



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 4756, **Version:** 1

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### **Subject:**

*Andrea Bedard and Nicholas Boardman (Ronald Treharne) request a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from RES 4 and NC to CC. (22SS00004) (Tax Account 2511124) (District 2)*

### **Fiscal Impact:**

None

### **Dept/Office:**

Planning & Development

### **Requested Action:**

It is requested that the Planning & Zoning Board conduct a public hearing to consider a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from RES 4 (Residential 4) and NC (Neighborhood Commercial) to CC (Community Commercial).

### **Summary Explanation and Background:**

The applicant is seeking to amend the Future Land Use designation on 1.02 acres of land from NC and RES 4 to CC in order to expand an existing motor court. The subject site abuts Coquina Road which is an east to west local roadway that serves the residential community to the east along the Indian River Lagoon. There are CC Future Land Uses at the intersection of Coquina Road and S. U.S. Highway 1. This is not considered a community commercial cluster since is not at an arterial/arterial or arterial/collector intersection. A rezoning application (22Z00015) for a change from AU (Agricultural Residential) to BU-1 (General Retail Commercial) accompanies this request.

To the north of the subject property is vacant commercial land and multi-family units, to the east are single-family residences, to the south is a retail store, vacant residential land and a single-family residence and to the west is a motor court.

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, August 4, 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