

H. PUBLIC HEARINGS

Local Planning Agency / Planning and Zoning Board
Monday, March 8, 2021, at 3:00 p.m.

Brevard County Board of County Commissioners
Thursday, April 15, 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. **All Space Storage** (John Campbell)

A change of zoning classification from BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial). The property is 1.70 acres, located on the southwest corner of U.S. Highway 1 and MacArthur Circle. (5175 N. U.S. Highway 1, Cocoa.) (20Z00043) (Tax Account 2317234) (District 1)

Planning Agency Recommendation: Bartcher/Buchanan – Approved. The vote was unanimous.

Board of County Commissioners Action: Smith/Lober - Approved as recommended. The vote was unanimous.

2. **Kaydenlew, LLC** (David Menzel)

A change of zoning classification from BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial). The property is 1.34 +/- acres, located approx. 150 ft. west of U.S. Highway 1, approximately 280 ft. south of Anderson Way. (No assigned address. In the Melbourne area) (21Z00003) (Tax Account 2605988) (District 4)

Planning and Zoning Board Recommendation: Hodggers/Filiberto – Approved. The vote was unanimous.

Board of County Commissioners Action: Smith/Lober - Approved as recommended. The vote was unanimous.

3. **SDLD, LLC** (Scott Demasso)

A change of zoning classification from AU (Agricultural Residential) to EU (Estate Use Residential). The property is 0.99 +/- acres, located on the on the west side of S. Tropical Trail, approximately 0.14 mile south of River Cliff Lane. (No assigned address. In the Merritt Island area.) (21Z00001) (Tax Accounts 2501421 and 2501422) (District 2)

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

Board of County Commissioners Action: Lober/Zonka - Approved as recommended. The vote was unanimous.

4. **Robert Van Horn and Gerald K. Houck**

A Small Scale Comprehensive Plan Amendment (21S.01) to change the Future Land Use designation from NC (Neighborhood Commercial) to CC (Community Commercial). The property is 0.53 acres, located on the northwest corner of Cone Rd. and Oleander Dr. (605

Oleander Dr., Merritt Island) (21PZ00001) (Tax Account 2501307) (District 2)

Planning and Zoning Board Recommendation: Moia/Buchanan – Approved. The vote was unanimous.

Board of County Commissioners Action: Lober/Smith - Approved as recommended, and adopted Ordinance No. 21-08. The vote was unanimous.

5. Robert Van Horn and Gerald K. Houck

A change of zoning classification from RU-1-9 (Single-Family Residential) to BU-2 (Retail, Warehousing, and Wholesale Commercial). The property is 0.53 acres, located on the northwest corner of Cone Rd. and Oleander Dr. (605 Oleander Dr., Merritt Island) (21Z00004) (Tax Account 2501307) (District 2)

Planning and Zoning Board Recommendation: Moia/Buchanan – Approved. The vote was unanimous.

Board of County Commissioners Action: Lober/Smith - Approved with a BDP (Binding Development Plan), recorded on 07/08/21, in ORB 9183, Pages 614 - 617, prohibiting the following BU-2 uses: aquariums, auditoriums, billiard rooms and electronic arcades, bottling beverages, bowling alleys, cafeterias, dancing halls and academies, fraternities and sororities, hospitals, commercial parking, pet kennels, seafood processing plants, and theaters. The vote was unanimous.

6. 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)

Port St. John Board Recommendation: Rupe/Porter-Hyde – Denied. The vote was unanimous.

Planning and Zoning Board Recommendation: Filiberto/Buchanan – Approved with the additional BDP condition that the development be required to connect to sewer. The vote was unanimous. Bruce Moia abstained.

Board of County Commissioners Action: Smith/Lober - Approved with a BDP, recorded on 07/08/21, in ORB 9183, Pages 695 - 700, containing 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 on the Property and may be further restricted by any changes to the Comprehensive Plan or the Land Development Regulations; vehicular access to Vineland Street from the Property is prohibited; Developer/Owner will not utilize septic tanks for homes developed on the Property; Developer/Owner will provide a 15-foot perimeter buffer tract along all property boundaries which shall be platted as a common tract, separate from individual lots; Developer/Owner shall limit access to Cedar Lake

Drive 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.

7. Port St. John Small Area Study

Port St. John Board Recommendation: Porter-Hyde/Rupe – Acknowledged, with the exception of Recommendation 1.

Planning and Zoning Board Recommendation: Bartcher/Hodgers – Acknowledged, with the exception of Recommendation 1. The vote was unanimous.

Board of County Commissioners Action: Lober/Tobia - Acknowledged as recommended. The vote was unanimous.