

## H. PUBLIC HEARINGS

Planning and Zoning Board / Local Planning Agency  
Monday, March 13, 2023, at 3:00 p.m.

Brevard County Board of County Commissioners  
Thursday, April 6, 2023, at 5:00 p.m.

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

1. **(23Z00002) Bobby Jo Thomas** requests a change of zoning classification from GU (General Use) to RRMH-1 (Rural Residential Mobile Home), on 2.87 acres, located on the east side of Blounts Ridge Rd., approx. 0.17 mile south of Patty Lane. (No assigned address. In the Mims area.) (Tax Account 3029907) (District 1)

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

**BCC Action: Tobia/Feltner - Approved as recommended. The vote was unanimous.**

2. **(23Z00005) Louise Julia Goloversic** requests a change of zoning classification from GU (General Use) and ARR (Agricultural Rural Residential) to AU (Agricultural Residential), on 3 acres, located on the north side of Soggy Bottom Ave., approx. 0.34 mile west of Satellite Blvd. (6906 Soggy Bottom Ave., Cocoa) (Tax Account 2406379) (District 1)

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

**BCC Action: Tobia/Goodson - Approved as recommended. The vote was unanimous.**

3. **(22SS00015) IR Tiki 2, LLC (Sandeep Patel)** requests a *Small Scale Comprehensive Plan Amendment (22S.18) to change the Future Land Use designation from NC (Neighborhood Commercial) to CC (Community Commercial), on 0.96 acres, located on the east side of U.S. Highway 1, approx. 0.16 mile south of Coquina Ridge Dr. (4263 N. U.S. Highway 1, Melbourne) (Tax Account 2611662) (District 4)*

*LPA Recommendation: Moia/Sullivan - Approved. The vote was unanimous.*

**BCC Action: Feltner/Tobia - Approved as recommended, and adopted Ordinance No. 23-05. The vote was unanimous.**

4. **(23Z00004) Chelsey L. Cobb** requests a change of zoning classification from RR-1 (Rural Residential) to AU (Agricultural Residential), on 3.09 acres, located on the south side of James Rd., approx. 0.34 mile east of Friday Rd. (4475 James Rd., Cocoa) (Tax Account 2405118) (District 1)

P&Z Recommendation: Bartcher/Glover - Approved as AU(L) (Agricultural Residential, Low Intensity). The vote was unanimous.

**BCC Action: Feltner/Tobia - Approved as AU(L) as recommended. The vote was unanimous.**

5. **(22Z00074) Timothy Shane and Debra Jane Kelley** (Don Human) request a change of zoning classification from AU (Agricultural Residential) to RU-1-11 (Single-Family Residential), on 0.45 acres, located on the west side of Old Dixie Hwy., approx. 165 ft. north of Diamond Rd. (1650 Old Dixie Hwy., Titusville) (Tax Account 2113314) (District 1)

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

**BCC Action: Tobia/Feltner - Approved as recommended. The vote was unanimous.**

6. **(22Z00068) Half Halt Stables, LLP** (Toni Pastermack) requests a change of zoning classification from AU (Agricultural Residential) to RU-1-9 (Single-Family Residential), on 0.33 acres, located on the east side of Burnett Rd., approx. 0.25 mile north of Lake Dr. (525 & 655 N. Burnett Rd., Cocoa) (Tax Account 2407648) (District 2)

P&Z Recommendation: Moia/Thomas - Approved. The vote was unanimous.

**BCC Action: Goodson/Feltner - Approved as recommended. The vote was unanimous.**

7. **(22Z00067) Wendy Kleefisch** requests a change of zoning classification from RU-1-11 (Single-Family Residential) to RU-2-12 (Medium Density Multi-Family Residential), on 0.36 acres, located between Franklyn Ave. and Grosse Pointe, approx. 0.07 mile west of Highway A1A. (107 Franklyn Ave., Indialantic) (Tax Account 2731680) (District 5)

P&Z Recommendation: Moia/Minneboo - Approved. The vote was 9:1, with Sullivan voting nay.

**BCC Action: Feltner/Pritchett - Approved. Motion failed with Goodson and Tobia voting nay; therefore the request is considered denied.**

8. **(23Z00001) Morris M. Taylor Revocable Living Trust** (Chelsea Anderson) requests a change of zoning classification from SEU (Suburban Estate Use Residential), EA (Environmental Area), and BU-1-A (Restricted Neighborhood Commercial), to AU (Agricultural Residential) and BU-1-A, on 3 acres +/-, located on the west side of Highway A1A, approx. 0.36 mile north of River Oaks Rd. (8850 Highway A1A, Melbourne Beach) (Tax Account 3008434) (District 3)

P&Z Recommendation: Sullivan/Thomas - Approved. The vote was unanimous.

**BCC Action: Tobia/Feltner - Approved. The vote was unanimous.**

9. **(22Z00069) Thomas A. Metzger; Alan and Grace Metzger** request a change of zoning classification from RR-1 (Rural Residential) to AU (Agricultural Residential), on 5.14 acres, located on the south side of Chicago Ave., approx. 300 ft. east of Cavel St. (No assigned address. In the Micco area.) (Tax Account 2801827) (District 5)

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

**BCC Action: Tobia/Feltner - Approved. The vote was unanimous.**

10. **(23SS00001) QW Trust Agreement** (Carolyn Haslam) requests a Small Scale Comprehensive Plan Amendment (23S.01) to change the Future Land Use designation from

*RES 15 (Residential 15), NC (Neighborhood Commercial), and CC (Community Commercial) to all CC, on 13.36 acres, located on the north side of Lake Dr., approx. 171 ft. east of Cox Road (Tax Parcel 512 = 495 Cox Rd., Cocoa; Tax Parcel 519 = 3900 Lake Dr., Cocoa) (Tax Accounts 2407572 & 2407578) (District 2)*

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

***BCC Action: Goodson/Tobia - Approved as recommended, and adopted Ordinance No. 23-06. The vote was unanimous.***

- 11. (23Z00003) QW Trust Agreement** (Carolyn Haslam) requests a change of zoning classification from GU (General Use) and IU-1 (Heavy Industrial) to BU-1 (General Retail Commercial), on 13.36 acres, located on the north side of Lake Dr., approx. 171 ft. east of Cox Road (Tax Parcel 512 = 495 Cox Rd., Cocoa; Tax Parcel 519 = 3900 Lake Dr., Cocoa) (Tax Accounts 2407572 & 2407578) (District 2)

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

**BCC Action: Goodson/Feltner - Approved as recommended. The vote was unanimous.**

- 12. (22SS00016) Crane View, LLC** (Steve Anderson) requests a Small Scale Comprehensive Plan Amendment (22S.19), to change the Future Land Use designation from RES 15 (Residential 15) and NC (Neighborhood Commercial) to RES 30 DIR (Residential 30 Directive), on 3.95 +/- acres, located on the west side of N. Courtenay Pkwy., approx. 0.11 mile south of Butler Ave. (2104 Falling Leaf Ln.; 242, 252, 262, & 272 Crane View Ln., Merritt Island) (Tax Account 2412341) (District 2)

*LPA Recommendation: Moia/Thomas - Approved. The vote was 8:2, with Minneboo and Sullivan voting nay.*

***BCC Action: Tobia/Feltner - Tabled to the 05/04/23 County Commission meeting. The vote was unanimous.***

- 13. (22Z00071) Crane View, LLC** (Steve Anderson) requests a change of zoning classification from RU-2-15 (Medium Density Multi-Family Residential) with an existing BDP (Binding Development Plan), to RU-2-30 DIR (High Density Multi-Family Residential, Directive), removal of existing BDP, and adding a new BDP, on 3.95 +/- acres, located on the west side of N. Courtenay Pkwy., approx. 0.11 mile south of Butler Ave. (2104 Falling Leaf Ln.; 242, 252, 262, & 272 Crane View Ln., Merritt Island) (Tax Account 2412341) (District 2)

P&Z Recommendation: Moia/Hopengarten - Approved with a BDP limited to a total of 90 units, and limiting ingress and egress to N. Courtenay Parkway (S.R. 3). The vote was 8:2, with Minneboo and Sullivan voting nay.

**BCC Action: Tobia/Feltner - Tabled to the 05/04/23 County Commission meeting. The vote was unanimous.**