



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6536, **Version:** 1

Subject:

3955 Kings Hwy, LLC (Bryan Potts) requests a change of zoning classification from AU and BU-2 to all BU-2. (23Z00049) (Tax Account 2423666) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a change of zoning classification from AU (Agricultural Residential) and BU-2 (Retail, Warehousing, and Wholesale Commercial) to all BU-2.

Summary Explanation and Background:

The applicant is requesting a change of zoning classification from AU (Agricultural Residential) on 0.47 acres and BU-2 (Retail, Warehousing and Wholesale Commercial) on 2.99 acres to all BU-2 to build a mini warehouse. The AU zoning classification does not permit commercial uses. BU-2 zoning classification requires a building of at least 300 sq. ft. as their principal structure. The subject parcel has access to Kings Highway, a County maintained roadway.

There is also a Small-Scale Comprehensive Plan Amendment (SSCPA) companion application, 23SS00011 to change the Future Land Use Element from Residential 8 Directive (RES 8 DIR) and Community Commercial (CC) to all CC.

The applicant's request is to change the AU zoned portion to BU-2 to have a uniform zoning classification on the parcel which will permit the entire parcel to have commercial development.

The developed character of the surrounding area on the south side of Kings Highway is single-family residential abutting the east with GU, AU, and RU-1-7 (single-family residential) zoning. To the west is the Florida East Coast Railway. To the south of the subject property is a single-family mobile home with RRMH-1 zoning.

The Board may wish to consider whether the proposed zoning request is consistent and compatible with the surrounding area.

On January 3, 2024, the Port St. John Dependent Special District Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Upon receipt of resolution, please execute and return a copy to Planning and Development.