

H. PUBLIC HEARINGS

Planning and Zoning Board / Local Planning Agency
Monday, April 18, 2022, at 3:00 p.m.

Brevard County Board of County Commissioners
Thursday, May 5, 2022, at 5:00 p.m.

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

1. **(21PZ00083) Storsafe of Rockledge, LLC (Nathan Lee)** requests a Small Scale Comprehensive Plan Amendment (22S.03) to change the Future Land Use designation from RES 4 (Residential 4), NC (Neighborhood Commercial), and CC (Community Commercial) to all CC. The property is 12.19 +/- acres, located on the east side of U.S. Hwy 1, approx. 192 ft. north of Barnes Blvd. (Tax Parcel 251 = No assigned address. In the Rockledge area; Tax Parcel 256 = 3700 S. Hwy 1, Rockledge; Tax Parcel 500 = No assigned address. In the Rockledge area.) (Tax Accounts 2511096, 2511103, 2511119) (District 2) This item was from the 03/14/22 P&Z meeting.

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

BCC Action: Smith/Tobia - Approved as recommended, adopting Ordinance No. 22-14. The vote was unanimous.

2. **(22Z00004) Storsafe of Rockledge, LLC** requests a change of zoning classification from AU (Agricultural Residential) and BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial). The property is 12.19 +/- acres, located on the east side of U.S. Hwy 1, approx. 192 ft. north of Barnes Blvd. (Tax Parcel 251 = No assigned address. In the Rockledge area; Tax Parcel 256 = 3700 S. Hwy 1, Rockledge; Tax Parcel 500 = No assigned address. In the Rockledge area.) (Tax Accounts 2511096, 2511103, 2511119) (District 2) This item was tabled from the 03/14/22 P&Z meeting.

P&Z Recommendation: Moia/Minneboo - Approved with a BDP containing the following conditions: 1.) the use of the property shall be limited to self-storage only; 2.) outdoor storage shall be prohibited; 3.) any buildings on the property shall be limited to single-story; 4.) no lighting elements shall face residential properties; 5.) a 20-foot landscape buffer shall be required in accordance with code requirements; 6.) a finished 8-foot masonry wall shall be required along the edge of the improvements in accordance with code requirements. The vote was unanimous.

BCC Action: Smith/Pritchett - Approved as recommended, with a BDP, recorded on 07/14/22, in ORB 9560, Pages 520 - 527, containing the following conditions: 1.) the use of the property shall be limited to self-storage only; 2.) outdoor storage shall be prohibited; 3.) any buildings on the property shall be limited to single-story; 4.) no lighting elements shall face residential properties; 5.) a 20-foot landscape buffer shall be required in accordance with code requirements; 6.) a finished 8-foot masonry wall shall be required along the edge of the improvements in accordance with code requirements. The vote was unanimous.

- 3. (22Z00007) Rotation Holdings, LLC** requests an amendment to an existing BDP (Binding Development Plan) in a BU-2 (Retail, Warehousing, and Wholesale Commercial) zoning classification. The property is 1.38 acres, located on the east side of N. U.S. Highway 1, approx. .20 miles north of Cidco Rd. (3640 N. U.S. Hwy 1, Cocoa) (Tax Account 2411214) (District 1)

P&Z Recommendation: Motion by Bruce Moia, seconded by Ben Glover, to recommend approval of an amendment to an existing BDP in a BU-2 zoning classification, with the following conditions: 1.) Developer/owner shall provide a 50-foot buffer on the east property line and increase vegetation by adding Bald Cypress trees every 25 feet, Wax Myrtle every 5 feet, and Muhly grass every 3 feet; 2.) Developer/owner shall construct an 8-foot tall cmu black (concrete masonry unit) wall along the east property line.; and 3.) Automotive repair shall be limited to minor automotive repair only, as defined in Section 62-1102. The vote was unanimous.

BCC Action: Pritchett/Tobia - Approved as recommended, with a BDP, recorded on 07/14/22, in ORB 9560, Pages 500 - 505, containing the following conditions: 1.) Developer/owner shall provide a 50-foot buffer on the east property line and increase vegetation by adding Bald Cypress trees every 25 feet, Wax Myrtle every 5 feet, and Muhly grass every 3 feet; 2.) Developer/owner shall construct an 8-foot tall cmu black (concrete masonry unit) wall along the east property line.; and 3.) Automotive repair shall be limited to minor automotive repair only, as defined in Section 62-1102. The vote was unanimous.

- 4. (21Z00051) Michael P. Buono and Charles T. Calhoun** request a change of zoning classification from GU (General Use) to RR-1 (Rural Residential). The property is 1.06 acres, located approx. 165 ft. north of Golden Shores Blvd., and approx. 0.22 miles east of International Ave. (No assigned address. In the Mims area.) (Tax Accounts 200791 & 200796) (District 1)

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

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

- 5. (22Z00008) Robert F. Erario and Jeremy Sothea Sun** request a change of zoning classification from BU-1 (General Retail Commercial) and AU (Agricultural Residential) to all AU, on property described as Tax Parcel 1.01, as recorded in ORB 8359, Pages 486 - 489, of the Public Records of Brevard County, Florida. **Section 17, Township 20G, Range 34.** (7.24 acres) Located on the west side of U.S. Highway 1, approx. 500 ft. south of Aurantia Road. (4740 N. U.S. Hwy 1, Mims) (Tax Account 2001826) (District 1)

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

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

- 6. (22Z00009) Tyler M. and Cristina N. Boucher** request a change of zoning classification from AU (Agricultural Residential) to RR-1(Rural Residential). The property is 2.51 acres, located at the northwest corner of N. Tropical Trail and Littleton Lane. (6245 N. Tropical Trail, Merritt Island) (Tax Account 2316242) (District 2)

NMI Recommendation: Ratterman/Balke - Approved. The vote was unanimous.
P&Z Recommendation: Minneboo/Alward - Approved. The vote was unanimous.
BCC Action: Pritchett/Tobia - Approved. The vote was unanimous.

7. **(22PZ00003) Rushing Wind, LLC** (Steven Austin and William Buchman) request a Small Scale Comprehensive Plan Amendment (22S.02) to change the Future Land Use designation from RES 1 (Residential 1) to RES 4 (Residential 4). The property is 24 acres, located on the south side of Micco Rd., approx. .37 miles west of Dottie Dr. (No assigned address. In the Micco area) (Tax Account 3008616) (District 3)

LPA Recommendation: Bartcher/Glover - Approved. The vote was 10:1, with Alward voting nay.
BCC Action: Tobai/Smith - Approved as recommended, and adopted Ordinance No. 22-15. The vote was unanimous.

8. **(22Z00001) Rushing Wind, LLC** (Steven Austin) requests a change of zoning classification from RR-1 (Rural Residential) and IN(L) (Institutional Use, Low-Intensity), to RU-1-11 (Single-Family Residential). The property is 34.65 acres, located on the south side of Micco Rd., approx. 0.37 miles west of Dottie Dr. (No assigned address. In the Micco area.) (Tax Account 3008616) (District 3)

P&Z Recommendation: Bartcher/Sullivan - Approved. The vote was 10:1, with Alward voting nay.
BCC Action: Tobia/Pritchett - Approved as recommended. The vote was unanimous.