

## PLANNING AND ZONING BOARD MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, January 11, 2021**, at **3:00 p.m.**, in the Florida Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

The meeting was called to order at 3:00 p.m.

Board members present were: Ron Bartcher; Harry Carswell; Brian Hodgers; Ben Glover; Joe Buchanan; and Peter Filiberto, Vice Chair.

Staff members present were: Tad Calkins, Planning and Development Director; George Ritchie, Planner III; Abigail Jorandby, Assistant County Attorney; and Jennifer Jones, Special Projects Coordinator.

### **Approval of the November 9, 2020, Minutes**

Motion by Brian Hodgers, seconded by Ben Glover, to approve the minutes of November 9, 2020. The motion passed unanimously.

### **Large Scale Plan Amendment 2020-2.1**

A proposal by Brevard Tower Communications, Inc., to amend Part XI, the Future Land Use Element to change the Future Land Use Map Series designation from RES 2 (Residential 2) and NC (Neighborhood Commercial) to CC (Community Commercial). The property is 17.5 acres, located on the north side of Norfolk Pkwy., approx. 0.23 mile west of Minton Rd. (No assigned address. In the Melbourne area.)

#### **Brevard Tower Communications, Inc. (Bruce Moia)**

A change of zoning classification from GU (General Use) to BU-2 (Retail, Warehousing, and Wholesale Commercial), and removal of a CUP (Conditional Use Permit) for Tower and 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. Unit Tower, Melbourne; Parcel 758 (part) = No assigned address. In the Melbourne area.) (20Z00015) (Tax Accounts 2802674 and 2802676) (District 5)

[All handouts distributed to the board during the meeting can be found in file 20Z00015, located in the Planning and Development Department].

Bruce Moia stated in October the board recommended transmittal of the land use request to the State, and there have not been any objections from any of the State agencies. He stated he held a meeting with the Sawgrass Lakes residents, and as a result of that meeting, he has provided the board with a draft BDP (Binding Development Plan) that he feels addresses most of the concerns. He said boat and RV storage is in high demand and is the best use for the property because it's the least impactful and lowest intense use. Boat and RV storage is rarely accessed because when people take boats out it is early in the morning and they do not come back until the evening. He said it will be a nice facility with paved drives and covered storage spaces; it will be well run and secure; it will be appropriately lighted for safety; and there will be rules in place. He said with the conditions in the BDP he feels it's a good project and he hopes for the board's support.

Ben Glover stated the applicant has agreed to a 50-foot buffer along the west and north boundaries, and asked if a six-foot wall is facing the community. Mr. Moia replied yes, there is low-density residential to the north, and very high-density residential to the west. The site is wooded along those borders and he would rather keep the natural, 30 to 40-foot opaque buffer, and maintain it instead of

removing a lot of it just to put up a six-foot wall, which really won't do anything because the site is on a hill.

Mr. Glover asked if there were any other items that came from the meeting with the neighbors that he felt was a compromise. Mr. Moia replied he put a cap on the number of units, and agreed to do any necessary traffic improvements to the road to make sure it met any warranted improvements for safety, such as turn lanes. He noted it is a public road maintained by the City, and even though the property is in the County, they would have to get City permission for any improvements, but they're willing to do anything that would be warranted, and maybe even some things that aren't warranted. He stated the only thing there was some discussion on that they couldn't come to some kind of consensus was what is to prevent the property from contaminating the groundwater that would end up going to the lake that's on the border of the west property, which belongs to the homeowner's association. He said he felt that's not an issue because there will be dry retention, so anything that goes on the ground will get trapped in a dry retention pond and filter through the soil, and there will be less vehicles on the subject property than the subdivision itself has that they use on a regular basis. He said he doesn't think that would happen because most of the vehicles don't even have fuel in them, such as fifth-wheels and travel trailers. The property will be secured and monitored with cameras, so if anything happens it will be addressed right away.

Joe Buchanan stated storage is in demand because there are few places to keep boats and RV's. He said with 17 acres and 350 boats, it is only movement of 20 to 30 in a day, so it's not going to be a great impedance to Minton Road. He said the applicant did the homework and answered most of the objections from the neighbors.

Mr. Moia stated the lighting was something that was also discussed because there is a very strict code requirement that light cannot spill outside of a property, so photometric plans will be provided.

Mr. Buchanan stated if there's no sewage dump permitted in that area, unless it was a sewer connection, there isn't a problem other than rainwater. Mr. Moia said that is correct, but they would like to reserve the ability to have a dump station if the City of West Melbourne gives them connection to sewer.

Peter Filiberto stated during the last meeting, Mr. Bartcher mentioned the septic on the property and it previously being a landfill, but Mr. Moia had said there would be an aboveground septic system. Mr. Moia replied, it would probably be a mound and pump system, but it would have to meet the Environmental Health requirements. It would hardly be used; it would just be for the security guard.

Mr. Buchanan noted the BDP stipulates no overnight stays. Mr. Moia replied that is correct, the storage will be on a contract basis.

[Mr. Carswell's presence was noted]

Ron Bartcher asked if the State agencies knew the property was an illegal dump site when they made their evaluations.

Tad Calkins stated the FDEP (Florida Department of Environmental Protection) website has the site identified, and they are one of the reviewing agencies, and there were no comments from them. The FDEP does has guidelines for developing properties that have landfills, and that may be something the board may want to consider as part of the BDP if Mr. Moia is agreeable.

Mr. Bartcher asked Mr. Moia if he has looked at those guidelines. Mr. Moia replied he has not, but he would agree to add the guidelines to the BDP.

Mr. Bartcher stated he is concerned about the fact that it's an old dump site, especially with construction debris, because no one knows what's in it, if it is treated wood, if it has arsenic, or if it's asbestos shingles, so there should not be any disturbance.

Mr. Moia stated they don't want to disturb it; it would probably be similar to when the road was built over top of it, they didn't want to disturb it either because it's very costly and difficult to do. He said it is not part of the proposal to un-earth anything.

Mr. Bartcher asked if the 50-foot natural vegetative buffer is already there. Mr. Moia replied yes, it is already there and in order to develop the property to make it viable they would leave 50 feet on the west side and 50 feet on the north side.

Public comment.

Don Curry, 3461 Watergrass Street, West Melbourne, asked if Mr. Moia is a member of the Planning and Zoning Board and if so, how does the board handle an applicant that is also a board member.

Peter Filiberto confirmed Mr. Moia is a member of the board, but the board judges fairly what comes before it, and Mr. Moia will not be given favoritism.

Stephen Phrampus, 3401 Watergrass Street, West Melbourne, stated he is one of the directors of the Sawgrass Lakes Master Association and the representative of over 800 property owners. He said he is also a West Melbourne Councilman, and he understands the function of the Planning and Zoning Board. He said the meeting with the developer was requested on short notice and held on December 26<sup>th</sup>. The overall opinion was that the developer was checking off a box to present to the County Commissioners and this board, and any so-called concessions were not objectively discussed. He stated the developer said they would build a concrete block wall instead of a tree buffer, and the residents found that very offensive, as the hundreds of feet of tree buffer that is currently there would be lost. He stated the developer's environmental report dated December 2019 indicates no eagles nest within one mile and the occasional presence of wading birds. This information is factually not true; there is an eagle's nest within a mile on Sawgrass Lakes property, along with the daily occurrence of a wading bird and a roosting sanctuary on the shoreline of the subject property, and if the trees are removed all of that is going to go away. He said the Universal Science Phase One Environmental Site Assessment report dated December 2004 indicates that during operational periods of the landfill, solid waste items such as paint cans, tires, automobile engine parts, and household trash were accepted by the site. The developer's report indicates the sub-surface investigation was terminated after three to five feet because of debris and recommends either the debris be removed, or an adjacent site be utilized. He said in 1992 the County closed the landfill at a cost of \$400,000 to meet EPA regulations and paid the current property owner for the lost services, which is why it is currently a sanctuary-type property. The property also provides a sound barrier to the traffic noise of I-95, which would be lost with the removal of hundreds of feet of trees. He noted the property was denied support from the City of West Melbourne when asked to supply water and sewer, along with the possibility of annexation, which was prior to his tenure on the Council. When residents purchased their homes, they did so with the understanding that the zoning of the landfill area was extremely limited. As stated by a board member at the Planning and Zoning meeting for the

transmittal of the request, there is already a traffic problem on Minton Road, the applicant is not using available commercial property in the area, and it's not a project recommended by the Comprehensive Plan. A large scale comprehensive plan amendment requires a property of this size to be located on a principal artery intersection; however, it is located at the top of a hill at a dead end and urban street with a blind driveway. The Minton Road feasibility study rates the current intersection at Minton and Norfolk as an 'F' during the morning hours. Sawgrass Lakes residents have nothing to gain and only to lose if the proposal is approved.

Ron Bartcher stated in one of the emails sent by a Sawgrass Lakes resident it was noted that an inspector conducted a survey on the site. He asked if the inspector provided a report. Mr. Phrampus replied that was in reference to some of the reports presented by the developer. KSM Engineering did an environmental study that he mentioned some of the facts from, but it wasn't brought out by the developer because it didn't favor the proposal.

[Ian Golden's absence was noted]

Mr. Moia stated he thought the neighborhood meeting was productive and thought they discussed every possible issue, and the meeting was very well attended. He agreed the meeting was held around the holidays, but he appreciates the residents attending on short notice. He stated the intent is not to disturb the landfill; a road was built over the landfill and anything that is there has been there for a long time. He said he feels the proposed development limits disturbing it more so than any other possible use, and it would be a different story if houses were built on the property and in 30 years the residents would have issues. He went on to say the property will be accessed outside of peak hours, and the road does not have issues off of peak hours, only during peak hours. He said he believes he has addressed all of the issues; the property will be disturbed as little as possible, and nothing will be un-earthed that will cause a problem, so as much as possible will be preserved.

Ben Glover asked how the stormwater will be managed. Mr. Moia stated they are going to work within the topsoil, filling on top of it, but not get into anything within any reasonable distance of the material that would cause an issue with the DEP or any other agency.

Mr. Filiberto asked if the material is three to four feet beneath the ground. Mr. Moia replied it is three to five feet beneath the ground.

Mr. Filiberto noted the Florida Fish and Wildlife Commission reviewed the request and had no objections, comments, or recommendations toward this project, nor did the St. Johns River Water Management District, Florida Department of Transportation, and the Florida Department of Environmental Protection.

Brian Hodgers stated Mr. Moia mentioned many times that the proposed project is the lowest impact, and asked if there have been other potential uses proposed by the seller that could be less impactful than what he's trying to do. Mr. Moia replied the only other use he knows of that could be done is single-family residential or a private golf course, and maybe one or two other uses that are not really development.

Mr. Hodgers asked staff to confirm that the property has a RES 2 Future Land Use designation.

Tad Calkins replied the land use is RES 2 and CC, the largest portion of the property is the RES 2, it's just the eastern piece along the property line that is CC. The current zoning classification is GU

and allows one unit per five acres. Under the current zoning, they would be allowed to have three homes on the property. They could change the zoning to be something that would be compatible with RES 2 without going through the large scale amendment, and then have up to two units per acre.

Mr. Bartcher stated he can't imagine any builder building a house or any buyer who would be willing to buy a house on an old dump site, so comparing it to what residential impacts would be is facetious because it's not going to happen.

Mr. Glover asked if the property should sit vacant forever. Mr. Bartcher replied he doesn't see that as a bad thing. In reality, it's almost like having a park that's not used by anybody. Environmentally, it's a nice place with a lot of trees. He said in terms of what else can be done, Mr. Moia has made some serious commitments to avoid potential problems, and if he's willing to go ahead and follow the DEP guidelines for building on top of a site, that would be very helpful. He said his concern is how deep is the debris; and noted that Mr. Moia said it's three to five feet, but erosion over the years could have deteriorated the ground cover down 18 inches or a foot.

Mr. Bartcher stated by taking the mounded septic into account, plus the DEP's guidelines, if Mr. Moia is willing to put that in the BDP, there could be a potential use for the property. He said he still has concerns the traffic, but if the hours are limited to non-peak hours, that would help the problem.

Harry Carswell asked what will be built on the site. Mr. Moia replied there will be paved driveways and probably gravel or stabilized parking spaces.

Mr. Filiberto stated as far as traffic, a storage facility would only increase to 81.94% capacity, so the traffic increase would only be 1.29% from where it is currently.

Mr. Hodgers stated with regards to the traffic impact, Mr. Bartcher mentioned he's concerned about that, and one of the statistics the gentleman brought up was there are another 100 or so homes that are going to be built in that area, so they are already living there, but they are concerned about the traffic impact, but more homes will raise that traffic impact more than a storage facility.

Mr. Glover asked if Mr. Moia would agree to add the FDEP regulations to the BDP. Mr. Moia replied yes.

Mr. Carswell stated he is a firm believer in property rights and he doesn't see any reason to take away the subject property owner's rights. He said the proposed project is a perfect fit for the neighborhood.

Motion by Harry Carswell, seconded by Joe Buchanan, to approve the adoption of the Large Scale Plan Amendment proposed by Brevard Tower Communications, Inc., to change the Future Land Use Map Series designation from RES 2 and NC to CC. The motion passed 4:2, with Bartcher and Glover voting nay.

Motion by Ben Glover, seconded by Joe Buchanan, to approve the change of zoning classification from GU to BU-2, and removal of a CUP for Tower and Antenna, with a BDP (Binding Development Plan) submitted by the applicant stipulating the following: 1.) to develop the property as a boat and RV storage facility and related ancillary services and facilities; 2.) to provide a 50-foot buffer along the west and north boundaries of the property, in lieu of a six-foot wall; 3.) to limit the number of outdoor storage spaces to 350; 4.) to limit ingress and egress to Norfolk Parkway; 5.) to prohibit a sewage

dump station unless public sewer connection is obtained; 6.) to limit outdoor lighting to 17 feet in height from grad to bottom of fixture; 7.) to provide a westbound turn lane if warranted and approved by the City of West Melbourne; 8.) to prohibit overnight stays within the stored vehicles. The board further stipulated the BDP to include that the developer/owner shall comply with the FDEP Guidance for Disturbance and Use of Old Closed Landfills or Waste Disposal Areas in Florida. The motion passed unanimously.

**Ag Ventures** (Chad Genoni)

A BDP (Binding Development Plan) limiting density to 4 units per acre for consistency with the RES 4 (Residential 4) Future Land Use designation, in an RU-1-7 (Single-Family Residential) zoning classification. The property is 110 acres +/-, located on the north side of Wiley Ave., and the east side of Old Dixie Hwy., approx. 0.047 mile east of U.S. Hwy 1 (No assigned address. In the Mims area.) (20PZ00101) (Tax Accounts 2102924, 2102925, and 2112294) (District 1)

Chad Genoni stated he is available to answer any questions.

No public comment.

Ron Bartcher stated the request is to essentially change the residential density from 4 units per acre to 8 units per acre, lots of 5,000 square feet, and house sizes of 700 square feet. He said the area is designated as RES 4, which is 4 units per acre and ¼ acre lots at 10,000 square feet, and the proposed lots are half that size. He said that kind of development is extremely dense for a rural area. He noted the board approved a development similar to this at the south end of Mims, right next to Titusville, and he knows Mr. Genoni tried to get his property annexed into the City and the City decided to not annex it. He stated Mr. Genoni then came to the Planning and Zoning Board with essentially the same development plan and now he's bringing that same development plan into the center of Mims. He said he is strongly opposed to it, as it doesn't go along with the Mims Small Area Study that was passed several years ago.

Peter Filiberto noted there would be a deficiency for Pinewood Elementary, which means the students who would move into the proposed development would have to go to Mims Elementary. He said he didn't see anything in the staff comments in regards to transportation or public safety.

Tad Calkins stated there were no issues with concurrency and there was nothing from Fire Rescue or Public Safety related to the project. He said the rezoning of the property was approved in 2014 with a proposed limitation of 370 units, and the applicant is coming back today and asking for 400 units.

Ben Glover asked if he can build 370 units on the property as of right now. Mr. Calkins stated the applicant needs a BDP for the 370 units. With the application for the zoning, it is inconsistent with the land use, so he needs to have the cap with the BDP to limit the density of the property to match, which is what Mr. Bartcher is indicating as his concern because with the zoning he can have a smaller lot, yet he's maintaining the density of the land use. It allows for a type of cluster development where there can be smaller lots and greater open space but the whole area is not taken up in the lot size.

Joe Buchanan asked if the proposed subdivision will be serviced by Brevard County sewer and water. Mr. Calkins replied the applicant has indicated he will have sewer and water.

Mr. Filiberto stated with the property's proximity to the Lagoon, it is an advantage to hook up to water and sewer.

Mr. Glover stated it is a lot of units per acre, but he likes the fact that there will not be septic tanks.

Mr. Bartcher stated he is split because he likes the idea of cluster development, and that's exactly what he's doing, but it's a rural area and those kinds of developments don't fit in a rural area. He said he is fine with the RES 4, it's the RU-1-7 zoning that is the problem for him.

Mr. Calkins noted if the board is concerned about the number of units, lot size could be something to discuss with the applicant.

Mr. Genoni stated the zoning was approved in 2014 as RU-1-7, and with that he could have 6 units per acre. He said he was asked by staff to make this request to limit it to four units per acre, and that's his understanding of why he is here. He said he has RU-1-7 zoning and he is here today asking for consistency. He said he worked everything out with the community in 2014, and without the BDP he could have up to 6 units per acre in that zoning.

Mr. Calkins stated he believes Mr. Genoni would not be allowed to have that zoning classification with the land use limit without a BDP, and records indicate there was a proposed BDP in 2014 limited to 370 units.

Mr. Genoni stated he had an additional 20 acres that he was trying to rezone and he withdrew that request, which is his understanding of why the BDP was not required. He said the property was rezoned and he has been proceeding the whole time as if he had RU-1-7 zoning, but when he came in with the site plan he was told he needed a BDP.

George Ritchie stated he thought there was a commercial component as well, as part of the applicant's request, so there was a lot of information going back and forth and the BDP was to make the zoning consistent. He said RU-1-7 is consistent with RES 6 in the higher Future Land Use designations, but it's not consistent with RES 4.

Mr. Bartcher stated the Mims Community Group followed the development very closely. There was some land that was going to be taken out of residential and put into commercial; that was part of the entire package, but as far as the 110 acres, that was going to be 370 houses. He said somebody said there needed to be a BDP, but it's obvious there was a lot of other discussion at the same time and it fell through the cracks.

Motion by Ben Glover, seconded by Ron Bartcher, to deny the request for a BDP limiting density to 4 units per acre for consistency with the RES 4 Future Land Use designation, in an RU-1-7 zoning classification. The motion passed 4:2, with Hodgers and Buchanan voting nay.

**Marker 24 Marina, LLC (Peter Black)**

A CUP (Conditional Use Permit) for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with a private club, in a BU-2 (Retail, Warehousing, and Wholesale Commercial) zoning classification. The property is 1.04 acres +/-, located on the east side of S. Banana River Dr., approx. 160 ft. north of West Virginia Ave. (1360 S. Banana River Dr., Merritt Island) (20Z00010) (Tax Account 3018251) (District 2)

Peter Black stated he is requesting the CUP to add to the many improvements he's done to the marina to create an atmosphere that's consistent with a marina, which is giving tenants of the marina, along with homeowners in the Marker 24 HOA, a place to gather and enjoy a drink on the river.

Peter Filiberto asked if people need memberships to be in the private club. Mr. Black replied yes, members would have to have a boat in the marina or live in the community. He noted there are 20 houses in the community and 124 boat slips.

Ron Bartcher asked if there will be an outdoor deck. Mr. Black replied, yes, there will be a deck and covered tiki bar. Mr. Bartcher asked if the bar would close at 10:00 p.m. Mr. Black replied it will probably close before 10:00 p.m. Mr. Bartcher asked if there will be outdoor music. Mr. Black replied he would like to have some ambient music, but he does not need to have loud music. Mr. Bartcher asked if the music could be limited to inside the building and not have speakers outside. Mr. Black replied yes. Mr. Bartcher asked about the additional landscaping that is proposed. Mr. Black replied he is working with a landscape architect to incorporate some silver buttonwood trees, natives, coconut palms, and others.

Mr. Filiberto stated there are a total of 24 parking spaces, but with it being only open to the HOA members and tenants it shouldn't be a problem. Mr. Black said he understands there is a parking situation, so he wanted to limit it to people who would already be at the marina or in the surrounding community.

Public comment.

John McDonald, 950 S. Banana River Drive, stated he does not have a problem with the proposed bar, he is concerned with traffic. South Banana River Drive needs speed bumps and more lighting.

Mr. Filiberto stated he agrees, which is why he wanted to know about who will be in the private club, and since it's the HOA members he imagines people will be walking, or get there by boat.

Motion by Brian Hodgers, seconded by Joe Buchanan, to approve the request for a CUP for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with a private club, in a BU-2 zoning classification. The motion passed unanimously.

### **Tammy McCoy**

A change of zoning classification from AU (Agricultural Residential) to EU-1 (Estate Use Residential). The property is .50 acres, located on the south side of E. Main St., approx. 795 ft. east of Harry T. Moore Ave. (No assigned address. In the Mims area.) (20Z00035) (Tax Account 2103412) (District 1)

Tammy McCoy, 1373 Middleburg Street, Rockledge, stated the property has been in her family for her entire life, until her mom's passing in 2015. Her family owned the property to west and to the south, so there wasn't an issue, but now she needs to comply with the current zoning in order to sell.

No public comment.

Motion by Ron Bartcher, seconded by Joe Buchanan, to approve the change of zoning classification from AU to EU-1. The motion passed unanimously.



**Thomas R. and Rachel Darnell** (Kendall Moore)

A change of zoning classification from SEU (Suburban Estate Use Residential) to AU (Agricultural Residential). The property is 5.45 acres, located on the south side of Lake Washington Rd., approx. 550 ft. west of McGraw Ave. (5685 Lake Washington Rd., Melbourne) (20Z00037) (Tax Account 2700779) (District 5)

Kendall Moore, 895 Barton Boulevard, Rockledge, stated his clients are requesting a zoning change to AU because they would like to have more horses for personal use. Potentially, there was an option to get a CUP under SEU, but that would have only allowed six animals in total. The use will remain residential, along with an ancillary use that many in the area already enjoy, which is a pole barn or other structure used in conjunction with an agricultural use. He noted the horses will be for personal use only; there is no business intent of any kind, so there will not be any changes in traffic generation. He said there has been some precedent going back to the late 1980's when a neighboring property was changed from SEU to AU for a similar purpose, and at that time there was also a condition that there not be any kind of agricultural commercial use at that time, so he would not have a problem stipulating to the same, his clients strictly intend to have additional horses for personal use.

Ben Glover asked if there is a specific number of horses his clients would like to have and if they would be willing to limit the number of horses. Mr. Moore replied his clients would like to have the maximum number available to them. He noted on the property that was rezoned in the 1980's the number of horses was capped at 16 horses on 12 acres. His clients would like to have as many as they can, and that number may be in the range of 10. He pointed out that the code is structured to include horses, mules, goats, and barns, so ultimately their goats would count toward the total number, so it would be a collective number of total animals. He said the horses would be for personal use, but he is hesitant to limit all commercial uses because they do have other businesses, some of which may be located at the property, but unrelated to agriculture.

Mr. Bartcher asked if Mr. Moore's clients would agree to a BDP (Binding Development Plan) stipulating no packing, processing, or sales of commodities raised on the premises. Mr. Moore replied if it is limited to agriculture, yes. He elaborated that his clients own a food truck, so anything that would be normally available to them today under that zoning category, he would want them to be able to do that, but he would agree to restrict anything that is agricultural, animal, or related purposes.

Mr. Bartcher stated he is concerned if they have agricultural products that they are using and then selling at that location, it could create a traffic situation. Mr. Moore replied the horses and goats do not have anything to do with any their commercial operations, he just wants to be careful their other businesses are not impacted.

Mr. Bartcher stated he's also concerned that without a BDP to restrict it, if they sell the property in the future, there could be packing, processing, and sales of commodities that could create a problem. Mr. Moore stated his clients would agree to a BDP to limit those agricultural uses.

No public comment.

Motion by Brian Hodgers, seconded by Joe Buchanan, to approve a change of zoning classification from SEU to AU, with a BDP prohibiting agritourism, and agricultural related packing, processing, and sales of commodities raised on the premises. The motion passed unanimously.

**Harold Kurz, Trustee** (Harry Perrette)

A Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from CC (Community Commercial) to PI (Planned Industrial). The property is 3.66 acres, located on the southwest intersection of N. Tropical Trail and N. Courtenay Parkway. (No assigned address. In the North Merritt Island area.) (20PZ00107) (Tax Account 2316254) (District 2) This item was withdrawn by the applicant. Letter received 1/11/21.

**5971 Cedar Lake Drive Revocable Land Trust and U.S. Highway No. 1 Commercial Land Trust**  
(Kim Rezanka)

A change of zoning classification from RU-1-11 (Single-Family Residential), TR-2 (Single-Family Mobile Home), and BU-1 (General Retail Commercial) with a BDP (Binding Development Plan) to TR-1 (Single-Family Mobile Home) with a BDP limited to 200 units. The property is 58.04 +/- acres, located on the north side of Cedar Lake Dr., approx. 0.31 mile north of Broadway Blvd.; also located at the west end of Clearview Dr. (No assigned address. In the Cocoa area.) (20Z00036) (Tax Accounts 2310971, 2310861, and 2316173) (District 1)

Motion by Ben Glover, seconded by Joe Buchanan, to table the request from RU-1-11, TR-2, and BU-2 with a BDP, to TR-1 with a BDP limited to 200 units, to the February 22, 2021, meeting. The vote was unanimous.

Upon consensus, the meeting adjourned at 4:33 p.m.