



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 6464, **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 Port St. John Dependent Special District Board 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 0.47 acres which allows 8 units per acre and Community Commercial (CC) on 2.99 acres to all CC for the proposed BU-2 zoning to be consistent with the Future Land Use Element. This request will permit the entire parcel to be rezoned to BU-2 to build a mini warehouse. The subject parcel is located on the south side of Kings Highway, 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.

The Local Planning Agency will consider the request on Monday, January 8, 2024. Beginning at 3:00 p.m. The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Commission Room, Viera, Florida.



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:**