



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4983, **Version:** 1

Subject:

CGCR Holdings, LLC (Kelly Hyvonen) request a Small Scale Comprehensive Plan Amendment (22S.12) to change the Future Land Use designation from NC and RES 4 to CC. (22SS00009) (Tax Account 2400719) (District 1)

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 (22S.12) to change the Future Land Use designation from NC (Neighborhood Commercial) and RES 4 (Residential 4) to CC (Community Commercial).

Summary Explanation and Background:

The applicant is seeking to amend the Future Land Use designation on the eastern 350 feet of the property encompassing 4.83 acres from RES 4 and NC to CC to match the Future Land Use designation on the remainder of the property that is adjacent to the subject property to the west. The NC portion of the subject property encompasses 2.63 acres. The RRES 4 portion of the subject property encompasses 2.20 acres.

A companion rezoning application (22Z00045) was submitted accompanying this request for a zoning change from IN(L) to BU-2. BU-2 and CC currently exist on the western portion of the newly acquired property which has Grissom Parkway frontage. Amending the Future Land Use Map to CC would create a unified designation for development purposes.

To the north and east of the subject property is vacant residential land. To the west is vacant commercial land along the east side of Grissom Parkway and single-family residential to the west of Grissom Parkway (Canaveral Groves), on the south side of the private driveway is a religious institution. The area farther south is within the City of Cocoa. The property adjacent to the church on the south is owned by a Not for Profit corporation that leases space to organizations engaged in behavioral health therapy. Further to the south, within the City of Cocoa, land uses shift to warehousing and distribution facilities.

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, October 6, 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: