

H. PUBLIC HEARINGS

Local Planning Agency / Planning and Zoning Board
Monday, March 14, 2022, at 3:00 p.m.

Brevard County Board of County Commissioners
Thursday, April 7, 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. **(22Z00003) Scott Minnick** requests a change of zoning classification from AU (Agricultural Residential) to RR-1 (Rural Residential) with a BDP (Binding Development Plan). The property is 3.38 +/- acres, located on the west side of Dixie Way, approx. 500 ft. north of Wheeler Rd. (5170 Dixie Way, Mims) (Tax Account 2004518) (District 1)

LPA Recommendation: Bartcher/Alward - Approved with BDP limiting density to 1 unit per 2.5 acres. The vote was unanimous.

BCC Action: Pritchett/Smith - Approved as recommended, with a BDP, recorded on May 18, 2022, in ORB 9508, Pages 2835 - 2838, limiting density to 1 unit per 2.5 acres. The vote was unanimous.

2. **(22PZ00002) Clair John Jaussi and Janet Hamilton Jaussi Revocable Trust** request a CUP (Conditional Use Permit) for six goats. The on is 7.04 acres +/-, located on the west side of N. Tropical Trail, approx. 635 ft. north of Easy St. (1655 N. Tropical Trail, Merritt Island) (Tax Account 2416958) (District 2)

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

BCC Action: Smith/Pritchett - Approved as recommended. The vote was unanimous.

3. **(21PZ00083) Storsafe of Rockledge, LLC (Nathan Lee)** requests a *Small Scale Comprehensive Plan Amendment (22S.03)* to change the Future Land Use designation from RES 4 (Residential 4), NC (Neighborhood Commercial), and CC (Community Commercial) to all CC. The property is 12.19 +/- acres, located on the east side of U.S. Hwy 1, approx. 192 ft. north of Barnes Blvd. (Tax Parcel 251 = No assigned address. In the Rockledge area; Tax Parcel 256 = 3700 S. Hwy 1, Rockledge; Tax Parcel 500 = No assigned address. In the Rockledge area.) (Tax Accounts 2511096, 2511103, 2511119) (District 2)

LPA Recommendation: Alward/Minneboo - Tabled to the 04/18/22 P&Z/LPA meeting. The vote was unanimous.

BCC Action: Smith/Pritchett - Tabled to the 05/05/22 BCC meeting. The vote was unanimous.

4. **(22Z00004) Storsafe of Rockledge, LLC** requests a change of zoning classification from AU (Agricultural Residential) and BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial). The property is 12.19 +/- acres, located on the east side of U.S. Hwy 1, approx. 192 ft. north of Barnes Blvd. (Tax Parcel 251 = No assigned address. In the Rockledge area; Tax Parcel 256 = 3700 S. Hwy 1, Rockledge; Tax Parcel 500 = No assigned address. In the Rockledge area.) (Tax Accounts 2511096, 2511103, 2511119) (District 2)

P&Z Recommendation: Alward/Minneboo - Tabled to the 04/18/22 P&Z/LPA meeting. The vote was unanimous.

BCC Action: Pritchett/Smith - Tabled to the 05/05/22 BCC meeting. The vote was unanimous.

5. **(22PZ00003) Rushing Wind, LLC** (Steven Austin and William Buchman) request a Small Scale Comprehensive Plan Amendment (22S.02) to change the Future Land Use designation from RES 1 (Residential 1) to RES 4 (Residential 4). The property is 24 acres, located on the south side of Micco Rd., approx. .37 miles west of Dottie Dr. (No assigned address. In the Micco area) (Tax Account 3008616) (District 3)

LPA Recommendation: Bartcher/Glover - Approved as RES 2 (Residential 2), as amended by the applicant at the 03/14/22 meeting. The vote 6:2, with Alward and Koss voting nay.

BCC Action: Pritchett/Smith - Return the request to the P&Z/LPA at its 04/18/22 meeting, and the 05/05/22 BCC meeting. The vote was unanimous.

6. **(22Z00001) Rushing Wind, LLC** (Steven Austin) requests a change of zoning classification from RR-1 (Rural Residential) and IN(L) (Institutional Use, Low-Intensity), to RU-1-11 (Single-Family Residential). The property is 34.65 acres, located on the south side of Micco Rd., approx. 0.37 miles west of Dottie Dr. (No assigned address. In the Micco area.) (Tax Account 3008616) (District 3)

P&Z Recommendation: Bartcher/Glover - Approved with a BDP limiting density to 2 units per acre. The vote was 6:2, with Alward and Koss voting nay.

BCC Action: Pritchett/Smith - Return the request to the P&Z/LPA at its 04/18/22 meeting, and the 05/05/22 BCC meeting. The vote was unanimous.

7. **(22Z00005) Brian G. & Debra S. Lawson; and David & Alicia McCabe** (Kim Rezanka) request a change of zoning classification from GU (General Use) to RR-1 (Rural Residential) with a BDP (Binding Development Plan). The property is 11.80 +/- acres, located on the west side of Grissom Pkwy., approx. 620 ft. south of Peroutka Lane. (Lot 23 = 4680 Grissom Pkwy., Cocoa; Lot 25 = 4700 Grissom Pkwy., Cocoa; Remaining Lots = No assigned address. In the Cocoa area.) (Tax Accounts 2314706, 2314720, 2322365, 2322366, 2314737, 3018241, 2314738, 2314709) (District 1)

P&Z Recommendation: Minneboo/Glover - Approved with BDP limiting density to 4 units. The vote was unanimous.

BCC Action: Pritchett/Smith - Approved as recommended, with a BDP limiting density to 4 units. The vote was unanimous. The public hearing was re-opened on 09/01/22 to address new ownership.

BCC Action of 09/01/22: Pritchett/Tobia - Approved with a BDP, recorded on 09/14/22, in ORB 9612, Pages 1995 - 1999, limiting density to three units. The vote was unanimous.

8. **(22Z00002) John Johanson** requests a change of zoning classification from AU (Agricultural Residential) to RU-1-13 (Single-Family Residential). The property is 0.65 acres, located on the northwest corner of S. Tropical Trail and Victoria Street. (887 S. Tropical Trail, Merritt Island) (Tax Account 2501508) (District 2)

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

BCC Action: Pritchett/Smith - Approved as recommended. The vote was unanimous.

9. **(21Z00050) South Beach Cove Development Corp.; and Robert A. Baugher, Trustee** (David Menzel) request a change of zoning classification from RU-2-15 (Medium Density Multi-Family Residential) to BU-1 (General Retail Commercial). The property is 0.67 acres, located on the west side of S. Orlando Ave., approx. 185 ft. north of Crescent Beach Dr. (2206 & 2210 S. Atlantic Ave., Cocoa Beach) (Tax Account 2520070) (District 2)

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

BCC Action: Smith/Pritchett - Approved as recommended. The vote was unanimous.

10. **(21PZ00095) Murrell Properties of Brevard, LLC; and Harmony Villas Properties, Inc.** (Vaheed Teimouri) requests a Small Scale Comprehensive Plan Amendment (21S.11), to change the Future Land Use designation from NC (Neighborhood Commercial) to CC (Community Commercial). The property is 2 acres, located on the east side of Murrell Rd., approx. 700 ft. south of Roy Wall Blvd. (3545 & 3525 Murrell Rd., Rockledge) (Tax Accounts 2511036 & 2511043) (District 2)

LPA Recommendation: Alward/Bartcher - Approved. The vote was 7:1, with Hopengarten voting nay.

BCC Action: Smith/Pritchett - Approved as recommended. The vote was unanimous.

11. **(21Z00049) Murrell Properties of Brevard, LLC; and Harmony Villas Properties, Inc.** (Vaheed Teimouri) requests a change of zoning classification from BU-1-A (Restricted Neighborhood Commercial) to BU-1 (General Retail Commercial). The property is 2 acres, located on the east side of Murrell Rd., approx. 700 ft. south of Roy Wall Blvd. (3545 & 3525 Murrell Rd., Rockledge) (Tax Accounts 2511036 & 2511043) (District 2)

P&Z Recommendation: Alward/Bartcher - Approved. The vote was 7:1, with Hopengarten voting nay.

BCC Action: Pritchett/Smith - Approved as recommended. The vote was unanimous.

12. **(22PZ00001) The Heather Calligan Trust (Chad Genoni)** requests a Small Scale Comprehensive Plan Amendment (22S.01) to change the Future Land Use designation from RES 1 (Residential 1) to RES 4 (Residential 4). The property is 8.25 acres, located on the northeast corner of Turpentine Rd. and Wherry Rd., on the north and south sides of Hammock Trail. (No assigned address. In the Mims area) (Tax Account 2112413) (District 1)

LPA Recommendation: Bartcher/Minneboo - Approved. The vote was unanimous.

BCC Action: Pritchett/Smith - Approved as recommended. The vote was unanimous.

- 13. (22Z00006) Norfolk Parkway, LLC** (Bruce Moia) requests a change of zoning classification from GU (General Use) with a CUP (Conditional Use Permit) for Tower & Antenna to BU-2 (Retail, Warehousing, and Wholesale Commercial) and removal of CUP for Tower & Antenna. The property is 17.5 acres, located on the north side of Norfolk Pkwy., approx. 1,200 ft. west of Minton Road. (Parcel 756 = 3545 Carriage Gate Dr.; Parcel 758 (part) = No assigned address. In the Melbourne area.) (Tax Accounts 2802674 & 2802676) (District 5)

P&Z Recommendation: Glover/Bartcher - Approved with a BDP. The vote was unanimous. (David Bassford recused)

BCC Action: Smith/Pritchett - Approved as recommended, with a BDP, recorded on 05/05/22, in ORB 9496, Pages 418 - 422, including a 50-foot vegetative buffer, limiting the number of outdoor storage spaces, limiting ingress and egress to Norfolk Parkway, limiting use to a boat and RV storage facility, prohibiting an RV dump station unless sewer connection is obtained, limiting outdoor lighting, providing a traffic study, prohibiting overnight stays within the stored vehicles, and compliance with the FDEP Guidance for Disturbance and Use of Old Closed Landfills or Waste Disposal Areas in Florida. The vote was unanimous.

14. Wireless Telecommunications Facilities

LPA Recommendation: Bartcher/Hopengarten - Denied. The vote was 6:1, with Koss voting nay.