

## H. PUBLIC HEARINGS

Local Planning Agency / Planning and Zoning Board  
Monday, November 15, 2021, at 3:00 p.m.

Brevard County Board of County Commissioners  
Thursday, December 2, 2021, at 5:00 p.m.

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

1. **Comprehensive Plan Text Amendment to include a Property Rights Element as required by House Bill 59, requiring all local governments to create a Property Rights Element; and to amend the Glossary Chapter Number from XV to XVI.**

**LPA Recommendation:** Alward/Capote - Approved. The vote was unanimous.

2. **(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. Highway 1 and Glenn Rd. (3510 Glenn Rd., Mims) (Tax Account 2102550) (District 1)

**P&Z Recommendation:** Hodgers/Filiberto - Tabled to the 01/10/2022 meeting, as the applicant failed to appear. The vote was unanimous.

**BCC Action: Pritchett/Lober - Tabled to the 02/03/22 BCC meeting. The vote was unanimous.**

3. **(21PZ00059) DeRosa Holdings, LLC** (Bruce Moia) an amendment to an existing BDP, in a RU-2-12 (Medium Density Multi-Family Residential) zoning classification. The property is 0.24 acres, located on the west side of S. Atlantic Ave., approx. 83 ft. south of 20<sup>th</sup> St. (2050 S. Atlantic Ave., Cocoa Beach) (Tax Account 2534267) (District 2)

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

**BCC Action: Lober/Smith - Tabled to the 01/11/22 BCC Regular meeting. The vote was unanimous.**

**BCC Action of 01/11/22: Lober/Smith - Approved with an amended BDP, recorded on 04/21/22, in ORB 9482, Pages 763 - 768, limited to two detached residential units for residency and/or rental, with the property remaining under one ownership. The vote was unanimous.**

4. **(21Z00029) Donald White and Trevantay Raymond Curry** request a change of zoning classification from AU (Agricultural Residential) to RU-1-13 (Single-Family Residential). The property is 0.55 acres, located on the south side of Warren St., approx. 200 ft. east of Harry T. Moore Ave. (No assigned address. In the Mims area.) (Tax Account 2103419) (District 1)

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

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

5. **(21Z00030) The Heather Calligan Trust** (Chad Genoni) requests a change of zoning classification from RU-1-11 (Single-Family Residential) with an existing BDP (Binding Development Plan) to RU-1-7 (Single-Family Residential), with an amendment to the existing BDP. The property is 79.16 acres, located on the south side of State Road 46, approx. 635 ft. east of Turpentine Road. (No assigned address. In the Mims area.) (Tax Account 2112413) (District 1)

**P&Z Recommendation:** Alward/Capote - Approved, with the revised BDP submitted at the meeting. The vote was unanimous.

**BCC Action: Pritchett/Tobia - Approved with a BDP, recorded on 01/27/22, in ORB 9397 - Pages 2232 - 2240. The vote was unanimous.**

6. **(21Z00031) Burnett Parrish, LLC** (Javier Fernandez) requests a change of zoning classification from RU-1-9 (Single-Family Residential) and RU-2-10 (Medium Density Multi-Family Residential) to all RU-2-10. The property is 27.06 acres, located on the northwest corner of Burnett Rd. and Parrish Rd. (No assigned address. In the Cocoa area.) (Tax Account 2409609) (District 1)

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

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

7. **(21PZ00062) Perrone Properties, Inc.; and Curtis R. and Sharon E. Davis** (Javier Fernandez) request a Small Scale Comprehensive Plan Amendment (21S.06), to change the Future Land Use designation from RES 4 (Residential 4) to RES 15 (Residential 15). The property is 40 acres, located on the north side of Pluckebaum Rd., approx. 0.25 mile east of Range Rd. (Tax Parcel 506 = 2250 Pluckebaum Rd., Cocoa; Tax Parcel 507 = 2100 Pluckebaum Rd., Cocoa) (Tax Accounts 2424006 & 2424007) (District 1)

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

**BCC Action: Pritchett/Lober - Approved as recommended, and adopted Ordinance 21-27. The vote was unanimous.**

8. **(21Z00032) Perrone Properties, Inc.; and Curtis R. and Sharon E. Davis** (Javier Fernandez) request a change of zoning classification from AU (Agricultural Residential) to RU-2-10 (Medium Density Multi-Family Residential). The property is 40 acres, located on the north side of Pluckebaum Rd., approx. 0.25 mile east of Range Rd. (Tax Parcel 506 = 2250 Pluckebaum Rd., Cocoa; Tax Parcel 507 = 2100 Pluckebaum Rd., Cocoa) (Tax Accounts 2424006 & 2424007) (District 1)

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

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

9. **(21Z00033) James Eric Preece, Trustee** (Kim Rezanka) requests a change of zoning classification from RU-1-11 (Single-Family Residential) to RU-2-12 (Medium Density Multi-Family Residential). The property is 0.26 acres, located on the south side of Franklyn Ave., approx. 320 ft. east of Palm Ave. (117 Franklyn Ave., Indialantic) (Tax Account 2731687) (District 5)

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

**BCC Action:** Lober/Zonka - Approved with a BDP, recorded on 01/27/22, in ORB 9397, Pages 2219 - 2221, limited to a duplex unit with one entrance driveway on Grosse Pointe and one entrance driveway on Franklyn Ave.; and prohibiting resort dwelling use. The vote was unanimous.

10. (21Z00034) EH Cocoa, LLC (Bryan Potts) requests a change of zoning classification from BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial). The property is 3.8 acres, located on the west side of U.S. Highway 1, approx. .13 mile north of Cidco Rd. (3633 & 3635 N. U.S. Highway 1, Cocoa) (Tax Accounts 2442707 & 2442708) (District 1)

**P&Z Recommendation:** Bartcher/Capote - Approved with a BDP (Binding Development Plan) limited to a mini-storage use within a metal building not to exceed two stories. The vote was unanimous.

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

11. Board Direction, Re: Combining the meeting schedules of the Planning & Zoning Board and the Local Planning Agency.

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