



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6463, **Version:** 1

Subject:

3955 Kings Hwy, LLC (Bryan Potts) requests a Small Scale Comprehensive Plan Amendment (23S.11), to change the Future Land Use designation from RES 8 and CC to all CC. (23SS00011) (Tax Account 2423666) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Local Planning Agency conduct a public hearing to consider a Small-Scale Comprehensive Plan Amendment (23S.16) to change the Future Land Use designation from RES 8 (Residential 8) and CC (Community Commercial) to all CC.

Summary Explanation and Background:

The applicant is requesting a Small-Scale Comprehensive Plan Amendment (SSCPA) to change the Future Land Use Map from Residential 8 Directive (RES 8 DIR) on 0.47 acres and Community Commercial (CC) on 2.99 acres to all CC. This request will allow the entire parcel to be rezoned to BU-2 to build a mini warehouse by a separate request. The subject parcel is located on the south side of Kings Highway which is a County maintained roadway.

The applicant has a companion rezoning application, **23Z00049**, requesting a change from AU (Agricultural Residential) and BU-2 (Retail, Warehousing and Wholesale Commercial) to all BU-2 (Retail, Warehousing and Wholesale Commercial).

The applicant proposes to develop the subject parcel for a mini warehouse. The additional property will be used for stormwater.

There are mix of undeveloped, developed single-family residential, and commercial parcels along the Kings Highway corridor from the Railroad tracks to S. Highway 1. The developed character of the surrounding area on the south side of Kings Highway is single-family residential abutting the east. To the west is the Florida East Coast Railway. West of the East Coast Railway is a parcel with Planned Industrial uses. To the south of the subject property is a single-family mobile home. To the north across Kings Highway is Electric Utility.

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

The Board of County Commissioners will consider the request on Thursday, February 1, 2024. Beginning at 5:00 p.m. The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Commission Room, Viera, Florida.

Clerk to the Board Instructions: