



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 4162, **Version:** 1

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### **Subject:**

Murrell Properties of Brevard, LLC; and Harmony Villas Properties, Inc. (Vaheed Teimouri) request a Small Scale Comprehensive Plan Amendment (21S.11) to change the Future Land Use designation from NC to CC. (21PZ00095) (Tax Accounts 2511036 & 2511043) (District 2)

### **Fiscal Impact:**

None

### **Dept/Office:**

Planning and Development

### **Requested Action:**

It is requested that the Board of County Commissioners conduct a public hearing to consider a change of 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 2.0 acres of developed land from NC to CC for the purpose of having an assisted living facility (ALF). The subject property consists of two (2) one-acre (1-acre). Parcels are developed as an office building and a single-family residence. A companion rezoning application (21Z00049) was submitted accompanying this request for a zoning change from BU-1-A (Restricted Neighborhood Retail Commercial) to BU-1 (General Retail Commercial).

To the north of the subject property is an office building (City of Rockledge). To the south, is a single-family residence (City of Rockledge). To the east is an airstrip (Greenlight Industrial Airpark). To the west, across Murrell Road are single-family residences (City of Rockledge).

The general area is commercial in character with an existing pattern of commercial use along this segment of Murrell Road, more specifically on the east side from Gus Hipp Boulevard south to Barnes Boulevard. The subject property is surrounded on three sides by commercially-zoned parcels within the City of Rockledge and is adjacent to existing County industrial park zoning. The parcels on the east side of Murrell Road have transitioned from residential uses to commercial uses under the previous zoning actions.

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

On March 14, 2022, the Local Planning Agency heard the request and voted 7:1 to recommend approval.

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

Once executed and filed with the State, please return a certified copy of the Ordinance to Planning and

Development.