



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 5698, **Version:** 1

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### **Subject:**

Austin A. and Kailey R. Mahan request a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from NC to CC. (22SS00013)(Tax Account 3030132) (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) to CC (Community Commercial).

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

The applicant is seeking to amend the Future Land Use designation from NC to CC on 0.77 acres in order to establish a consistent Future Land Use. The companion application changing the zoning classification from AU (Agricultural Residential) to BU-2 (Retail, Warehousing, and Wholesale Commercial) will provide that consistency as established in 62-1255. The applicant is proposing to develop the property as outdoor storage and warehousing for a kayak business.

Parcels in the surrounding area range from 0.43 acres to 11.15 acres. The parcel to the north is a motel on 2.98 acres zoned BU-2. The parcels to the west and southwest are 1 acre in size, developed with single-family residences, and zoned RR-1 (Rural Residential). The parcel to the south is vacant commercial land zoned BU-1 (General Retail Commercial) on 5.54-acres. Across U.S. Highway 1 is a retail store zoned BU-1 on 1.48 acres.

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

On April 17, 2023, the Local Planning Agency heard the request and unanimously recommended approval.

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

Once filed with the State, please return two copies of the ordinance to Planning and Development.