

H. PUBLIC HEARINGS

Planning and Zoning Board / Local Planning Agency
Monday, September 12, 2022, at 3:00 p.m.

Brevard County Board of County Commissioners
Thursday, October 6, 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. **(22Z00036) Mark A. and Rebecca L. Oostdyk** request a change of zoning classification from RR-1 (Rural Residential) to AU (Agricultural Residential). The property is 10.89 acres, located on the west side of Cox Rd., approx. 820 ft. north of Rayburn Rd. (2030 Cox Rd., Cocoa) (Tax Account 2405176) (District 1)

LPA Recommendation: Bartcher/Minneboo - Approved. The vote was unanimous.

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

2. **(22SS00009) CGCR Holdings, LLC** (Kelly Hyvonen) requests a Small Scale Comprehensive Plan Amendment (22S.12) to change the Future Land Use designation from NC (Neighborhood Commercial) and RES 4 (Residential 4), to CC (Community Commercial). The property is 4.83 acres, located approx. 500 ft. east of Grissom Pkwy., and approx. .80 miles south of Canaveral Groves Blvd. (part of 3925 Grissom Pkwy., Cocoa) (Tax Account 2400719) (District 1)

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

BCC Action: Pritchett/Tobia - Approved as recommended, and adopted Ordinance No. 22-30. The vote was unanimous.

3. **(22Z00031) CGCR Holdings, LLC** (Kelly Hyvonen) requests a change of zoning classification from IN(L) (Institutional Use, Low-Intensity) to BU-2 (Retail, Warehousing, and Wholesale Commercial). The property is 4.83 acres, located approx. 500 ft. east of Grissom Pkwy., and approx. .80 miles south of Canaveral Groves Blvd. (part of 3925 Grissom Pkwy., Cocoa) (Tax Account 2400719) (District 1)

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

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

4. **(22Z00039) Dieter Tytko** (Kim Rezanka) requests a change of zoning classification from RR-1 (Rural Residential) to RU-2-4 (Low Density Multi-Family Residential). The property is 1.01 acres) Located on the east side of Highway A1A, approx. 700 ft. north of Cortez St. (6345 Highway A1A, Melbourne Beach) (Tax Account 2955625) (District 3)

LPA Recommendation: Filiberto/Glover - Approved. The vote was 7:3, with Minneboo, Moia, and Sullivan voting nay.

BCC Action: Tobia/Pritchett - Approved as recommended. The vote was 3:1, with Commissioner Smith voting nay.

5. **(22Z00038) Wayne Frank Crisafulli and Sonja Anette Crisafulli Living Trust** (Kim Rezanka) requests a change of zoning classification from AU (Agricultural Residential) to RR-1 (Rural Residential). The property is 1.15 +/- acres, located on the south side of N. Courtenay Parkway, approx. 104 ft. east of N. Tropical Trail. (No assigned address. In the North Merritt Island area.) (Tax Account 2316453) (District 2)

NMI Recommendation: Carbonneau/Ratterman - Approved. The vote was unanimous.

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

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

6. **(22Z00015) Andrea Bedard and Nicholas Boardman** (Kim Rezanka) request a change of zoning classification from AU (Agricultural Residential) to RU-2-4 (Low Density Multi-Family Residential) and RU-2-6 (Low Density Multi-Family Residential). 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)

P&Z Recommendation: Moia/Glover - Motion to recommend approval. The motion resulted in a tie vote, with Robert Sullivan, Brian Hodgers, Mr. Hopengarten, Peter Filiberto, and Henry Minneboo, voting nay; therefore, the request is denied.

BCC Action: Pritchett/Smith - Approved with a BDP (Binding Development Plan), recorded on 03/23/23, in ORB 9745, Pages 2519 - 2523, limited to two new duplexes, and installation of a high nutrient septic system for any new residential units. The vote was unanimous.

7. *Proposed Amendments to Section 62-1844, Brevard County Code of Ordinances, Re: Criteria for Tiny Homes and Tiny Homes on Wheels.*

LPA Recommendation: Bartcher/Hopengarten - Approved. The vote was unanimous.