

H. PUBLIC HEARINGS

Local Planning Agency / Planning and Zoning Board
Monday, January 10, 2022, at 3:00 p.m.

Brevard County Board of County Commissioners
Thursday, February 3, 2022, at 5:00 p.m.

Both at the
Brevard County Government Center
2725 Judge Fran Jamieson Way, Building C, First Floor, Viera, Florida

1. **(21Z00025) Scott Minnick** requests a change of zoning classification from AU (Agricultural Residential) to RR-1 (Rural Residential). The property is 1.15 acres, located on the northwest corner of U.S. Hwy. 1 and Glenn Rd. (3510 Glenn Rd., Mims) This item was tabled from the 11/15/21 P&Z meeting.

P&Z Recommendation: Filiberto/Capote - Tabled to the 02/14/22 P&Z meeting, as the applicant failed to appear. The vote 8:1, with Ron Bartcher voting nay.

BCC Action: Pritchett/Lober - Tabled to the 03/03/22 BCC meeting. The vote was unanimous.

2. **(21PZ00074) KJ Group FL, LLC** requests a CUP (Conditional Use Permit) for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with a Private Club, in a BU-1 (General Retail Commercial) zoning classification. The property is 2,400 square feet, located on the west side of West Ave., approx. 400 ft. north of Aron St. (686, 688, & 690 West Ave., Cocoa)

PSJ Recommendation: Rupe/Chinaris - Approved. The vote was unanimous.

P&Z Recommendation: Filiberto/Capote - Approved. The vote was unanimous.

BCC Action: Pritchett/Lober - Approved. The vote was unanimous.

3. **(21Z00035) Robert Griffith** requests a change of zoning classification from RRMH-1 (Rural Residential Mobile Home) to TR-1 (Single-Family Mobile Home). The property is 1 acre, located on the east side of Old Dixie Hwy., approx. 100 ft. north of Roosevelt Rd. (3435 Old Dixie Hwy., Mims) (Tax Account 2102136) (District 1)

P&Z Recommendation: Capote/Alward - Tabled to the 02/14/22 P&Z meeting for proper sign posting. The vote was unanimous.

BCC Action: Pritchett/Lober - Tabled to the 03/03/22 BCC meeting. The vote was unanimous.

4. **(21Z00038) Steven H. Long** requests a change of zoning classification from GU (General Use) to AU (Agricultural Residential). The property is 4.81 acres, located on the south side of Providence Rd., approx. 977 ft. west of Tucker Ln. (3323 Providence Rd., Cocoa) (Tax Account 2538150) (District 1)

P&Z Recommendation: Bartcher/Hopengarten - Approved. The vote was unanimous.

BCC ACTION: Pritchett/Lober - Approved. The vote was unanimous.

5. **(21PZ00032) Bruce Fernandez** requests a Small Scale Comprehensive Plan Amendment (21S.06) to change the Future Land Use designation from RES 1:2.5 to RES 1. The property is 3.48 acres, located on the east side of Springfield Ave., approx. 0.42 mile south of Aurantia Rd. (4705 Springfield Ave., Mims) (Tax Account 2005100) (District 1)

LPA Recommendation: Glover/Filiberto - Approved. The vote was unanimous.

BCC ACTION: Pritchett/Lober - Approved, and adopted Ordinance No. 22-02. The vote was unanimous.

6. **(21Z00019) Bruce Fernandez** requests a change of zoning classification from RRMH-2.5 (Rural Residential Mobile Home) to RRMH-1 (Rural Residential Mobile Home). The property is 3.48 acres, located on the east side of Springfield Ave., approx. 0.42 mile south of Aurantia Rd. (4705 Springfield Ave., Mims) (Tax Account 2005100) (District 1)

P&Z Recommendation: Glover/Capote - Approved. The vote was unanimous.

BCC ACTION: Pritchett/Lober - Approved. The vote was unanimous.

7. **(21Z00040) Cobb 192, LLC** (Bruce Moia & Adam Broadway) requests a change of zoning classification from BU-1 (General Retail Commercial) and BU-2 (Retail, Warehousing, and Wholesale Commercial) to all BU-2. The property is 2.11 acres, located on the north side of W. New Haven Ave., approx. 0.28 mile west of Katherine Blvd. (No assigned address. In the Melbourne area.) (Tax Account 2800098) (District 5)

P&Z/LPA Recommendation: Filiberto/Capote - Approved. The vote was unanimous.

BCC ACTION: Zonka/Lober - Approved. The vote was unanimous.

8. **(21Z00036) David C. & Cynthia R. Ramage, Co-Trustees** request a change of zoning classification from AU (Agricultural Residential) to RR-1 (Rural Residential). The property is 4.25 acres, located on the east side of Turpentine Rd., approx. 312 ft. north of Lion Ln. (2121 Turpentine Rd., Mims) (Tax Accounts 2101027 & 3020477) (District 1)

P&Z Recommendation: Alward/Capote - Approved. The vote was unanimous.

BCC Action: Pritchett/Lober - Approved. The vote was unanimous.

9. **(21Z00045) Howard L. Gasmasn** requests a change of zoning classification from GU (General Use) to AU (Agricultural Residential). The property is 1.72 acres, located on the north side of Cangro St., approx. 617 ft. west of Osprey Ave. (5640 Cangro St., Cocoa) (Tax Account 2402174) (District 1)

P&Z Recommendation: Capote/Glover - Approved. The vote was unanimous.

BCC ACTION: Pritchett/Lober - Approved. The vote was unanimous.

10. **(21Z00042) Carter & Jessica Hayes** request a change of zoning classification from AU (Agricultural Residential) to RU-2-4 (Low Density Multi-Family Residential). The property is 2.79 acres, located on the west side of N. Courtenay Pkwy., approx. 0.38 mile north of Hall Rd. (4645 N. Courtenay Pkwy., Merritt Island) (Tax Accounts 2318403 & 2318404) (District 2)

NMI Recommendation: Ratterman/Carbonneau - approved as SR (Suburban Residential), with a BDP (Binding Development Plan) limited to two units per acre. The vote was unanimous

P&Z Recommendation: Glover/Capote - approved, with a BDP limiting density to three units per acre. The vote was 7:2, with Alward and Hopengarten voting nay.

BCC Action: Lober/Pritchett - Approved with a BDP containing the following conditions: short-term rentals shall be prohibited; development shall be limited to two duplexes; mandatory sewer connection to each structure on the property; 160-foot natural buffer on the westernmost portion of the property, including the wetlands; and removal of Brazilian pepper trees in the buffer. The vote was 4:1, with Tobia voting nay.

BCC Action of 05/26/22: Smith/Pritchett - Approved BDP, recorded on May 31, 2022, in ORB 9520, Pages 269 - 273, containing the following conditions: short-term rentals shall be prohibited; development shall be limited to two duplexes; mandatory sewer connection to each structure on the property; 160-foot natural buffer on the westernmost portion of the property, including the wetlands; and removal of Brazilian pepper trees in the buffer. The vote was unanimous, with Commissioner Tobia absent.

11. (21Z00039) **Justin M. Falscroft** requests a change of zoning classification from RR-1 (Rural Residential) to AU (Agricultural Residential). The property is 3.96 acres, located at the north end of Friday Rd., on the south side of S.R. 528. (3000 Friday Rd., Cocoa) (Tax Account 2404081) (District 1)

P&Z Recommendation: Filiberto/Capote - Approved. The vote was unanimous.

BCC ACTION: Pritchett/Lober - Approved as AU(L), with a BDP, recorded on 04/21/22, in ORB 9481, Pages 729 - 733, prohibiting any agritourism activity, as defined in Section 570-86, F.S., as may be amended, on the property. The vote was unanimous.

12. (21Z00041) **Edic and Ashley Moreno** request a change of zoning classification from GU (General Use) to RR-1 (Rural Residential). The property is 1.11 acres, located at the west end of Sue Dr., approx. 0.15 mile west of Clearlake Rd. (1640 Sue Dr., Cocoa) (Tax Account 2423907) (District 1)

P&Z Recommendation: Glover/Filiberto - Approved. The vote was unanimous.

BCC ACTION: Pritchett/Lober - Approved. The vote was unanimous.

13. (21PZ00082) **Sunil Rajan, Sudhir Rajan, and Suresh Rajan** (Kim Rezanka) request a Small Scale Comprehensive Plan Amendment (21S.09) to change the Future Land Use designation from NC (Neighborhood Commercial) to CC (Community Commercial). The property is 0.92 acres, located on the east side of N. Courtenay Pkwy., approx. 0.11 mile south of Skyline Blvd. (No assigned address. In the Merritt Island area.) (Tax Account 2412234) (District 2)

LPA Recommendation: Glover/Filiberto - Tabled to the 02/14/22 P&Z meeting in order for the request to go before the MIRA board. The vote was 7:2 with Minneboo and Hopengarten voting nay.

BCC Action: Lober/Pritchett - Tabled to the 03/03/22 BCC meeting. The vote was unanimous.