



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

---

**File #:** 4842, **Version:** 1

---

### **Subject:**

Sunshine Petro, Inc.; Jacob Aaron Corporation; and Alice Elaine Tisthammer (John Rosenthal) request a change of zoning classification from GU, BU-1-A, and BU-1, with existing BDP's, to BU-2 and removal of existing BDP's. (22Z00020) (Tax Accounts 2312189, 2312249, 2312191, 2312201, 2312205, 2312203, 2312233, 2312234, 2312213, & 2312214) (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 change of zoning classification from GU (General Use), BU-1-A (Restricted Neighborhood Commercial), and BU-1 (General Retail Commercial), with existing BDP's (Binding Development Plan), to BU-2 (Retail, Warehousing, and Wholesale Commercial) and removal of existing BDP's.

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

The applicants are requesting to change the zoning of a 17.70± acre property from GU, BU-1, and BU-1-A with two BDPs, to BU-2 and removal of two BDPs in order to develop a Florida Power and Light hardened service center (Space Coast Service Center) comprised primarily of an administrative office building, a warehouse, and a vehicle maintenance garage.

In general, the character of the area along Port St. John Parkway is mostly undeveloped commercial parcels with the exception of two developed commercial properties: an office building and a medical center. Due to the I-95 interchange, Port St. John Parkway provides vehicular access into the Port St. John community and is intended to serve as a commercial corridor to provide an array of services for local and regional neighborhoods and tourist markets.

If approved, the subject property would be the only parcel with BU-2 zoning in the surrounding area. The closest developed BU-2 lot is approximately 2.4 miles to the east on the western side of N. Highway 1 and contains a self-storage facility.

The Board may wish to consider whether the request and removal of the two existing BDPs are consistent and compatible with the surrounding area.

On July 18, 2022, the Planning and Zoning Board heard the request and unanimously recommended approval.

**Clerk to the Board Instructions:**

Once resolution is received, please execute and return a copy to Planning and Development.