

## H. PUBLIC HEARINGS

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

Brevard County Board of County Commissioners  
Thursday, August 4, 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. **(22Z00017) Daniel P. and Amber N. Allen** request a CUP (Conditional Use Permit) for Farm Animals and Fowl (2 pot-bellied pigs) for Medical Hardship, in a RR-1 (Rural Residential) zoning classification. The property is 1.03 acres, located on the west side of Wagon Rd., approx. 360 ft. north of Ranchwood Dr. (2625 Wagon Rd., Cocoa) (Tax Account 2405506) (District 1)

**LPA Recommendation:** Alward/Moia - Approved. The vote was 8:1, with Hopengarten voting nay.

**BCC Action:** Pritchett/Smith - Approved, limited to 2 pot-bellied pigs and 4 chickens (hens). The vote was 3:1 with Tobia voting nay.

2. **(22Z00024) Evan Bales and Kelsey Godfrey** (Charlene Morgan) request a CUP (Conditional Use Permit) for a Guesthouse in an RU-1-11 (Single-Family Residential) zoning classification. The property is 0.69 acres, located on the north side of Mili Ave., approx. 150 ft. east of Newfound Harbor Dr. (1770 Mili Ave., Merritt Island) (Tax Account 2522454) (District 2)

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

**BCC Action:** Pritchett/Tobia - Approved with the condition that a kitchen shall be prohibited. The vote was unanimous.

3. **(22Z00018) William and Jeanette Gonedridge** request a change of zoning classification from AU (Agricultural Residential) to RR-1 (Rural Residential) with a BDP (Binding Development Plan) limiting development to a total of two lots. The property is 3.33 acres, located on the north side of Lionel Rd., approx. 0.1 mile east of U.S. Highway 1. (3660 Lionel Rd., Mims) (Tax Account 2000372) (District 1)

**P&Z Recommendation:** Filiberto/Alward - Approved with a BDP limiting development to a total of two lots. The vote was unanimous.

**BCC Action:** Pritchett/Tobia - Approved as recommended, with a BDP, recorded on 11/02/22, in ORB 9649, Pages 1842 - 1845, limiting development to a total of two lots. The vote was unanimous.

4. **(22SS00004) Andrea Bedard and Nicholas Boardman** (Ronald Treharne) request a Small Scale Comprehensive Plan Amendment (22S.07), to change the Future Land Use designation from RES 4 (Residential 4) and NC (Neighborhood Commercial) to CC (Community Commercial). The property is 1.02 acres, located on the north side of Coquina Rd., approx. 214 ft. east of U.S. Highway 1. (23 Coquina Rd., Rockledge) (Tax Account 2511124) (District 2)

**LPA Recommendation:** Filiberto/Alward - Denied. The vote was unanimous.  
**This item was withdrawn by the applicant. Letter received 07/27/22.**

5. **(22Z00015) Andrea Bedard and Nicholas Boardman** (Ronald Treharne) request a change of zoning classification from AU (Agricultural Residential) to BU-1 (General Retail Commercial). The property is 1.02 acres, located on the north side of Coquina Rd., approx. 214 ft. east of U.S. Highway 1. (23 Coquina Rd., Rockledge) (Tax Account 2511124) (District 2) The applicant amended the request to RU-2-4. Letter received 07/27/22.

**P&Z Recommendation:** Alward/Minneboo - Denied. The vote was unanimous.  
**BCC Action: Pritchett/Tobia - Returned to P&Z meeting of 09/12/22, and BCC meeting of 10/06/22. The vote was unanimous.**

6. **(22SS00005) James A. and Vikki P. Dean** request a Small Scale Comprehensive Plan Amendment (22S.08), to change the Future Land Use designation from RES 1:2.5 (Residential 1:2.5) to RES 1 (Residential 1). The property is 2.50 acres, located on the southwest corner of Canton St. and Alan Shepard Ave., Cocoa. (3525 Canton St., Cocoa) (Tax Account 2442557) (District 1)

**LPA Recommendation:** Moia/Glover - Approved. The vote was unanimous.  
**BCC Action: Pritchett/Tobia - Approved as recommended, and adopted Ordinance No. 22-22. The vote was unanimous.**

7. **(22Z00019) James A. and Vikki P. Dean** request a change of zoning classification from AU (Agricultural Residential) to RR-1 (Rural Residential). The property is 2.50 acres, located on the southwest corner of Canton St. and Alan Shepard Ave., Cocoa. (3525 Canton St., Cocoa) (Tax Account 2442557) (District 1)

**P&Z Recommendation:** Moia/Glover - Approved. The vote was unanimous.  
**BCC Action: Pritchett/Tobia - Approved as recommended. The vote was unanimous.**

8. **(22Z00022) DeRosa Holdings, LLC** (Kim Rezanka) requests an amendment to an existing BDP (Binding Development Plan), in a RU-2-12 (Medium Density Multi-Family Residential) zoning classification. The property is 0.24 acres, located on the west side of S. Atlantic Ave., approx. 83 ft. south of 20<sup>th</sup> St. (2050 S. Atlantic Ave., Cocoa Beach) (Tax Account 2534267) (District 2)

**P&Z Recommendation:** Alward/Glover - Approved with a BDP limiting development of the property as two detached residential units for residency and/or rental, and that the property shall remain under one ownership, unless platted or developed as a condominium. The vote was unanimous.  
**BCC Action: Smith/Tobia - Approved as recommended, with an amended BDP, recorded on 09/08/22, in ORB 9607, Pages 731 - 737, limiting development of the property as two detached residential units for residency and/or rental, and that the property shall remain**

**under one ownership, unless platted or developed as a condominium. The vote was unanimous.**

9. **(22Z00023) Island Bluff, LLC** (Kim Rezanka) requests a change of zoning classification from BU-1 (General Retail Commercial) and IN(L) (Institutional Use, Low-Intensity), with an existing BDP (Binding Development Plan), to SR (Suburban Residential), removing the existing BDP, and adding a new BDP. The property is 2.12 acres, located on the west side of N. Tropical Trail, approx. 362 ft. south of Merritt Ave. (495 W. Merritt Ave., Merritt Island) (Tax Account 2426893) (District 2)

**P&Z Recommendation:** Alward/Moia - Approved, removing the existing BDP and adding a new BDP limiting density to one unit per acre, for a total of two units. The vote was unanimous.  
**BCC Action: Smith/Tobia - Approved as recommended, with a BDP, recorded on 11/08/22, in ORB 9653, Pages 2915 - 2920, limiting density to one unit per acre, for a total of two units. The vote was unanimous.**

10. **(22SS00003) Sunshine Petro, Inc.; Jacob Aaron Corporation; and Alice Elaine Tisthammer** (John Rosenthal) requests a Small Scale Comprehensive Plan Amendment (22S.06), 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 17.70 +/- acres, located on the north side of Port St. John Parkway, approx. 570 ft. west of Grissom Parkway. (No assigned address. In the Cocoa area.) (Tax Accounts 2312189, 2312249, 2312191, 2312201, 2312205, 2312203, 2312233, 2312234, 2312213, & 2312214) (District 1)

**LPA Recommendation:** Alward/Moia - Approved. The vote was unanimous.  
**BCC Action: Smith/Tobia - Approved, and adopted Ordinance 22-23. The vote was unanimous.**

11. **(22Z00020) Sunshine Petro, Inc.; Jacob Aaron Corporation; and Alice Elaine Tisthammer** (John Rosenthal) requests a change of zoning classification from GU (General Use), BU-1-A (Restricted Neighborhood Commercial), and BU-1 (General Retail Commercial), with existing BDPs (Binding Development Plan) to BU-2 (Retail, Warehousing, and Wholesale Commercial), and removal of existing BDP's (Binding Development Plan). The property is 17.70 +/- acres, located on the north side of Port St. John Parkway, approx. 570 ft. west of Grissom Parkway. (No assigned address. In the Cocoa area.) (Tax Accounts 2312189, 2312249, 2312191, 2312201, 2312205, 2312203, 2312233, 2312234, 2312213, & 2312214) (District 1)

**P&Z Recommendation:** Alward/Moia - Approved. The vote was unanimous.  
**BCC Action: Pritchett/Smith - Approved as recommended. The vote was unanimous.**

12. **(22SS00006) Jacob Aaron Corporation; Gigi II, LLC; The BDM Financial Corporation; and Michael P. and Lori L. Melzer** (Kim Rezanka) requests a Small Scale Comprehensive Plan Amendment (22S.09) to change the Future Land Use designation from NC (Neighborhood Commercial) and CC (Community Commercial) to RES 15 (Residential 15). The property is 20.88 acres, located on the north side of Port St. John Parkway, approx. .30

mile west of Grissom Parkway. (No assigned address. In the Port St. John area.) (Tax Accounts 2312160, 2312187, 2312255, 2312301, 2312312, 2312307, 2312339, 2312276, 2312262, 2312334, 2312264, 2312333, 2312332, 2312260, 2319284, 2312251, & 2312250) (District 1)

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

**BCC Action:** Pritchett/Tobia - Approved, and adopted Ordinance 22-24. The vote was unanimous.

- 13. (22Z00027) Jacob Aaron Corporation; Gigi II, LLC; The BDM Financial Corporation; and Michael P. and Lori L. Melzer** (Kim Rezanka) request change of zoning classification from GU (General Use), BU-1 (General Retail Commercial), and TU-2 (Transient Tourist Commercial), with an existing BDP (Binding Development Plan), to RU-2-15 (Medium Density Multi-Family Residential), and removal of the existing BDP. The property is 20.88 acres, located on the north side of Port St. John Parkway, approx. .30 mile west of Grissom Parkway. (No assigned address. In the Port St. John area.) (Tax Accounts 2312160, 2312187, 2312255, 2312301, 2312312, 2312307, 2312339, 2312276, 2312262, 2312334, 2312264, 2312333, 2312332, 2312260, 2319284, 2312251, & 2312250) (District 1)

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

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