



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 5702, **Version:** 1

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### **Subject:**

Terrance P. and Peggy A. Mulreany (Kelly Hyvonen) requests a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from NC and RES 4 to CC. (22SS00017) (Tax Accounts 2400694, 2400695, 2400696, 2400697, 2400698, & 2400700) (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 (22S.20), 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 requesting to amend the Future Land Use designation from NC and RES 4 to CC on 8.89 acres. The NC portion of the subject properties encompasses 2.54 acres; the RES 4 encompasses the remaining 6.35 acres. This request would create an enclave of NC surrounded by the CC FLU designation. A companion application, 22Z00073, if approved, would amend the zoning classification from GU (General Use) to BU-2 (Retail, Warehousing and Wholesale Commercial). This request could be considered an expansion of strip commercial.

On the north, east, and west the historical land use pattern is single-family residential, platted as a part of the Canaveral Groves subdivision with one-acre lots. To the immediate south is undeveloped commercial.

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

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.