



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 6535, **Version:** 1

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### **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 Board of County Commissioners conduct a public hearing to consider a Small Scale Comprehensive Amendment (23S.11) 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 a 0.47 acre portion of the 2.99 acre property. The proposed BU-2 zoning is not consistent with the Res 8 (DIR) Future Land Use. This request will allow the parcel to be rezoned to BU-2 to build a mini-warehouse. The subject parcel is located on the south side of Kings Highway between the railroad and Capron Rd. Kings Highway 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).

This area can be characterized as a commercial corridor with several CC FLU designations. Existing commercial development includes an automotive shop, dumpster roll off location and a dog groomer on the northeastern parcels. Additional commercial uses are located east along Kings Highway.

The Board may wish to consider if the request is consistent with the Comprehensive Plan 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.

On January 8, 2024, the Local Planning Agency heard the request and unanimously recommended approval.

## **Clerk to the Board Instructions:**

Once filed with the State, please return a copy of the ordinance to Planning and Development.