



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4843, **Version:** 1

Subject:

Jacob Aaron Corporation; Gigi II, LLC; The BDM Financial Corporation; and Michael P. and Lori L. Melzer (Kim Rezanka) request a Small Scale Comprehensive Plan Amendment from NC and CC to RES 15. (22SS00006) (Tax Accounts 2312160, 2312187, 2312255, 2312301, 2312312, 2312307, 2312339, 2312276, 2312262, 2312334, 2312264, 2312333, 2312332, 2312260, 2319284, 2312251, & 2312250) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning & Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from NC (Neighborhood Commercial) and CC (Community Commercial) to RES 15 (Residential 15).

Summary Explanation and Background:

The applicant is seeking to amend the Future Land Use designation on 20.88 acres of land from CC and NC to RES 15 in order to develop a 313-unit apartment complex. A companion rezoning application (22Z00027) for a change from GU (General Use), BU-1 (General Retail Commercial) and TU-2 (Transient Tourist Commercial), to RU-2-15 (Medium-Density Multi-Family Residential) accompanies this request.

This segment of Port St. John Parkway from Highway I-95 east to Grissom Parkway is a commercial corridor where the majority of Future Land Use designations are CC. To the north of the subject property are undeveloped single-family and State-owned vacant parcels of land with a Future Land Use designation of RES 4 and PUB-CONS, to the east are vacant residential and commercial parcels of land, to the south, across Port St. John Parkway there are vacant residential and commercial parcels of land and a professional office, and to the west is County-owned land that serves as stormwater retention.

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

On July 18, 2022, the Local Planning Agency heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Once filed with the State, please return a copy of the Ordinance to Planning and Development.