. Highway 1 are developed and undeveloped commercial land with NC and CC Future Land Use designations.

The concept plan was provided as a courtesy, and is not a requirement for rezoning and has not been reviewed for compliance with the land development codes and other County departments. The BU-2 zoning classification permits retail, wholesale and warehousing commercial land uses on minimum 7,500 square foot lots.

The Board may wish to 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 7, 2022,** beginning at **5:00**

p.m. The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Commission Room, Viera, Florida.

Clerk to the Board Instructions:

None