

H. PUBLIC HEARINGS

Planning and Zoning Board
Monday, February 11, 2019, at 3:00 p.m.
and
Brevard County Board of County Commissioners
Thursday, March 7, 2019, at 5:00 p.m.
Both at the
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.

Items 1 and 2 are North Merritt Island Dependent Special District Board items.

- 3. Manda Lajoie Taylor** requests a change of zoning classification from GU (General Use) to AU (Agricultural Residential). The property is 2.38 acres, located on the east side of Florida Palm Avenue, approximately 0.18 miles north of Areca Palm Street. (5125 Florida Palm Avenue, Cocoa) (18PZ00145) (District 1)

Planning and Zoning Board Recommendation: Lawandales/McLellan – Approved. The vote was unanimous.

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

- 4. William Emmons and Laurie Turner** request a change of zoning classification from RU-1-7 (Single-Family Residential) to SR (Suburban Residential). The property is 0.81 acres, located on the east side of North Singleton Avenue, approximately 165 feet north of Parker Street. (2295 North Singleton Avenue, Mims. (18PZ00147) (District 1)

Planning and Zoning Board Recommendation: Lawandales/McLellan – Approved. The vote was unanimous.

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

- 5. James and Jennifer Mutter** request a change of zoning classification from GU (General Use) and RU-1-13 (Single-Family Residential) to BU-1-A (Restricted Neighborhood Commercial). The property is 1.15 acres, located on the north side of West Main Street, approximately 145 feet west of Holder Road. (4218 West Main Street, Mims) (18PZ00150) (District 1)

Planning and Zoning Board Recommendation: Lawandales/McLellan – Approved. The vote was unanimous.

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

- 6. Joseph Brandon and Nikki Thomas** request a Small Scale Comprehensive Plan Amendment from Residential 1 and Residential 1:2.5, to all Residential 1. The property is 3.15 acres, located on the southeast corner of County Line Road and Dixie Way. (6705 Dixie Way, Mims.) (18PZ00153) (District 1)

Local Planning Agency Recommendation: Glover/Lawandales – Approved. The vote was

6:2, with McLellan and Minneboo voting nay.

Board of County Commissioners Action: Pritchett/Lober – Tabled to the April 4, 2019, County Commission meeting. The vote was unanimous.

Board of County Commissioners Action of 04/04/19: Pritchett/Lober – Denied. The vote was unanimous. Lober/Pritchett – Directed the County Attorney to prepare Finding of Facts. The vote was unanimous.

7. **Joseph Brandon and Nikki Thomas** request a change of zoning classification from AU (Agricultural Residential) to RR-1 (Rural Residential). The property is 19.75 acres, located on the southeast corner of County Line Road and Dixie Way. (6705 Dixie Way, Mims) (18PZ00154) (District 1)

Planning and Zoning Board Recommendation: Lawandales/Hodgers – Tabled to the March 11, 2019, Planning and Zoning Board meeting. The vote was unanimous.

Board of County Commissioners Action: Pritchett/Lober – Tabled to the April 4, 2019, County Commission meeting. The vote was unanimous.

Board of County Commissioners Action of 04/04/19: Pritchett/Lober – Denied. The vote was unanimous. Lober/Pritchett – Directed the County Attorney to prepare Finding of Facts. The vote was unanimous.

8. **M&R United, Inc.** (Carmine Ferraro) requests a change of zoning classification from BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial). The property is 13.27 acres, located on the west side of Grissom Parkway, between Cinnamon Fern Boulevard and Ranch Road. (No assigned address. In the Port Saint John area.) (18PZ00156) (District 1)

Planning and Zoning Board Recommendation: Lawandales/McLellan – Tabled to the March 25, 2019, Local Planning Agency meeting. The vote was unanimous.

Board of County Commissioners Action: Pritchett/Lober – Tabled to the April 4, 2019, County Commission meeting. The vote was unanimous.

9. **Barbara J. and Joseph J. Tulsie, Jr.** - (Rodney Honeycutt) request removal of an existing BDP (Binding Development Plan), and requests a CUP (Conditional Use Permit) for a Temporary Security Trailer. The property is 1.55 acres, located on the southeast corner of Tangerine Avenue and North Tropical Trail. (140 North Tropical Trail, Merritt Island) (18PZ00159) (District 2) (Applicant amended the request on 01/31/19 to ask for an amendment to an existing Binding Development Plan only, removing the request for a Conditional Use Permit for a Temporary Security Trailer)

Planning and Zoning Board Recommendation: McLellan/Filiberto – Approved. The vote was 7:1, with Lawandales voting nay.

Board of County Commissioners Action: Lober/Pritchett – Approved with a Binding Development Plan limiting the uses on the property to recreational vehicle display/sales with detailing and minor repairs; a retail and office building of a maximum of 2,600 square feet; the only access to the site will be from the existing access on North Tropical Trail and the existing access on Tangerine Avenue; an opaque access gate on North Tropical Trail; the property shall be completely buffered by a combination of plantings, fence, and the opaque gate on

North Tropical Trail; and no parking of vehicles or equipment from any use on the site will be allowed outside the property. The vote was unanimous. The Binding Development Plan will be scheduled as a Consent Item on a subsequent County Commission agenda, per Policy BCC-52. Resolution to be completed upon receipt of recorded BDP.

- 10. John L. Jackson, Trustee** – (Bruce Moia) requests a Small Scale Comprehensive Plan Amendment from NC (Neighborhood Commercial) and CC (Community Commercial) to all CC. The property is 3.28 acres, located on the north side of State Road 46, approximately 0.2 miles west of the Interstate 95 and State Road 46 interchange. (No assigned address. In the Mims area.) (18PZ00160) (District 1)

Local Planning Agency Recommendation: Lawandales/Hodgers – Approved. The vote was unanimous.

Board of County Commissioners Action: Pritchett/Lober – Approved as recommended and adopted Ordinance 19-04. The vote was unanimous.

- 11. John L. Jackson, Trustee** – (Bruce Moia) requests a change of zoning classification from GU (General Use), BU-1 (General Retail Commercial), and BU-2 (Retail, Warehousing, and Wholesale Commercial) to all BU-2. The property is 16.4 acres, located on the north side of State Road 46, approximately 0.2 miles west of the Interstate 95 and State Road 46 interchange. (No assigned address. In the Mims area.) (18PZ00161) (District 1)

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

Board of County Commissioners Action: Pritchett/Lober – Approved with a Binding Development Plan limiting development to a fast food restaurant with drive-thru, of no more than 2,700 square feet, a convenience store of no more than 10,300 square feet, a gas station of no more than 24 fueling stations, a tire care center with a maximum of 3 bays, and a hotel with a maximum of 120 rooms. The vote was unanimous. The Binding Development Plan will be scheduled as a Consent Item on a subsequent County Commission agenda, per Policy BCC-52. Resolution to be completed upon receipt of recorded BDP.

- 12. Brevard County Board of County Commissioners** – (Tim Lawry) request a change of zoning classification from BU-1 (General Retail Commercial) and IU (Light Industrial) to GML(H) (Government Managed Lands – High Intensity), with removal of an existing BDP (Binding Development Plan). The property is 6 acres, located on the southwest corner of Pineda Causeway and the Florida East Coast Railroad right-of-way. (2905, 2915, and 2925 Pineda Causeway, Melbourne) (18PZ00162) (District 4)

Planning and Zoning Board Recommendation: Lawandales/McLellan – Approved. The vote was unanimous.

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

- 13. James M. and Joanne M. Thomas, Trustees** request a change of zoning classification from RR-1 (Rural Residential) and BU-1 (General Retail Commercial) to SR (Suburban Residential), and removal of existing BDP (Binding Development Plan). The property is 1.25

acres, located on the west side of North Wickham Road, approximately 400 feet north of Pineda Plaza Way. (5850 North Wickham Road, Melbourne) (18PZ00112) (District 4) This item was tabled from the November 5, 2018, and the January 7, 2019, Planning and Zoning meetings as the applicant failed to appear at both meetings.

Planning and Zoning Board Recommendation: Lawandales/Hodgers – Denied, as the applicant failed to appear. The vote was unanimous.

Board of County Commissioners Action: Smith/Lober – Denied. The vote was unanimous.

Public Comment