

## H. PUBLIC HEARINGS

North Merritt Island Dependent Special District Board  
**Thursday, June 11, 2020, at 6:00 p.m.**  
**Brevard County Government Center**  
**2725 Judge Fran Jamieson Way, Building C, First Floor, Viera, Florida**

Planning and Zoning Board (Item 1 only)  
**Monday, June 15, 2020 at 3:00 p.m.**  
Brevard County Government Center  
2725 Judge Fran Jamieson Way, Building C, First Floor, Viera, Florida

Brevard County Board of County Commissioners  
**Thursday, July 9, 2020, at 5:00 p.m.**  
Brevard County Government Center  
2725 Judge Fran Jamieson Way, Building C, First Floor, Viera, Florida

1. **Bud and Mary Carol Crisafulli** request a change of zoning classification from GU (General Use) to SEU (Suburban Estate Use Residential). The property is 2.23 acres, located on the west side of Country Lane, approximately 162 feet south of Kings Way. (5305 Country Lane, Merritt Island) (20PZ00017) (Tax Account 2316832) (District 2)

**North Merritt Island Board Recommendation:** Carbonneau/Ratterman – Approved. The vote was unanimous.

**Planning and Zoning Board Recommendation:** Glover/Hodgers – Approved. The vote was unanimous.

**Board of County Commissioners Action:** Tobia/Lober – Approved as recommended. The vote was unanimous.

2. **William Clarke** (Kim Rezanka) requests a change of zoning classification from BU-1-A (Restricted Neighborhood Commercial) and BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial). The property is 0.80 acres, located on the east side of North Courtenay Parkway, approximately 0.18 mile south of Hall Road. (4140 North Courtenay Parkway, Merritt Island) (20PZ00038) (Tax Account 2410519) (District 2)

**North Merritt Island Board Recommendation:** Carbonneau/Testa – Approved. The vote was unanimous.

**Board of County Commissioners Action:** Tobia/Lober – Approved as recommended. The vote was unanimous.

3. **MI Plaza Group, LLC** (Matthew Phillips / Kim Rezanka) requests the following: 1.) removal of an existing BDP (Binding Development Plan); 2.) a CUP (Conditional Use Permit) for an Overnight Commercial Parking Lot (5.48 acres); 3.) a CUP for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with a restaurant (3,100 square feet) in a PIP (Planned Industrial Park) zoning classification. The property is 5.48 acres, located on the southwest corner of Duval Street and North Courtenay Parkway. (3345 North Courtenay Parkway, Merritt Island) (20PZ00027) (Tax Account 2459292) (District 2)

**North Merritt Island Board Recommendation:** 1.) removal of an existing BDP (Binding Development Plan): Ratterman/Carbonneau – Denied. The vote was unanimous. 2.) a CUP (Conditional Use Permit) for an Overnight Commercial Parking Lot (5.48 acres):

Lindhorst/Carbonneau – Denied. The vote was unanimous. 3.) a CUP for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with a restaurant (3,100 square feet) in a PIP (Planned Industrial Park) zoning classification: Lindhorst/Carbonneau – Denied. The vote was unanimous.

**Board of County Commissioners Action:** Isnardi/Pritchett – 1.) removal of Existing BDP (Binding Development Plan); 2.) a CUP (Conditional Use Permit) for an Overnight Commercial Parking Lot (5.48 acres), in a PIP (Planned Industrial Park) zoning classification, be approved as follows: Approved removal of an existing BDP; approved CUP's for Overnight Commercial Parking Lot (5.48 acres) and Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with a restaurant (3,100 square feet) in a PIP zoning classification, with the following conditions: 1.) the applicant shall provide a landscape buffer along the north, east, and south property lines in accordance with the Land Development Code; 2.) the applicant shall provide a turn lane analysis with the site development plan, to be reviewed by Brevard County Traffic Engineering and FDOT, and shall be responsible for the design, permitting, and construction of all necessary roadway improvements prior to utilizing the site for overnight commercial parking; 3.) the applicant shall provide a queueing plan to be submitted with the site plan demonstrating sufficient onsite queueing distance for both arriving and departing customers; 4.) the applicant shall install 'no parking' signs along the north and south sides of Duval Street prior to utilizing the site for overnight commercial parking; 5.) the on-premises consumption of alcoholic beverages (full liquor) within the restaurant/bar is limited to arriving cruise parking patrons only; the number of seats in the restaurant/bar is limited to 100; and the hours of on-premises consumption of alcohol (full liquor) shall be from 9:00 a.m. to 1:00 p.m.; 6.) the hours of operation for the overnight commercial parking shall be limited to 6:30 a.m. to 1:00 p.m.; 7.) outdoor entertainment/activities and the use of a PA system shall be prohibited; 8.) the number of overnight commercial parking spaces shall be limited to 232 spaces; 9.) and the use of the property shall be limited to an Overnight Commercial Parking Lot only, thus eliminating the business complex, mini-warehouse, and any other uses on the property. The vote was 3:2, with Lober and Tobia voting nay.

## PUBLIC COMMENT