



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6465, **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 Port St. John Dependent Special District Board 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 area is a mixture of commercial, single-family residential, agricultural residential and general use zoning classifications. The applicant's request can be considered compatible with the proposed uses in the area.

The Board may wish to consider whether the proposed zoning request is consistent 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: