

## H. PUBLIC HEARINGS

Port St. John Dependent Special District Board  
**Wednesday, March 3, 2021, at 6:00 p.m.**  
Brevard County Government Center  
2725 Judge Fran Jamieson Way, Building C, First Floor, Viera

Local Planning Agency  
**Monday, March 8, at 3:00 p.m.**  
Brevard County Government Center  
2725 Judge Fran Jamieson Way, Building C, First Floor, Viera

Brevard County Board of County Commissioners  
**Thursday, March 23, 2021, at 9:00 a.m.**  
Brevard County Government Center  
2725 Judge Fran Jamieson Way, Building C, First Floor, Viera, Florida

The Board of County Commissioners may approve or deny the requested classification, or may approve a classification of lesser intensity than that requested.

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

**PSJ Recommendation:** Rupe/Porter-Hyde - Denied. The vote was unanimous.

**LPA Recommendation:** Filiberto-Buchanan - Approved with a BDP, as revised limited to 150 units, and with the additional stipulation that the project be connected to sewer. The vote passed unanimously.

**BCC Action of 03/23/21: Smith/Lober - Approved with a BDP, dated 07/08/21, in ORB 9183, Pages 695 - 700, with the following conditions: Developer/Owner shall provide a 6-foot high opaque fence on the Property adjacent to any residentially zoned property; Developer/Owner shall limit density to a total of 150 units; vehicular access to Vineland St. from the Property is prohibited; Developer/Owner will not utilize septic tanks; Developer/Owner will provide a 15-foot perimeter buffer tract along all property boundaries which shall be platted as a common tract; Developer/Owner shall limit access to Cedar Lake Dr. to an emergency access for the benefit of Brevard County, with a locked gate, if required by Brevard County or due to any existing easement encumbering the Property. The vote was unanimous.**

- 2. Port St. John Small Area Study**

**PSJ Recommendation:** Porter-Hyde/Rupe - Acknowledged, with the exception of Recommendation No. 1. The vote was unanimous.

**LPA Recommendation:** Bartcher/Hodgers - Acknowledged, with the exception of Recommendation No. 1. The vote was unanimous.

**BCC Action: Lober/Tobia - Acknowledged as recommended. The vote was unanimous.**