



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5708, **Version:** 1

Subject:

FMKT Mel Owner, LLC (Bruce Moia) requests a Small Scale Comprehensive Plan Amendment (23S.02), to change the Future Land Use designation from PI and CC, to all CC. (23SS00002) (Tax Account 3011945) (District 4)

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 Plan Amendment (23S.02), to change the Future Land Use designation from PI (Planned Industrial) and CC (Community Commercial) to all CC.

Summary Explanation and Background:

The applicant is requesting to change the FLU (Future Land Use) designation on the 10 acre portion of the 11.48 acre parcel from PI to CC to establish a consistent FLU of CC for the entire 11.48-acre parcel. The subject property currently retains both PI (approximately 10 acres) and CC (approximately 1.5 acres) FLU designations and is developed (approved under County No. 14SP-00455) as four (4) commercial plazas, including The Fresh Market. According to 62-1255, PUD zoning is not consistent with the PI FLU designation.

A companion rezoning application accompanies this request to change the zoning classification from BU-1 (General Retail Commercial) and BU-2 (Retail, Warehousing and Wholesale Commercial) to PUD (Planned Unit Development).

The surrounding area is generally commercial along North Wickham Road. There are five (5) FLU designations within 500 feet of the subject site: NC, CC, RES 15 (Residential 15), IND (Industrial), and PI. The predominant FLU designation along this section of North Wickham Road is CC. North Wickham Road is an urban principal arterial roadway

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.