



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5607, **Version:** 1

Subject:

QW Trust Agreement (Carolyn Haslam) requests a Small Scale Comprehensive Plan Amendment (23S.01) to change the Future Land Use designation from RES 15, NC, and CC, to all CC. (23SS00001) (Tax Accounts 2407572 & 2407578) (District 2)

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 (23S.01) to change the Future Land Use designation from RES 15 (Residential 15), NC (Neighborhood Commercial), and CC (Community Commercial) to all CC.

Summary Explanation and Background:

The applicant is requesting to change to the Future Land Use designation from RES 15, NC and CC on 13.36 acres to develop the site as a grocery store and retail commercial. The subject property consists of Tax Accounts 2407572 and 2407578. Currently, Tax Account 2407572 (approximately 0.19 acres) is designated as RES 15, and Tax Account 2407578 (approximately 13.17 acres) is designated as RES 15, NC, and CC. The subject property is currently undeveloped and has frontage on Lake Drive as well as Cox Road, which is 50 feet in width. A companion rezoning application was submitted accompanying this request to change the zoning classification from GU (General Use) and IU-1 (Heavy Industrial) to BU-1 (General Retail Commercial) (23Z00003).

The developed character of the surrounding area is commercial and government managed lands, with a mix of residential to the north and east. Industrial uses are located along the west side of Cox Road (City of Cocoa). Existing commercial development in the immediate area includes a convenience store with gas pump, warehousing, retail, and office. Additional commercial uses are located along W. King Street (SR 520), which is principal arterial commercial corridor. The proposed commercial use of the subject property may be considered compatible with the existing pattern of surrounding development.

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

On March 13, 2023, the Local Planning Agency heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Once the Ordinance is filed with the State, please return two executed copies to Planning and Development.